

The City of Hanford
CALIFORNIA



City Council Meeting Agenda

January 5, 2016

5:00 PM – Study Session & Closed Session

7:00 PM – Regular Meeting

Council Chambers

400 N. Douty St.

5:00 PM CALL TO ORDER STUDY SESSION & CLOSED SESSION:

ROLL CALL:

PUBLIC COMMENT - STUDY SESSION & CLOSED SESSION:

Comments from the public are limited to items on the agenda (GC54954.3a). A maximum of five minutes is allowed for each speaker.

STUDY SESSION:

- A. Presentation by Hanford Carnegie Museum regarding Visitor Center Proposal

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

- A. CONFERENCE WITH LABOR NEGOTIATORS - Government Code Section 54957.6

Agency designated representatives: Darrel Pyle and Mario Zamora

Employee Organization: Hanford Police Officers Association (HPOA)

- B. CONFERENCE WITH REAL PROPERTY NEGOTIATORS - Government Code Section 54956.8

Property: APNs 018-242-077, 018-242-067, 014-251-049, 014-251-050

Agency Negotiators: Darrel Pyle and Ty Mizote

Negotiating Party: Helena Chemical Company

Under Negotiation: Terms and Price

- C. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION - Government Code Section 54956.9(d)(2)

Number of Potential Cases - 1

D. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION - Government Code Section 54956.9(d)(4)

Number of Potential Cases - 1

E. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - Government Code Section 54956.9(d)(1)

CASE NAME: Hanford Environmental Awareness Team v. City of Hanford

CASE NUMBER: Kings County No. 15C0154

7:00 PM CALL TO ORDER REGULAR SESSION:

ROLL CALL:

FLAG SALUTE:

INVOCATION:

CLOSED SESSION ACTION REPORT:

RECOGNITIONS/PROCLAMATIONS:

STAFF COMMUNICATIONS:

PUBLIC COMMENT:

This is the time for citizens to comment on subject matters not on the agenda and that are within the jurisdiction of the Hanford City Council. This is also the public's opportunity to request an item from the Consent Calendar be pulled for discussion purposes or to comment on any item on the agenda. Comments related to Public Hearing items will be heard at the time the item is discussed.

*A maximum of **five minutes** is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence*

CONSENT CALENDAR:

Consent Calendar items are considered routine and will be enacted in one motion. There will be no separate discussion of these matters unless a request is made and then the item will be removed from the Consent Calendar to be discussed and voted upon by a separate motion.

A. City Clerk: Approve minutes from December 15, 2015 City Council meeting.

B. City Clerk: Deny claim for damages and direct the City Clerk to send out notification of such to Rosemarie Serna.

C. Police: Award of new air conditioner contract for 422 North Douty Street in the amount of \$23,125.00

- D. Public Works: Approve a Notice of Completion for the FY 14/15 Cape Seal Treatment Project, and authorize the Mayor to execute, and the City Clerk to attest and file said Notice with the Kings County Recorder's Office.
- E. Public Works: Permission to Advertise Harris St. Reconstruction/Resurfacing Project, from Cameron Street to Ivy Street, and Elm Street, from Harris Street to Douty Street.
- F. Public Works: Purchase of one portable air compressor from Cen-Cal Machinery in the amount of \$24,778.75.
- G. Public Works: Approval of Final Map and Subdivision Agreement for Tract No. 823, The Greens II Subdivision
- H. Public Works: Authorize the purchase of street right-of-way on East Lacey Boulevard from Lydia Vidaurri Carrillo as shown on the attached map in the amount of \$1,371.00, accept the attached Grant Deed for street right-of-way purposes from Lydia Vidaurri Carillo and authorize the City Manager to execute and the City Clerk to attest and record said deed at the close of escrow, and accept the attached Right of Way Agreement and authorize the City staff to execute and the City Clerk to attest to said agreement.
- I. Public Works: Authorize the purchase of street right-of-way on East Lacey Boulevard from Ravinder Baydal and Kurt Winter as shown on the attached map in the amount of \$19,093.00, accept the attached Grant Deed for street right-of-way purposes from Ravinder Baydal and Kurt Winter and authorize the City Manager to execute and the City Clerk to attest and record said deed at the close of escrow, and accept the attached Right of Way Agreement and authorize the City staff to execute and the City Clerk to attest to said agreement.
- J. Finance: Warrant Register

PUBLIC HEARINGS:

- A. Public Works: Conduct a public hearing for the Landscape Assessment District No. 15-02 and adopt the attached Resolution 16-02-R establishing the formation of the district and confirming the levy and collection of annual assessments.
- B. Community Development: Approve Addendum No. 1 to Negative Declaration No. 2010-02 and approve GENERAL PLAN AMENDMENT NO. 2014-05 which proposes to update the previous Housing Element for the City of Hanford. The Housing Element includes analysis of the City's housing needs, as well as updated policies and programs to encourage the construction, rehabilitation, and preservation of housing for all economic segments of the community.
- C. Administration: Hearing on Adoption of Resolution of Necessity for APNs: 014-251-049 and 014-251-050, (8148 East Lacey Boulevard, Hanford, California).

GENERAL BUSINESS:

- A. Public Works: Approve Bi-Annual Geotechnical Service Agreement
- B. City Clerk: Appointments for expiring terms to City Commissions - Two (2) seats on the Parking & Traffic Commission; One (1) seat on the Parks & Recreation Commission; and One (1) seat on the Planning Commission.

- C. City Clerk: Appointments by the Mayor of Council Representatives for various boards and commissions for the 2016 year.

COUNCIL REPORTS/COMMENTS:

ADJOURNMENT:

Materials related to an item on this Agenda submitted to the City Council after distribution of the agenda packet are available to public inspection in the City Clerk's Office located at 319 N. Douty Street, Hanford, California 93230, during normal business hours. Such agendas are also available at the city's website, www.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: 1/5/2016	AGENDA SECTION: A
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SUBJECT:

City Clerk: Approve minutes from December 15, 2015 City Council meeting.

RECOMMENDATION:

That the City Council, by motion, approve the December 15, 2015 City Council minutes.

FISCAL IMPACT:

ATTACHMENTS:

121515 Minutes



**CITY COUNCIL MEETING
MINUTES**

**December 15, 2015 7:00 PM
Council Chambers
400 N. Douty St.**

5:00 PM CALL TO ORDER STUDY SESSION & CLOSED SESSION:

Mayor Justin Mendes called the session to order at 5:00 p.m.

ROLL CALL:

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

PUBLIC COMMENT - STUDY SESSION & CLOSED SESSION:

Comments from the public are limited to items on the agenda (GC54954.3a). A maximum of five minutes is allowed for each speaker.

Michael Johnston recommended revitalization of downtown by creating a task force of 12 to 15 people including building owners and concerned citizens to agree on ten action items and to address potential roadblocks and solutions to implement the suggestions. Results would be reported to the City Council, then the group would become a Revitalization Committee that meets quarterly to assess the progress.

Jan Gray, a business owner, expressed her support of Main Street Hanford and the double taxes that they need to pay. She believes their efforts have brought success to downtown.

Steve Banister, Secretary of Main Street Hanford, read a letter from California Main Street regarding a new approach the organization will be implementing and also reiterated the importance of funding by the City to ensure the success of downtown.

Dennis Fausone criticized Main Street Hanford's Thursday Night Market and does not believe it has had a positive impact on downtown businesses. He requested that the Council postpone funding Main Street until a full audit can be conducted. He also discussed Main Street's loan program.

Dan Humason, owner of the Fox Theater, commented on Main Street's opposition to the Fox having performances on Thursday nights. He noted the lack of access to businesses due to the Market and does not want it to take place in the street anymore.

Wendy Raygoza, a downtown business owner and Board Member, supports Main Street Hanford and that Main Street assisted them with getting their business open. She does recognize that some changes need to be made.

Craig Johnson, owner of Salmon's Furniture, believes that downtown does need some type of association and believes Main Street Hanford is doing the best they can. He hopes the City does not lose the vision of downtown.

Anita Barnett, a downtown merchant, supports the vision of downtown and wants it to flourish. On Thursday nights, the market is in front of her salon, and it disrupts her business. Clients no longer want to schedule

Attachment: 121515 Minutes (1271 : Minutes 121515)

appointments on Thursdays due to the atmosphere of large crowds and loud music. People often block her entrance, so she recommended that it be moved to the Civic Park.

STUDY SESSION:

A. Presentation by Main Street Hanford regarding Service Agreement

Shelly Talbert and members of the Board from Main Street Hanford provided a presentation including the history of the downtown improvement area. Main Street Hanford was formed in 2000 and is part of a national movement and works with National Main Street Center. A new program brand "Main Street America" will be implemented in 2016 to reinvigorate their look, feel, and strategy. Main Street Hanford is one of 27 accredited Main Street cities in California and is the only one in the Central Valley. Ms. Talbert briefly discussed their approach of a four point process to revitalize the district and highlighted their 2016 visions of success. She also gave a review of their accomplishments over the last 15 years.

Council Member Ayers inquired about them setting a goals and objectives session. Ms. Talbert stated that it will be after Main Street America has rolled out their approach so they can follow those guidelines. Mr. Ayers was concerned about a duplication of services between the organizations, and that the Council will be discussing downtown revitalization at their own goals and objectives session in January.

Council Member Curry stated that he believes Main Street has exceeded the Council's expectations. In regards to Thursday Night Markets, he does not know how they could improve it as it continues to grow and believes it is successful.

Council Member Pannett inquired how many businesses came downtown due to Main Street Hanford. Ms. Talbert believes it would be about 10 over the last 3 years. Mr. Pannett asked how they communicate with the businesses that are not satisfied with the Market. She stated that she has had discussions with some businesses, but not everyone wants to be approached. All of their meetings are open to the public. Thursday Night Market has occasionally been moved to accommodate businesses, but the vendors have complained that sales dropped when they were moved to the park. Mr. Pannett would like to see Main Street, the Chamber, and the Museum to collaborate more on events. Mr. Pannett and Ms. Talbert discussed an issue about a car show where businesses did not want it to occur during the holiday season as that could negatively impact them. Ms. Talbert stated that there has not been an audit in at least seven years. Wendy Raygoga commented with suggestions for the organizations to attend each others meetings and to have vendors for the Market change locations to force the public to wander more rather than just get in and out.

Vice Mayor Ramirez asked about what Main Street has done for 6th Street businesses since they also pay the double tax. Ms. Talbert said that they are invited to attend meetings and to participate in events. Mr. Ramirez stated that businesses would like to participate at the Market, but feel they have to change their menus because they are not allowed to compete with the other businesses. She stated that they are here to protect the downtown businesses from other vendors and the rules are created by San Luis Obispo. He would like to know what Main Street has done to market real estate to developers and investors. Main Street is looking at revisiting this opportunity. Mr. Ramirez would like the Market to move on nights that would conflict with events at the Fox Theater. He commented on a grant that was given to L.T. Sue in the amount of \$8,000 and asked if that opportunity for funding is on their website. She did not know if that is on the website. Mr. Ramirez reiterated his concern that everyone should have the same opportunity for funds and be made aware of them. He also would like to see a digital kiosk at Irwin and 7th Street instead of the traditional kiosk.

Mayor Mendes requested a measure of success and effectiveness to be submitted as to what has been done in Hanford. Ms. Talbert will provide the information in the coming months as she prepares her reports for National Main Street. Mr. Mendes asked if Main Street would be willing to change their rules about food that is served at the Market. The Board did not indicate they would make any changes. He praised the CASp grant as a pro business tool. Mr. Mendes commented on certain businesses that no longer participate in the Wine & Chocolate event due to stringent rules. Ms. Talber explained that the County Health Department has rules that must be followed which has affected participation and that is not up to Main Street. Mr. Mendes discussed the last profit and loss statement which showed negative funds, but Larry Ayers briefly explained that was old

information and commented on their various expenses. Mr. Mendes asked if Main Street would be willing to use more funds for capital improvement projects and loans, rather than marketing. They stated that the events make money, so without the events then they would not be able to afford to do projects. They are working at being balanced in all areas.

B. Presentation by Hanford Carnegie Museum regarding Visitor Center Proposal

This item will be postponed until the January 5th City Council meeting.

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

The Council adjourned to closed session at 6:50 p.m.

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

Agency designated representatives: Darrel Pyle and Mario Zamora
Employee Organization: Hanford Firefighters Local 3898, IAFF

B. CONFERENCE WITH REAL PROPERTY NEGOTIATORS - Government Code Section 54956.8

Property: APNs 018-242-077, 018-242-067, 014-251-049, 014-251-050
Agency Negotiators: Darrel Pyle and Ty Mizote
Negotiating Party: Helena Chemical Company
Under Negotiation: Terms and Price

C. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION - Government Code Section 54956.9(d)(2)

Number of Potential Cases - 1

D. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION - Government Code Section 54956.9(d)(4)

Number of Potential Cases - 1

7:00 PM CALL TO ORDER REGULAR SESSION:

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

ROLL CALL:

Attendee Name	Title	Status	Arrived
Russ Curry	Council Member	Present	4:31 PM
David Ayers	Council Member	Present	4:39 PM
Gary Pannett	Council Member	Present	4:34 PM
Francisco Ramirez	Vice Mayor	Present	4:57 PM
Justin Mendes	Mayor	Present	4:47 PM

FLAG SALUTE:

Mayor Mendes led the flag salute.

INVOCATION:

Stan Plooy provided the invocation.

Attachment: 121515 Minutes (1271 : Minutes 121515)

CLOSED SESSION ACTION REPORT:

There was nothing to report. The Council will return to closed session following the regular meeting to complete the items on the agenda.

RECOGNITIONS/PROCLAMATIONS:**STAFF COMMUNICATIONS:**

City Manager Darrel Pyle announced the Biggest Loser Community challenge will be in March 2016 and staff will keep everyone informed about the event as more details become available.

Public Works Director Lou Camara commented on the leaf pickup and Christmas tree pickup programs. He briefly discussed a letter from the EDA regarding the 9th Avenue trunk sewer grant.

Fire Chief Chris Ekk provided an update on recruitments for his department. He commented on the fire and police escort provided this evening for Marco Lopez.

Parks & Recreation Director Craig Miller encouraged everyone to attend the Breakfast with Santa on Saturday.

Mr. Pyle stated that the City Clerk received a communication from Dave Thomas that has been distributed to the Council and submitted for the record.

PUBLIC COMMENT:

This is the time for citizens to comment on subject matters not on the agenda within the jurisdiction of the Hanford City Council or to comment on items listed under the Consent Calendar or to request an item from the Consent Calendar be pulled for discussion purposes. Comments related to General Business items or Public Hearing items will be heard at the time the item is discussed.

*A maximum of **five minutes** is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.*

Gracie Davis requested that more notice be provided for district meetings. She inquired about the volunteers that received recognition from Vice Mayor Ramirez and how he makes that determination. She also questioned his representation and participation in his district.

Bob Ramos criticized Mayor Mendes and Vice Mayor Ramirez for wanting to sell Rabobank several months ago and would like them to provide the information that they have that supported their position.

CONSENT CALENDAR:

Consent Calendar items are considered routine and will be enacted in one motion. There will be no separate discussion of these matters unless a request is made and then the item will be removed from the Consent Calendar to be discussed and voted upon by a separate motion.

Council Member Ayers requested that the item pertaining to the impact fees be pulled for further discussion.

Motion to approve the Consent Calendar except the item pulled by Council Member Ayers.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Gary Pannett, Council Member
SECONDER:	Francisco Ramirez, Vice Mayor
AYES:	Curry, Ayers, Pannett, Ramirez, Mendes

- A. City Clerk: Approve minutes from December 1, 2015 City Council meeting.
- B. Administration: Adopt Resolution 15-61-R approving the execution of a Joint Exercise of Powers Agreement; consenting to the inclusion of properties within the territory of the City in the California Municipal Finance Authority PACE Program; authorizing the California Municipal Finance Authority to accept applications from property owners, conduct contractual assessment proceedings and levy contractual assessments within the territory of the City; and authorizing related actions.
- C. IT: Authorize the City Manager to sign and execute agreement with Comcast for MetroEthernet Services
- D. Police: Approve the allocation of police impact fee funds in the amount of \$87,475 for improvements at 422 N. Douty Street.
- E. Public Works: Purchase of 636 residential refuse containers from Toter Wastequip, LLC., in the amount of \$32,642.88 (tax and freight included).
- F. Finance: Authorization for signatures of the Mayor and Finance Director on checks written on City accounts with Wells Fargo Bank.
- G. Finance: Warrant Register

ITEMS REMOVED FROM CONSENT:

- A. Finance: Annual Review and Approval of Five-Year findings of Funds Pertaining to City of Hanford Impact Fees for Parks, Transportation, Fire Protection, Police Protection, Storm Water System, Water System, Wastewater System, and Refuse/Recycling

Finance Director Tom Dibble discussed the item for Council's consideration.

Motion to approve the item as presented.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	David Ayers, Council Member
SECONDER:	Gary Pannett, Council Member
AYES:	Curry, Ayers, Pannett, Ramirez, Mendes

GENERAL BUSINESS:

- A. Fire: Approve Fire Service Automatic Aid Agreement between the City of Hanford and the County of Kings

Fire Chief Ekk and Kings County Fire Chief Lynch provided an overview of the existing and proposed agreements. The new agreement would provide automatic aid for structure related fires. They responded to questions and comments by the Council.

Motion to approve the item as presented.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Russ Curry, Council Member
SECONDER:	Francisco Ramirez, Vice Mayor
AYES:	Curry, Ayers, Pannett, Ramirez, Mendes

PUBLIC HEARINGS:

- A. **WITHDRAWN NO ACTION NECESSARY** Appeal No. 2015-04 filed by MR Wolfe and Assoc., an appeal of the Planning Commissions approval of Planned Unit Development No. 2015-02, Tentative Parcel Map No. 2015-02, and Negative Declaration No. 2015-06. The project is a request to construct seven retail buildings totaling 124,300 square feet and dividing one parcel into nine parcels, in the "PC" Planned Commercial Zone District. The project is located on the SWC of 12th Avenue and Lacey Blvd. in the City of Hanford. APN: 011-020-048.

The appeal was withdrawn by the applicant. No action taken by the Council.

- B. **Public Works:** Conduct a Public Hearing regarding the proposed water rate increase for the City of Hanford Water System and adopt the attached resolution establishing water rates for customers of the City of Hanford Water System.

Public Works Deputy Director John Doyel provided background information for the Council's review and consideration. The Governor's Executive Order on water use reduction will result in a projected \$540,000 per year reduction in revenues. The State's requirement for the City to continuously chlorinate the water system will cost approximately \$240,000 a year. The reserve fund has been reduced to less than \$500,000, and there have been no rate increases since 2007. Mr. Doyel commented on the projected debt service coverage if there are no increase in revenues. The City is in danger of not having enough coverage and the bond holders could call on the bond for payment in full. Other challenges include a reduction in capital funding due to lower revenues; and reserves do not adequately cover the costs of significant repairs if issues with existing wells occur. Mr. Doyel presented proposed changes to operations, staffing, and the capital program.

Mr. Doyel reviewed the proposed rates for inside and outside city limits. He summarized the rate increases over a five year period.

Council Member Ayers expressed concern about the large increase and inquired if the City could reduce costs at all. Mr. Doyel noted past actions that have been taken by the City.

Council Member Curry commented on how everyone in California is in the same situation in regards to raising rates.

Council Member Pannett expressed concern for low income residents and their ability to pay the higher rates. He would like staff to look for any grant opportunities to provide assistance or to reduce costs. Staff discussed the scenario of an agency such as Cal Water taking over the water and the potential impact on utility customers. Mr. Pannett would like to see another forum to educate the public so they are aware of what the City is doing and why.

Vice Mayor Ramirez would like to see a citizen board created to review the proposed changes to ensure that the City has done it's due diligence. Staff noted that the rates of other agencies will also be increasing so a comparison with those current rates will not be an accurate depiction, but it is expected that Hanford's rates will be somewhere in the middle after everyone has modified their rates. Mr. Ramirez also asked if CDBG funds could be used to offset costs for low income utility users. Mr. Pyle stated that CDBG funds might qualify and that staff could pursue that idea at Council's direction.

Mayor Mendes stated that the City does need to come up with a solution to increase revenues and that they need to be responsible in addressing this issue. Mr. Mendes opened the public comments at 8:25 p.m.

John Zumwalt supported the proposed increase and noted that the City has been conservative in its spending over the years. He briefly compared the water system to neighboring cities and believes Hanford's costs are reasonable.

Victor Florez wished the City had been proactive in increasing the revenues previously rather than be reactive thus causing a huge increase at one time.

Gabriel Diaz stated that he contacted the Public Works Department on November 18th requesting reports to be submitted to him, but he did not receive anything. He expressed his opposition to the large increase, but does agree an increase needs to be made.

Richard Reynoso would like the powerpoint presentation to be made available to the public. He believes the increase is justified, but the amount is excessive.

Randall McGee lives in a county island and is unable to water his land. He stated that the increase is unreasonable and opposes the rates.

Beverly Rodriguez commented that a rate increase will impact their family and that she opposes the increase.

Gail Evans opposed the high increase and said that it should not be so much.

Jeffrey Bennett understands that there should be an increase but opposed the proposed amount.

Mark Pratter did not support the increase but sees that the citizens may just need more information to know that this increase is inevitable. He recommended that a citizen committee be created in order to convince the public that this is the only option. He would like the City to review other expenditures to see if the costs to the public can be offset in some way.

Glenda Dwyer does not want a rate hike but understands the need to raise them due to the State's regulations.

Bob Ramos opposed the increase and is frustrated with the State for not providing the infrastructure to store water.

Earnest Lopez opposed the increase.

Mayor Mendes closed the public comments at 8:59 p.m.

City Clerk Jennifer Gomez tallied the protest letters and announced that 115 were received. There were not enough protest letters to prevent action by the Council.

Staff responded to additional questions and comments by the City Council. Council Member Pannett stated that the citizens needed to have more information prior to the meeting and that he cannot support this at this time. Vice Mayor Ramirez agreed with Council Member Pannett. Mayor Mendes said that the Council cannot postpone this decision and that they hold the responsibility of making this decision and waiting is not a good idea.

Motion to adopt Resolution 15-60-R.

RESULT:	APPROVED [3 TO 2]
MOVER:	Russ Curry, Council Member
SECONDER:	David Ayers, Council Member
AYES:	Curry, Ayers, Mendes
NAYS:	Pannett, Ramirez

COUNCIL REPORTS/COMMENTS:

Council Member Ayers attended a Cross Valley Rail Joint Powers Authority meeting where multiple agencies met and discussed the application for a grant regarding a lite-rail system. He also attended and enjoyed Main Street Hanford's Wine & Chocolate Event.

Council Member Curry attended Kings County Public Transit Agency meeting regarding electronic buses and commented on the opportunity to purchase an electronic trolley. He also reported on the Kings County Association of Government and City County Coordinating Task Force meetings.

Council Member Pannett attended the KCAO Personnel Committee and Strategic Planning Committee meetings. He enjoyed the Christmas Open House at Carnegie Museum and the Chamber's Christmas Tree Auction.

Vice Mayor Ramirez thanked staff for removing a blighted house in his district. Mr. Ramirez stated that one of his goals is to see a McDermott Field House facility downtown. He also commented on the meeting of the California Partnership for the San Joaquin Valley. He has partnered with Carnegie Museum to hand out blankets and food on December 23rd.

Mayor Mendes stated that he asked John Lehn from EDC and the City Manager to reach out to the businesses in the industrial park to receive feedback on the business climate and their experience with the City.

ADJOURNMENT:

Mayor Mendes adjourned to closed session at 9:29 p.m.

Following closed session, there was nothing to report, and Mayor Mendes adjourned the meeting at 9:45 p.m.

Respectfully submitted,

Jennifer Gomez
City Clerk

Attachment: 121515 Minutes (1271 : Minutes 121515)



**AGENDA
STAFF REPORT**

MEETING DATE: 1/5/2016	AGENDA SECTION: B
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SUBJECT:

City Clerk: Deny claim for damages and direct the City Clerk to send out notification of such to Rosemarie Serna.

RECOMMENDATION:

That the City Council denies the following claim for damages and direct the City Clerk to send out notification of such to the claimant.

BACKGROUND:

A claim for damages against the City was received by the following claimant: Rosemarie Serna.

After review, it is Staff's recommendation to deny the claim, and forward to the Third Party Administrator to process.

FISCAL IMPACT:

ATTACHMENTS:



AGENDA STAFF REPORT

MEETING DATE: 1/5/2016	AGENDA SECTION: C
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SUBJECT:

Police: Award of new air conditioner contract for 422 North Douty Street in the amount of \$23,125.00

RECOMMENDATION:

That the City Council by motion award the replacement of the air conditioner unit at 422 North Douty Street to American Air in the amount of \$23,125.00.

BACKGROUND:

On December 5th 2015 the Hanford City Council approved \$87,245.00 from Police Impact fees for the remodeling of 422 North Douty (south building). Included in the amount is the replacement of a 60 year old chiller and boiler system for the south building. The current system has already failed 3 times since our purchase of the building. There is only one company locally who is able to service this unit and all parts must be custom made at a considerable cost.

The Police Department requested bids from three separate companies who perform commercial air conditioning and heating service. The only company to submit a quote was American Air from Visalia CA in the amount of \$23,125. A fourth local company declined to bid and recommended that American Air do the install.

We are requesting American Air be awarded this contract for work. American Air currently services air conditioning and heating units for the City. With their company installing these new units it will create a higher level of familiarity with the system when maintenance is needed in the future.

FISCAL IMPACT:

There will be no new fiscal impact as these funds have already been allocated by Council.

ATTACHMENTS:



AGENDA STAFF REPORT

MEETING DATE: 1/5/2016	AGENDA SECTION: D
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SUBJECT:

Public Works: Approve a Notice of Completion for the FY 14/15 Cape Seal Treatment 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 FY 14/15 Cape Seal Treatment 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 21, 2015, the City Council awarded the FY 14/15 Cape Seal Treatment Project to Intermountain Slurry Seal, Inc. of Elk Grove, CA. The project included the application of a cape seal on numerous streets throughout the City of Hanford.

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

FISCAL IMPACT:

The FY 14/15 Capital Improvement Program Budget provided \$440,000 for construction, including contingencies, for this Project, while the Street Division Maintenance Budget provided \$170,000 for this Project. An additional appropriation of \$150,791 from Gas Tax Reserves was authorized by Council to fund the Project.

The total cost to complete the project was \$672,806.66. Attached for Council Review is a Final Project Construction and Finance Summary.

ATTACHMENTS:

Notice of Completion / Financial Summary

RECORDING REQUESTED BY:
CITY OF HANFORD

When recorded return to:

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

G.C. 27361.3 – Fee NIL

NOTICE OF COMPLETION

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED AS FOLLOWS:

1. The work of Improvement is located at: Multiple streets within the City of Hanford.
2. The Improvement is particularly described as: FY 14/15 Cape Seal Treatment Project.
3. The date of completion of the work of Improvement: July 22, 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: Intermountain Slurry Seal, Inc. of Elk Grove, CA.
7. The surety for the work of Improvement: Federal Insurance Company.
8. Accepted by minute action of the City Council of the City of Hanford on: January 5, 2016.

I certify under penalty of perjury that the foregoing is true and correct.
Dated this 5th day of January, 2016.

BY: _____
Justin Mendes, 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 _____, 2016.

BY: _____

Justin Mendes, Mayor

City of Hanford, County of Kings, State of California

Authority: Section 1181 Civil Code

FINAL PROJECT CONSTRUCTION AND FINANCE HISTORY

PROJECT: FY 14/15 Cape Seal Treatment Project

CONTRACTOR: Intermountain Slurry Seal, Inc.
9062 Union Park Way
Elk Grove, CA 95624

CONTRACT DATES:	Bid Date	March 19, 2015
	Council Award	April 21, 2015
	Contractor Started Work	June 22, 2015
	Contract Time of Completion	July 22, 2015
	Contractor Completed Work	July 22, 2015

CONTRACT CHANGE ORDERS:

Contract Change Order No. 1:

a) Apply cape seal treatment at additional location;

- Fargo Ave. between 10th Ave. and Fairmount Dr. Additional striping was also placed.

For a net increase of \$17,412.00.

b) Balance of Quantities

For a net decrease of \$32,990.10.

c) The Contractor damaged 3 city-owned crosswalk lighting units while performing the work. The City obtained a quote from the supplier to replace the damaged crosswalk lighting units, which totaled \$3,314.99.

For a net decrease of \$3,314.99

For a total **reduction** of \$18,884.34

FINANCIAL HISTORY:

SOURCE OF BUDGET FUNDING

AMOUNT

FY 14/15 Capital Improvement Program Budget	\$ 440,000.00
Street Division Construction & Materials Fund	\$ 170,000.00
Gas Tax Reserves	<u>\$ 150,791.00</u>
Total Budget Funding	\$ 760,791.00

CONSTRUCTION COSTS

Contract – Total Bid Award	\$ 691,691.00
CCO#1 (decrease)	<u>\$ -18,884.34</u>
Total Construction Cost	\$ 672,806.66
Fund Balance	\$ <u>87,984.34</u>



AGENDA STAFF REPORT

MEETING DATE: 1/5/2016

AGENDA SECTION: E

SUBJECT:

Public Works: Permission to Advertise Harris St. Reconstruction/Resurfacing Project, from Cameron Street to Ivy Street, and Elm Street, from Harris Street to Douty Street.

RECOMMENDATION:

That the City Council, by motion, authorize staff to advertise for bids for the Harris Street Reconstruction/Resurfacing Project, from Cameron Street to Ivy Street and Elm Street, from Harris Street to Douty Street.

BACKGROUND:

This project will involve the replacement of old dilapidated concrete curbs, gutter, and sidewalk to facilitate proper drainage and pedestrian travel on Harris Street from Cameron Street to Ivy Street, and on Elm Street from Harris Street to Douty Street. Improvements for this project also include grinding of the existing roadway, and the installation of pavement reinforcing fabric and an asphalt concrete overlay to provide a smooth driving surface and to extend the roadway's useful life. The project is the second phase of the reconstruction of Harris Street from Grangeville Blvd. to Ivy Street. Phase one of the project was completed in October 2014. Plans and specifications for the phase II project are now complete and include the reconstruction / resurfacing of Elm Street adjacent to Lacey Park as a bid alternate. With Council approval, staff will solicit bids for project construction. If awarded, construction is anticipated to begin in April 2016.

FISCAL IMPACT:

The FY 14-15 Capital Improvement Program Budget provides \$550,000.00 for construction, including contingency, for this project. A copy of budget page 220 is attached for Council review.

ATTACHMENTS:

Budget Page 220

Harris Street Reconstruction/Resurfacing, Cameron Street to Ivy Street

Project Background:

This project will involve replacement of old dilapidated concrete curbs, gutter and sidewalk with new improvements to facilitate proper drainage and pedestrian travel. Improvements will include application of a cape seal over the existing roadway section to provide a smooth travel surface and to extend the roadway's useful life by approximately 7-10 years.

Existing Conditions:

Existing roadway curbs, gutter and sidewalks are dilapidated and cannot be repaired. Street drainage is obstructed by uplifted gutters and pedestrian travel ways are uneven or non-existent.

Project Justification:

This project will improve drainage facilities and provide ADA compliant pedestrian travel paths along this residential collector street.

Fiscal Implications:

Funding for this project will be allocated from gas taxes and various enterprise funds.

Project Budget Summary:

		6-Year Funding Allocation					
		2015	2016	2017	2018	2019	2020
Expenditure	Program or Project	Construction					
	Engineering / Inspection	40,000					
	Construction	500,000					
	Contingency	50,000					
	Department Overhead	10,000					
Total Expenditure		\$600,000	\$0	\$0	\$0	\$0	\$0
Revenue	Funding						
	052 RSTP Reserves	400,000					
	358 Storm Drainage	150,000					
	391 Water Capital	50,000					
Total Funding		\$600,000	\$0	\$0	\$0	\$0	\$0



AGENDA STAFF REPORT

MEETING DATE: 1/5/2016

AGENDA SECTION: F

SUBJECT:

Public Works: Purchase of one portable air compressor from Cen-Cal Machinery in the amount of \$24,778.75.

RECOMMENDATION:

That the City Council, by one motion:

1. Approve the purchase of one current model year Sullivan-Palatek portable air compressor from Cen-Cal Machinery, of Fresno, California, in the amount of \$24,778.75;
2. Authorize an additional appropriation of \$8,580.75 from Fleet Replacement Reserves; and
3. Declare one portable air compressor as surplus and authorize the sale of this unit.

BACKGROUND:

The Fleet Replacement Reserve Budget provides funds to replace one portable air compressor that has outlived its useful life. The unit being replaced has met the City's established replacement lifecycle service life of 15 years. The unit being replaced is showing signs of advanced wear as documented by equipment maintenance records. Maintenance costs have steadily increased over the years, and the equipment has become unreliable for everyday use.

Bids to purchase one portable air compressor were requested from three (3) vendors with bid results summarized as follows:

Cen-Cal Machinery of Fresno	\$24,778.75
Paco of Sacramento	\$25,477.50
Air & Tool Engineering of Hayward	\$25,692.50

FISCAL IMPACT:

The FY 15/16 Fleet Reserve Budget provided an estimate of \$25,000.00 for the purchase of one portable air compressor. To date approximately \$16,198.00 has been collected through the City's fleet replacement program. The total purchase price for the new compressor is \$24,778.75,

including tax and delivery. An additional appropriation of \$8,850.75 from Fleet Replacement Reserves is necessary to fully fund the purchase. There are sufficient funds in the reserve account to fund the purchase shortfall without impacting budgeted vehicle / equipment purchases in FY 15/16.

ATTACHMENTS:

Budget page 150

FY 15/16 Portable Air Compressor Quotes

Public Works

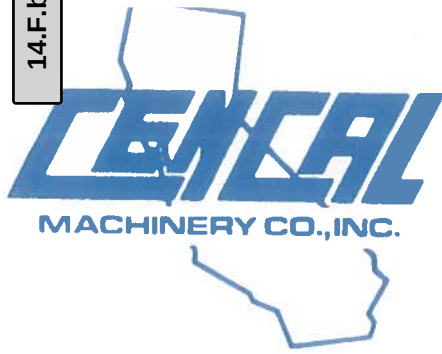
City of Hanford FY14/15 & FY15/16 Biennial Budget

LINE ITEM SUMMARY

PUBLIC WORKS - FLEET REPLACEMENT RESERVE

2050

	2012-13 ACTUAL	2013-14 ADOPTED	2013-14 PROJECTED	2014-15 PROPOSED	2015-16 PROPOSED
<u>FIXED ASSETS</u>					
Prior Year Fixed Assets	753,278	535,030	558,630	-	-
815026 1-Alkota Steam Cleaner	-	-	-	13,500	-
815027 1-Automatic Parts Washer	-	-	-	14,600	-
815028 1-Surface Grinder	-	-	-	4,900	-
815029 Misc Small Equip-Parks	-	-	-	4,600	-
815301 1-Car, Patrol	-	-	-	48,350	-
815302 2-Trucks, 30Yd Automated	-	-	-	602,600	-
815303 5-Pickups, 3/4 Tn	-	-	-	162,500	-
815304 5-Pickups, Compact	-	-	-	99,030	-
→ 816016 1-Air Compressor, Portable	-	-	-	-	25,000 ←
816017 1-Trailer, Refuse Container	-	-	-	-	11,000
816018 Misc Small Equip, Parks	-	-	-	-	4,600
816301 1-Pickup, 1 Ton	-	-	-	-	95,000
816302 1-Pickup, Compact	-	-	-	-	19,810
816303 2-Pickup, 3/4 Ton	-	-	-	-	62,650
816304 2-Trucks, 30Yd Automated	-	-	-	-	608,600
816305 3-Car, Patrol	-	-	-	-	149,400
TOTAL FIXED ASSETS	753,278	535,030	558,630	950,080	976,060
<u>TRANSFERS/REIMBURSEMENTS</u>					
9100 Interfund Charges	(1,255,380)	(1,336,830)	(1,428,700)	(1,435,190)	(1,426,880)
TOTAL TRANSFERS/REIMB.	(1,255,380)	(1,336,830)	(1,428,700)	(1,435,190)	(1,426,880)
NET EXPENDITURE	(502,102)	(801,800)	(870,070)	(485,110)	(450,820)



1981 N. PARKWAY DRIVE • FRESNO, CA 93705
P.O. BOX 9639 • FRESNO, CA 93793
(559) 233-3836 • FAX (559) 233-3862

November 30, 2015

Tom Bettencourt

City of Hanford

Hanford, CA

Tom

Thank you for this opportunity to submit the following proposal for a NEW Portable Compressor

1(one) NEW D185PDZ 185CFM SULLIVAN PALATEK PORTABLE AIR COMPRESSOR EQUIPPED AS FOLLOWS

49HP. TIER 4 "FINAL" 2.9L DEUTZ ENGINE

DUAL LOCKABLE STORAGE COMPARTMENTS

D.O.T LIGHTING (STOP, TAIL, TURN)

DIGITAL INSTRUMENT PANEL

LOW FUEL WARNING AND SHUT DOWN

SINGLE RETRACTABLE HOSE REEL WITH 50' 3/4" AIR HOSE AND WHIPCHECK

2-5/16" BALL HITCH

AMBER STROBE BEACON

Plus all additional standard equipment as listed in the machine brochure

YOUR PRICE \$ 23,050.00

Sales Tax (7.5%) \$ 1,728.75

Total \$ 24,778.75

PACO

1315 Vinci Avenue Suite A
Sacramento, CA 95838
(916) 991-0100 (916) 991-5181 Fax

TO: CITY OF HANFORD

DATE: 12-1-2015

QUOTE NO. 5291-A

ATTN: PURCHASING DEPT.

WE ARE PLEASED TO QUOTE THE FOLLOWING EQUIPMENT PER YOUR REQUEST AND CONSIDERATION.

TERMS: NET 30 DAYS

FOB: DESTINATION

AVAIL: STOCK

QTY	DESCRIPTION	UNIT \$	TOTAL \$
1	NEW, SULLIVAN-PALATEK MODEL D185PDZ (185 CFM, 100 PSI) PORTABLE AIR COMPRESSOR WITH DUETZ (49 HP) TIER 4 FINAL WATER COOLED DIESEL ENGINE, LIGHTS, BUMPER, (2) SAFETY CHAINS, TONGUE SWIVEL JACK, FULL INSTRUMENTATION, SAFETY SHUT DOWNS AND ALL OTHER STANDARD FEATURES. EQUIPPED WITH SINGLE HOSE REEL, 3/4" X 50' AIR HOSE COUPLED, STROBE LIGHT AND 2-5/16" BALL HITCH	23,700.00	
	SALES TAX	1,777.50	
	TOTAL	25,477.50	

PRICES GOOD FOR 30 DAYS. PRICES DO NOT INCLUDE APPLICABLE TAXES.

**We appreciate the opportunity to submit this quote for your review.
We are looking forward to working with you and supplying your equipment needs.
Please feel free to contact us with any questions.**

Michael B. Shepherd



Quote

Date	Quote #
11/25/2015	3024

Construction / Industrial
Tools & Equipment
Sales • Service • Parts • Rental
23520 Foley Street, Suite A
Hayward, CA 94545
PH:510-785-... Ph
FX: 510-785... Fx

Attention:

Fax #:

From:

of Pages

City of Hanford
319 N Douty St
Hanford, CA 93230

		FOB	Terms	Rep
			Net 30	DJC
Item	Description	Qty	Cost	Total
SPI D185PDZ	Sullivan Palatek 185CFM Portable Air Compressor, 49hp. Deutz D2.9 L4, Teir 4 Final With Single 50' Retractable Hose Reel, 50'-3/4" Air Hose 2-5/16 Ball Hitch and Strobe Light	1	23,900.00	23,900.00T
		Subtotal \$23,900.00		
Signature _____		Sales Tax (7.5%) \$1,792.50		
		Total \$25,692.50		

This quote is valid for (30) thirty days



AGENDA STAFF REPORT

MEETING DATE: 1/5/2016	AGENDA SECTION: G
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SUBJECT:

Public Works: Approval of Final Map and Subdivision Agreement for Tract No. 823, The Greens II Subdivision

RECOMMENDATION:

That the City Council, by motion, approve the Final Map and Subdivision Agreement for Tract No. 823, The Greens II Subdivision, accept grant deed for Outlot "A", all easements, and dedications offered for public use.

BACKGROUND:

The final subdivision map for Tract No. 823, The Greens II, a 34-lot subdivision with an Outlot "A" located as shown on the attached map, has been checked and approved by staff. The developer of Tract No. 823, The Greens II Subdivision, is Wathen Castanos Homes, Inc., a California Corporation. All required fees have been paid, and proper improvement security for all required subdivision improvements has been posted in accordance with the attached Subdivision Agreement, which have been reviewed and approved by the Public Works Department and signed by the developer.

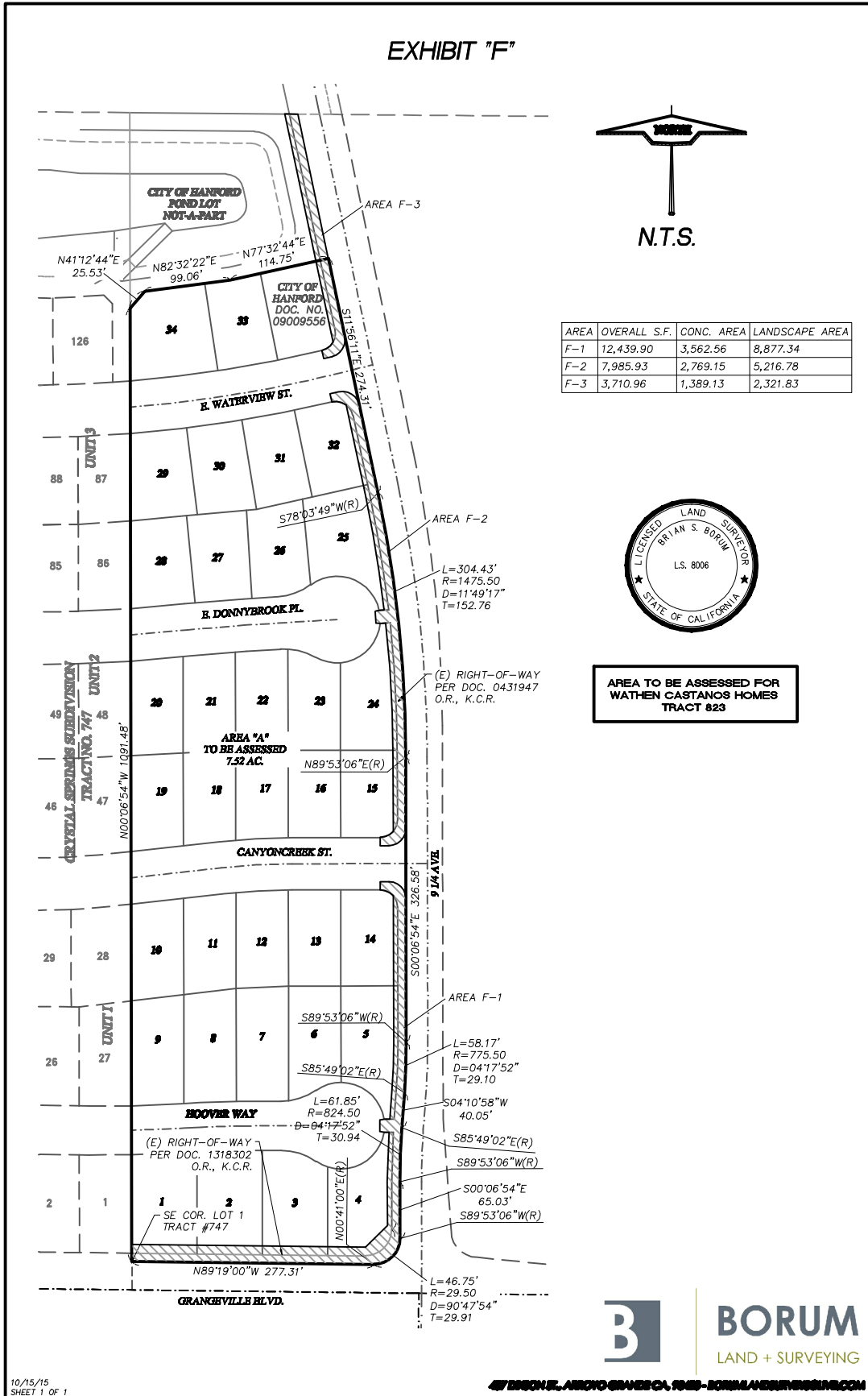
FISCAL IMPACT:

The right of way dedications, easements and Outlot "A", dedicated for storm drainage purposes, are offered at no cost to the city, and all subdivision improvements will be constructed at the developer's expense.

ATTACHMENTS:

Tract # 823-Location Map
Tract # 823 -Subdivision Agreement

EXHIBIT "F"



CITY OF HANFORD
SUBDIVISION AGREEMENT

TRACT NO. 823, The Greens II

THIS SUBDIVISION AGREEMENT ("Agreement") is made and entered into this ____ day of _____, 2015, by and between WC Hanford 823, LLC., a California Limited Liability Company ("SUBDIVIDER"), and the City of Hanford, a Municipal Corporation ("CITY").

RECITALS

A. The SUBDIVIDER has presented to the CITY a final map of the proposed Subdivision of certain real property located within the city limits of the City and more particularly described in Exhibit "A" which has been filed with the City Engineer and is made a part hereof by reference ("Final Map") and identified as TRACT NO. 823, The Greens II. The real property is to be developed in accordance with subdivision improvement plans, which have been filed with the City Engineer and are made a part hereof by reference and identified as Exhibit "B" (Improvement Plans"). Subdivider has requested that the CITY accept and approve the Final Map and the dedications delineated and shown on the Final Map for the use and purposes specified thereon, and otherwise approve the Final Map in order that the same may be recorded as required by law.

B. The CITY requires as a condition precedent to the acceptance and approval of the Final Map, the dedication of such streets and easements as are delineated and shown on the Final Map, and deems the same as necessary for the public use, and requires that any and all streets and easements delineated and shown thereon shall be improved by the construction thereon and the installation therein of the improvements specified herein.

C. Certain public improvements are required to be made by SUBDIVIDER in accordance with the approved tentative map of the Subdivision. Section 66462 of the California Government Code provides, as a condition precedent to the approval of the Final Map, that the City Council shall require the SUBDIVIDER to enter into an agreement to complete said public improvements.

D. Chapter 16.24.070 of the Hanford Municipal Code requires the SUBDIVIDER to enter into an agreement with the CITY to perform and complete the work and matters as hereinafter described in this

Agreement, in conformance with Sections 16.24.010 through 16.24.120, inclusive of the Hanford Municipal Code, which Sections by reference are incorporated into this Agreement and made a part hereof.

NOW THEREFORE, it is hereby agreed as follows:

1. Improvements.

SUBDIVIDER shall complete all required public improvements in the Subdivision as identified in Exhibit "B" of this Agreement (collectively "Improvements") and in accordance with all of the requirements and standards as set forth in the approval or conditional approval of the Tentative Map of the Subdivision, the Hanford Municipal Code, all applicable laws, codes and regulations and the terms and conditions of this Agreement. In accordance with Section 16.24.110 of the Hanford Municipal Code, all of the Improvements shall be completed no later than two years from the date of approval of this Agreement by the City of Hanford. A request to extend the time for completion of the Improvements must be in written form and received by the CITY not less than thirty (30) days prior to expiration of this Agreement and shall include facts in support of its request for such extension of time. Only the City shall have the authority to extend such time period. The extension period shall not exceed twelve (12) months.

Within thirty (30) days after the SUBDIVIDER notifies the City Engineer that the required work has been completed, the City Engineer shall inspect such work, and if such work has been performed in the required manner and in accordance with this Agreement, the Final Map, the Hanford Municipal Code and all other applicable laws, codes and regulations, the City Engineer shall advise the City Council that the public improvements are ready for acceptance by the CITY.

2. Inspection.

The CITY shall inspect all work in accordance with Section 16.24.100 of the Hanford Municipal Code including the SUBDIVIDER'S conformance with the CITY Standard and Specifications and any and all conditions, standards or requirements identified at the preconstruction conference held prior to commencing construction.

CITY shall schedule a preliminary final inspection and a deficiency list shall be compiled and submitted to the SUBDIVIDER for correction. Upon completion of all corrections or additional work as outlined by the deficiency list, the SUBDIVIDER shall certify in writing that all corrections have been completed and request a final inspection. Upon finding that all items have been

corrected and upon receipt of as-built improvement plans, the Improvements may be provisionally accepted by the CITY pending approval of the final map and subdivision agreement for TRACT NO. 823, The Greens II, by the City Council.

The completion of corrections indicated by the deficiency list shall not relieve the SUBDIVIDER from the responsibility of correcting any deficiency not shown on the list that may be subsequently discovered. Should the CITY require payment of additional engineering and inspection fees and costs for improvements constructed after the stated date of completion, the SUBDIVIDER must pay said additional fees and costs prior to acceptance by the City Council of the improvements.

3. Costs and Fees.

The SUBDIVIDER shall be responsible for the work, including without limitation, the costs identified in the Improvement Cost Estimate attached hereto and made a part hereof and identified as Exhibit "C" to this Agreement. SUBDIVIDER agrees to the amount thereof and agrees to pay, when due, all amounts identified therein, including without limitation, all CITY engineering and inspection fees.

4. Security.

SUBDIVIDER agrees to furnish security, which complies with Section 66499 et. seq. of the California Government Code, in such amounts as are fixed by the CITY, to guarantee the faithful performance of this Agreement, including without limitation, the construction of the improvements and to guarantee payment to SUBDIVIDERS, subSUBDIVIDERS, laborers, material men and other persons employed in the performance of the work under this Agreement. In the sole discretion of the CITY and with the written authorization of the CITY, the sureties provided by the SUBDIVIDER may be released in whole or in part in the following manner:

(a) Faithful performance sureties, not in excess of ninety percent (90%) of the estimated costs of the individual items of public improvements, may be released or the required surety amounts may be reduced as work is satisfactorily completed and tentatively accepted by the CITY.

(b) Forty-five (45) days after recordation of the Notice of Completion for the Subdivision, the sureties securing the payment to SUBDIVIDERS and subSUBDIVIDERS and to persons furnishing labor, materials, or equipment may be released if claims, including without limitation, stop notices have not been filed.

(c) Ten percent (10%) of the total faithful performance surety, retained as the public improvement warranty, may be released one year after the Notice of Completion has been recorded. In the alternative, SUBDIVIDER shall provide CITY with new warranty security of not less than ten percent (10%) of the Improvement Cost Estimate identified in Exhibit "C" hereto, which security shall have a term of one (1) year from the date of recordation of the Notice of Completion.

In accordance with Section 16.24.080 of the Hanford Municipal Code, the SUBDIVIDER shall furnish, in writing, proof of adequate security deposit to all utility companies for the installation of electricity, gas, telephone, cable television and any other utility which charges are not part of the Improvement Cost Estimate set forth in Exhibit "C."

No final map shall be signed by the City Engineer or recorded until all improvement securities required by Section 16.24.080 of the Hanford Municipal Code and under this Agreement have been received and approved. The form of securities shall be one or the combination of forms as approved by the CITY.

5. Liability.

As a condition precedent and prior to commencement of the work to be performed pursuant to this Agreement, SUBDIVIDER shall furnish the CITY with a certificate of insurance with a separate endorsement evidencing the following insurance coverages:

(1) **Commercial General Liability (CGL):** Insurance Services Office (ISO) Form CG 0001, including products and completed operations, with limits of no less than FIVE MILLION AND NO/100 DOLLARS (\$5,000,000) per occurrence for bodily injury, personal injury, and property damage. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be TEN MILLION AND NO/100 DOLLARS (\$10,000,000), twice the required occurrence limit.

(2) **Automobile Liability:** ISO Form Number CA 0001 covering any auto (Code 1), with a limit no less than FIVE MILLION AND NO/100 DOLLARS (\$5,000,000) per accident for bodily injury and property damage.

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

If SUBDIVIDER maintains higher limits than the minimums shown above, the City requires and shall be entitled to coverage for the higher limits maintained by SUBDIVIDER. SUBDIVIDER's insurance policies shall be "occurrence" policies and not "claims-made" coverage.

SUBDIVIDER may maintain an Umbrella policy in conjunction with the insurance policies referenced above. In such case, SUBDIVIDER shall be deemed to have satisfied the insurance requirements of this contract as long as: (i) the coverage limits of the Umbrella policy and of the underlying liability policy(ies), when combined, satisfy each of the per occurrence and aggregate requirements identified in this subsection a.; and (ii) coverage under the Umbrella policy is as broad as and includes all incidents and events covered by the underlying insurance that it supplements.

- a. Any deductibles or self-insured retentions must be declared to and approved by the City. The City may require SUBDIVIDER to purchase coverage with a lower deductible or retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention. Alternatively, the City may require SUBDIVIDER to provide a financial guarantee satisfactory to the City guaranteeing payment of losses and related investigations, claim administration, and defense expenses within the retention.

- b. The policies are to contain, or be endorsed to contain, the following provisions:

- (1) The City and its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL and automobile liability policies with respect to liability arising out of work or operations performed by or on behalf of SUBDIVIDER including materials, parts, or equipment furnished in connection with such work or operations; products used by SUBDIVIDER; or automobiles owned, leased, hired or borrowed by SUBDIVIDER. General liability coverage can be provided in the form of an endorsement to SUBDIVIDER's insurance at least as broad as ISO Form CG 20 10 11

85 or if not available, through the addition of both CG 20 10 and CG 20 37 if a later edition is used. The coverage shall contain no special limitations on the scope of protection afforded to the City, its officers, officials, employees or volunteers.

- (2) For any claims related to this contract, SUBDIVIDER's insurance coverage shall be primary insurance as respects the City and its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the City and/or its officers, officials, employees, or volunteers shall be in excess of SUBDIVIDER's insurance and shall be non-contributory.

- (3) Each insurance policy required above shall provide that coverage shall not be canceled, except with notice to the City.

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

- d. SUBDIVIDER shall furnish the City with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this clause. All certificates and endorsements are to be received and approved by the City before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the SUBDIVIDER's obligation to provide them. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

- e. SUBDIVIDER hereby grants to City and its officers, officials, employees, and volunteers a waiver of any right to subrogation which any insurer of SUBDIVIDER may acquire against the City and/or its officers, officials, employees, and volunteers by virtue of the payment of any loss under such insurance. SUBDIVIDER agrees to obtain endorsements necessary to effect this waiver of subrogation, but this provision applies regardless of whether or not the City has received a waiver of subrogation endorsement from the insurer.

- f. The City reserves the right to modify the insurance requirements contained in this contract, including, without limitation, coverage limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

6. Indemnification.

SUBDIVIDER hereby agrees to and shall protect, indemnify and hold harmless the CITY and all officials, officers, agents, representatives and employees thereof from and against any and all liability, loss, claims or damages of whatsoever kind or character, including attorneys' fees and costs of all types, in any way arising out of, or in any way related, directly or indirectly, to the work to be performed pursuant to this Agreement or the acts or omissions of the SUBDIVIDER, SUBDIVIDER's independent SUBDIVIDERS, employees, representatives, agents and invitees, and the passive or active negligent acts or omissions of the CITY or its officers or employees and agents while acting within the scope of their duties and regarding, in any way, the work to be performed pursuant to this Agreement. These indemnification and hold-harmless provisions shall be in full force and effect regardless of whether or not there shall be insurance policies covering the applicable to such damages, claims, or liability. This indemnification shall be binding upon the SUBDIVIDER whether or not there are any allegations of fault, negligence or liability of the parties indemnified hereunder and shall survive the completion of construction of the improvements.

SUBDIVIDER agrees that the use of any and all public streets and improvements, which are part of the Subdivision subject, shall be at all times, prior to the final acceptance by the CITY, the sole and exclusive risk of the SUBDIVIDER.

7. Permits and Compliance.

Should SUBDIVIDER be required to perform any work within any public rights-of-way or easements located beyond the Subdivision limits, SUBDIVIDER shall satisfy any and all requirements, other than the payment of fees, as necessary to obtain an encroachment permit for said work.

SUBDIVIDER shall make arrangements for the relocation of all overhead and underground public utility facilities that interfere with the construction of the Improvements. The SUBDIVIDER shall be responsible for the full cost of relocating such facilities.

The SUBDIVIDER shall repair any damage to public streets or other public property or improvements resulting from, incidental to, the construction of the Improvements, or in lieu of making such repairs, the SUBDIVIDER shall pay to the CITY the full cost of such repairs.

Building permits for individual lots of the Subdivision will not be issued until all underground utilities are installed within the public right-of-way, the trenches have been backfilled, and an approved all-weather road is constructed for street frontage and access.

No occupancy permit for any dwelling to be constructed within the Subdivision shall be issued until all Improvements are completed and accepted by the City Council.

In accordance with Section 16.24.090 of the Hanford Municipal Code, construction methods and materials for all Improvements shall conform to the Standards and Specifications of the CITY. Construction shall not commence until required Improvement Plans have been approved by the City Engineer and payment of all fees have been received by the CITY.

The Improvements shall be constructed in accordance with all applicable street, plumbing, building, electrical and zoning codes and any other codes, rules or regulations of the CITY and the State of California.

The SUBDIVIDER shall require SUBDIVIDERS and subSUBDIVIDERS to provide and maintain barricades and warning signs to protect and warn the public of construction hazards. Traffic control shall conform to a traffic control plan approved by the City Engineer. If, in the opinion of the City Engineer, proper barricades and warning signs are not being provided, the SUBDIVIDER will be required to immediately stop work until proper traffic control is provided and approved by the City Engineer.

The SUBDIVIDER shall require all SUBDIVIDERS and subSUBDIVIDERS to conform to the applicable provisions of the California Occupational Safety and Health Act ("OSHA"). Onsite inspection of the work will be requested of OSHA officials, and all work subject to this Agreement shall immediately stop if, in the opinion of the City Engineer, any such work is being

performed in violation of OSHA or when appropriate safety measures are not being utilized for said work.

The SUBDIVIDER and its SUBDIVIDERS and subSUBDIVIDERS shall pay for any materials, provisions and other supplies used in, upon, for, or about the performance of the work to be performed hereunder and for any and all work or labor associated therewith and for all amounts due under the Workers' Compensation and the unemployment insurance acts and all other applicable laws or regulations of the State of California or the United States with respect to such work or labor, including without limitation, as required by Section 3200 of the California Labor Code and Section 4200 of the California Government Code.

8. Scheduling.

It shall be the responsibility of the SUBDIVIDER to coordinate all work performed by its SUBDIVIDERS and subSUBDIVIDERS, such as scheduling the sequence of operations and the determination of liability if one operation delays another. In no case shall representatives of the CITY be placed in the position of making decisions that are the responsibility of the SUBDIVIDER. It shall further be the responsibility of the SUBDIVIDER to give the City Engineer written notice not less than two (2) working days in advance of the actual date on which work is to be started. Failure on the part of the SUBDIVIDER to notify the City Engineer may cause delay for which the SUBDIVIDER shall be solely responsible.

9. Soil and Dust Control Provisions.

The SUBDIVIDER is responsible for arrangement for and payment of all CITY-required soil tests at locations as determined by the City Engineer. Payment for said tests shall be made directly by the SUBDIVIDER to the certified testing firm of the SUBDIVIDER's choice. Adequate dust control shall be maintained by the SUBDIVIDER on all streets within and outside of the Subdivision on which work is required to be performed under this Agreement, from the time work is first commenced until all work is completed. "Adequate dust control" as used herein shall mean the sprinkling of the streets with water or approved dust palliative with sufficient frequency to prevent the scattering of dust by wind or the activity of vehicles and equipment onto any street area or private property adjacent to the Subdivision. Whenever, in the opinion of the City Engineer, adequate dust control is not being

When the surfacing on any existing street is disturbed, the surfacing shall be immediately replaced with temporary surfacing and permanently paved within fourteen (14) calendar days thereafter. The streets shall be maintained in a safe and passable condition at all times between the commencement of construction of improvements and final completion thereof.

If the City Municipal Code provides SUBDIVIDER with the right to receive cash

11. Prevailing Wage Laws, Rules and Regulations.

Applicant shall comply with and shall require all SUBDIVIDERS to comply with all prevailing wage laws, rules and regulations applicable to the project. Unless otherwise advised in writing by the City of Hanford, applicant shall be solely responsible for making any and all decisions regarding any portion or aspect of the project, including, without limitation, any form of reimbursement by the City of Hanford to the applicant or any SUBDIVIDER, will require the payment of prevailing wages. Further, applicant will be solely responsible for the payment of any claims, fines, penalties, reimbursements, payments or any other actions that may be initiated against applicant or any SUBDIVIDER as a result of failure to pay prevailing wages.

Applicant shall defend, indemnify and hold harmless the City of Hanford, its officials, officers, employees, representatives, agents and attorneys from and against any and all claims, damages, losses, judgments, liabilities, expenses and other costs, including, without limitation, litigation costs and attorney's fees arising out of, resulting from or in any way in connection with any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the project. Applicant's obligation to defend, indemnify and hold the City of Hanford harmless specifically includes, but is not limited to, any suit or administrative action against the City of Hanford which claims a violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the project.

Applicant's obligations to defend, indemnify and hold the City of Hanford, its officials, officers, employees, representatives, agents and attorneys harmless as set forth herein, shall include, but shall not be limited to, staff time, copying costs, court costs, the costs of any judgments or awards against the City of Hanford for damages, losses, litigation costs or attorney fees arising out of any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the project and costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of any such proceeding or suit.

The City of Hanford may, at any time, require the applicant to reimburse the City of Hanford for costs that have been, or which the City of Hanford reasonably anticipates will be, incurred by the City of Hanford during the course of any action. Applicant shall reimburse the City of Hanford within thirty (30) days of receipt of an itemized written invoice from the City of Hanford. Failure of the

(uoisiviDqns II suneG eHl '228 'oN tcaL : 792T) tneueaGv uoisiviDqns- 228 # tcaL :tuemhchye Attach

applicant to timely reimburse the City of Hanford shall be considered a material violation of the conditions of approval of the project.

12. 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 such matters. 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 promises shall be valid or binding.

13. Severability.

If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions shall nevertheless continue in full force and effect without being impaired or invalidated in any way.

14. Attorneys' Fees.

If an action at law or inequity is necessary to enforce or interpret the terms of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees, costs and necessary disbursements in addition to any other reasonable relief to which he may be entitled. With respect to any suit, action or proceeding arising out of or related to this Agreement or the documentation related hereto, the parties hereby submit to the jurisdiction and venue of the Superior or Municipal Court, whichever is applicable, in the County of Kings, State of California for any proceeding arising hereunder.

15. Successors and Assigns.

The covenants and agreements contained in this Agreement shall be binding upon and shall inure to the benefit of the heirs, successors and assigns of the parties hereto. This Agreement shall not be assignable by SUBDIVIDER without the express prior written consent of CITY.

16. Governing Law.

This Agreement shall be construed and governed pursuant to the laws of the State of California.

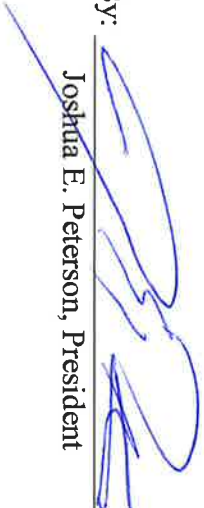
17. Time of the Essence.

Time is of the essence of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement on the
____ day of _____, 2015.

SUBDIVIDER

WC Hanford 823, LLC., a California Limited Liability Company

Dated: December 22, 2015 By: 
Joshua E. Peterson, President

CITY OF HANFORD APPROVAL: By: _____
Johnathan L. Doyel, P.E., P.L.S.
Deputy Public Works Director/ City Engineer,
City of Hanford

ATTEST: By: _____
City Clerk, City of Hanford

SUBDIVISION IMPROVEMENT COST ESTIMATE

Packet Pg. 46

Sanitary Sewers

\$69,028.80

\$15,648.00

Water System

\$81,604.80

\$122.623.80

\$160.387.07

\$ 19,200.00

Street Barricades

Install street barricades as shown on the approved Improvement Plans in accordance with City Standards and Specifications. \$ 2,160.00

Fencing, Landscaping, and Irrigation System

Construct fencing and install landscape and irrigation system improvements as shown on the approved Improvement Plans in accordance with City Standards and Specifications. \$84,648.00

Monuments and Lot Markers

Install permanent monuments and lot markers in accordance with City Standards and Specifications. \$ 10,800.00

Unfinished Engineering

Engineering, surveying, geotechnical services associated with development of subdivision. \$ 124,560.00

Earthwork Improvements

- Sawcut Pavement \$2,776.80
- Subgrade Compaction and Final Grading \$65,352.36

Total Improvements subject to Plan Review & Insp. Fees **\$758,789.63**

Private Utilities

- Electric - Southern California Edison
 - Gas - The Gas Company
 - Trench, Ducts, Deposits
- Total: \$ 212,160.00

Total Estimated Improvement Cost (To be bonded with Final Map) **\$970,949.63**

SECURITY REQUIREMENTS

Performance	<u>\$970,949.63</u>
Labor and Materials	<u>\$485,474.82</u>
Warranty (Minimum 12-mo. from N.O.C.)	<u>\$ 97,094.96</u>

City Engineering and Inspection Fee Schedule

City Engineering and Inspection Fees are established by Council Resolution No. 1902, and are set forth below.

(1) 6% of first	\$ 5,000.00	\$ 300.00
(2) 5% of next	\$ 20,000.00	\$ 1,000.00
(3) 4.5% of next	\$ 75,000.00	\$ 3,375.00
(4) 3.5% of next	\$150,000.00	\$ 5,250.00
(5) 2% over	\$250,000.00	\$14,418.99

NOTE:

- Engineering & Inspection Fees based on total improvements including items constructed prior and after posting of security.
- Private utility costs are not included in determination of engineering review and inspection fee calculation.

\$24,343.99

Charges payable prior to time of approval of Final Map and acceptance of Subdivision Agreement by the City Council

City Engineering and Inspection Fees, Acct. #001-2010-4937 \$24,343.99

Final Map Checking Fee, Acct. #001-2010-4937 \$ 2,200.00

Street Sign Fee, (2 @ \$200.00/ea.) Acct. #0010-2010-4937 \$ 400.00

9th Avenue Benefit District (\$2,778.62/ac * 7.52 ac) Acct #161----5494 \$ 20,895.22

Hanford Elementary Reimbursement Agreement Acct # 390-2081-5403 \$64,453.79
(Water)(\$33.15*1306 + 5.1% Simple Interest per annum from 2/6/2007)

BALANCE DUE TOTAL \$112,293.00



AGENDA STAFF REPORT

MEETING DATE: 1/5/2016	AGENDA SECTION: H
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SUBJECT:

Public Works: Authorize the purchase of street right-of-way on East Lacey Boulevard from Lydia Vidaurri Carrillo as shown on the attached map in the amount of \$1,371.00, accept the attached Grant Deed for street right-of-way purposes from Lydia Vidaurri Carrillo and authorize the City Manager to execute and the City Clerk to attest and record said deed at the close of escrow, and accept the attached Right of Way Agreement and authorize the City staff to execute and the City Clerk to attest to said agreement.

RECOMMENDATION:

That the Council, by motion,

1. Authorize the purchase of street right-of-way on East Lacey Boulevard from Lydia Vidaurri Carrillo as shown on the attached map in the amount of \$1,371.00.
2. Accept the attached Grant Deed for street right-of-way purposes from Lydia Vidaurri Carrillo and authorize the City Manager to execute and the City Clerk to attest and record said deed at the close of escrow.
3. Accept the attached Right of Way Agreement and authorize the City staff to execute and the City Clerk to attest to said agreement.

BACKGROUND:

As part of the conditions of approval for the commercial center at the southwest corner of Lacey Blvd. And Highway 43, and the Development Agreement with 198/43, L.L.C., the City is to acquire the right-of-way necessary to realign Lacey Boulevard approximately 300 feet north of its current location.

The partial acquisition of this frontage of this property was appraised by Simon Company. The attached sketch shows the parcel to be acquired. Acquisition of the right of way along east Lacey Boulevard is necessary for the relocation of Lacey Boulevard to begin work.

FISCAL IMPACT:

A budget amendment was approved by Council to include the acquisition of right of way for this project for \$1,500,000. This fund has a balance of \$1,255,000.00.

ATTACHMENTS:

Grant Deed

Right of Way Agreement

Recording requested by:
Hamner, Jewell & Associates
Government Real Estate Services

When recorded, mail to:

City of Hanford
Attn: City Clerk
900 S. 10th Avenue
Hanford, CA 93230

No fee pursuant to Government Code § 6103
No Documentary Transfer Tax per R&T Code § 11922
No Recording Fee per Government Code § 27383

GRANT DEED
(To The City of Hanford)

APN: a portion of 014-251-045

For a valuable consideration, receipt of which is hereby acknowledged,

Lydia Vidaurri Carrillo, Trustee or her Successor in Trust, under the Lydia Vidaurri Carrillo Trust, dated, May 1, 1998, (hereinafter referred to as "Grantor")

hereby grants to the CITY OF HANFORD, a Municipal Corporation ("Grantee"), the following described interests in real property located in the County of Kings, State of California:

In Fee:

All that certain property described in Exhibit "A" and depicted in Exhibit "A-1", attached hereto and incorporated herein;

Executed this 24th day of November, 2015.

GRANTOR:

By Lydia Vidaurri Carrillo BY Raymond A. Ybarra
Lydia Vidaurri Carrillo, Trustee or her Successor in Trust, under the Lydia Vidaurri Carrillo Trust, dated, May 1, 1998 as her attorney-in-fact.
Lydia Vidaurri Carrillo, by Raymond A. Ybarra as her attorney-in-fact

CERTIFICATE OF ACCEPTANCE, GOV'T CODE SECTION 27281

This is to certify that the City of Hanford, Grantee herein, hereby accepts for public purposes the real property, or interest therein, described in the within deed and consents to the recordation thereof.

In Witness Whereof, I have hereunto set my hand this ____ day of _____, 2015.

Name:
Title:

EXHIBIT "A"

Legal Description

APN: 014-251-045

All that portion of the Southeast Quarter of Section 29, Township 18 South, Range 22 East, Mount Diablo Base and Meridian, in the County of Kings, State of California, according to the official Government Township Plats thereof, being a portion of Parcel 1 of map recorded in Book 14, Page 54, of Parcel Maps, Kings County Records, described as follows:

Beginning at the Southwest corner of said Parcel, also being the Southeast corner of Parcel 2 of said Parcel Map;
Thence South 89° 37' 22" East, along the South line thereof, also being the Northerly right-of-way line of Lacey Boulevard, a distance of 30.85 feet, to a point on the West line of Parcel 1, per map recorded in Book 6, Page 58, of Parcel Maps, Kings County Records;
Thence North 00° 25' 00" East, along the last said West line, a distance of 10.65 feet;
Thence South 88° 56' 42" West a distance of 30.86 feet, to a point on the West line of said Parcel 1 of Parcel Map 14-54;
Thence South 0° 25' 00" West, along last said West line a distance of 9.88 feet, to the Point of Beginning.

Containing 317 square feet, more or less.





EXHIBIT "A-1"

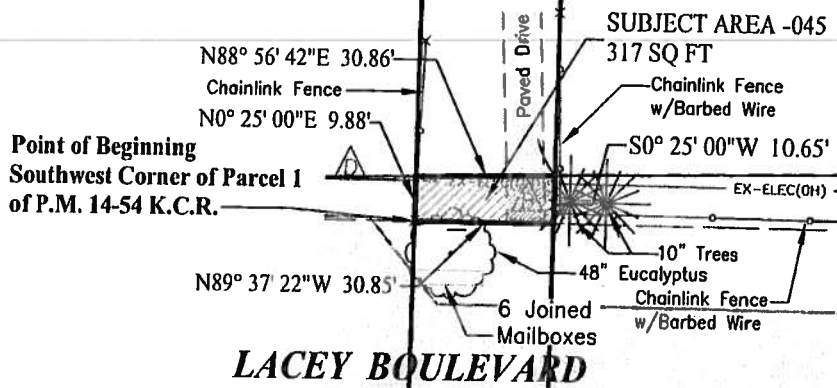
BOUNDARY PER PRELIMINARY TITLE REPORT
BY CHICAGO TITLE COMPANY #042315070
DATED NOVEMBER 26, 2013.

SOUTHERN PACIFIC
100' RAILROAD R/W

A.P.N. 014-251-045

LEGEND

- DRIVEWAY
- TRANSFORMER POLE
- POWER POLE
- SANITARY SEWER MANHOLE
- PAVEMENT
- CONCRETE



CIVIL ENGINEERS

ZUMWALT
HANSEN

LAND SURVEYORS

609 N. Irwin St.
Hanford, CA 93232
Office: (559) 582-1056
Fax: (559) 584-4143

Right-of-Way
Acquisition Plat
for
198/43 LLC

Job No. 0632322

Drawn By: JTB

Checked By: JH

Indexed By:

Date: 05/26/2014

Sheet No.

1 of 1

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California)

County of Tulare)

On November 24, 2015 before me, Mari D. Rippetoe, Notary Public,
(here insert name and title of the officer)

personally appeared Raymond A. Ybarra

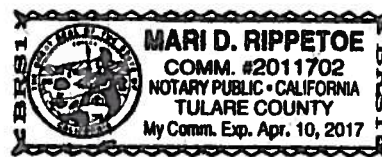
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

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

WITNESS my hand and official seal.

Signature

Mari D. Rippetoe



(Seal)

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
☐ Attorney-in-Fact
☐ Corporate Officer(s)

Title(s) _____

- ☐ Guardian/Conservator
☐ Partner - Limited/General
☐ Trustee(s)
☐ Other: _____

representing: _____
Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
☒ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)

☐ _____

DEED CERTIFICATION

This is to certify that the interest in real property conveyed by the Grant Deed dated November 24, 2015 from the LYDIA VIDAURRI CARRILLO, TRUSTEE OR HER SUCCESSOR IN TRUST, under the LYDIA VIDAURRI CARILLO TRUST DATED, MAY 1, 1998 to the CITY OF HANFORD, a municipal corporation, is hereby accepted in fee title interest by order of the City Council of the City of Hanford and the Grantee consents to recordation by its duly authorized officer.

DATED: _____, 2015

CITY OF HANFORD
a municipal corporation

By: _____
Darrel Pyle, City Manager

Attest: _____
Jennifer Gomez, City Clerk

Attachment: Grant Deed (1270 : PW - Acquisition of R/W on East Lacey Blvd. - Carrillo)

PARCEL NO.: APN: 014-251-045 (Carrillo)
PROJECT: City of Hanford – Lacey Blvd. Realignment

RIGHT OF WAY AGREEMENT

THIS AGREEMENT is made and entered into by and between

Lydia Vidaurri Carrillo, Trustee or her Sucessor in Trust, under the Lydia Vidaurri Carrillo Trust, dated, May 1, 1998,

hereinafter called "Grantor," and

City of Hanford, a Municipal Corporation

hereinafter called "City."

Instruments in the form of a Grant Deed ("Deed) covering the property particularly described therein, have been executed concurrently with this Agreement and delivered to City representatives.

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

1. The parties have herein set forth the whole of their agreement. The performance of this Agreement constitutes the entire consideration for said document and shall relieve the City of all further obligation or claims on this account, or on account of the location, grade or construction of the proposed road improvement, except as stated in Paragraph 2.E. below.

2. The City shall:

A. PAYMENT. Pay to the order of the Grantor the sum of \$1,371 (One Thousand Three Hundred Seventy One Dollars) as consideration in full for the herein real property interests, for the loss, replacement and moving of any improvements, and for entering into this Agreement. Said sum shall be paid when title to said real property has vested in the entity as grantee under the Deed free and clear of all liens, encumbrances, assessments, easements and leases recorded or unrecorded, except for recorded public utility easements, public right of way, taxes for the current year, and other encumbrances approved by City.

B. RECORDATION OF INSTRUMENT. Accept the Deed herein referenced and cause the same to be recorded in the office of the Kings County Recorder at such time as when clear title can be conveyed.

C. MISCELLANEOUS COSTS. Pay all title insurance and recording fees incurred in this transaction.

D. CLEARANCE OF BONDS, ASSESSMENTS, OR DELINQUENT TAXES. Have the authority to deduct and pay from the amount shown in Clause 2.A. above any amount necessary to satisfy any bond demands and delinquent taxes due in any year except the year in which this escrow closes, together with penalties and interest thereon, and/or delinquent and unpaid non-delinquent assessments which have become a lien at the close of escrow.

E. INDEMNIFICATION. Defend, indemnify, and hold harmless Grantor from any and all claims, damages, costs, judgments, or liability caused by City or its officers, employees or agents specifically arising from City construction and restoration work on Grantor's real property.

3. The Grantor:

A. PAYMENT ON MORTGAGE OR DEED OF TRUST. Agrees that any or all monies payable under this Agreement up to and including the total amount of the unpaid principal and interest on the note(s) secured by mortgage(s) or deed(s) of trust, if any, and all other amounts due and payable in accordance with the terms and conditions of said mortgage(s) or deed(s) of trust, shall upon demand(s) be made payable to the mortgagee(s) or beneficiary(s) entitled thereunder.

B. LEASE INDEMNIFICATION. Warrants there are no oral or written leases on all or any portion of the herein referenced real property exceeding a period of one month, or if there are such leases, Grantor agrees to hold the City harmless and reimburse City for any and all of its losses and expenses occasioned by reason of any lease of said property held by tenant of Grantor for a period exceeding one month.

C. RECONNECTED DRIVEWAYS. At no expense to the Grantor and at the time of construction, City will reconnect Grantor's existing driveway/s to the adjacent public road at their present location. Upon completion of construction of said driveway/s, it/they will be considered as an encroachment under permit onto the adjacent public road, and is/are to be maintained, repaired and operated as such by Grantor in accordance with and subject to the laws, rules, and regulations of the public entity controlling said road.

Permission is hereby granted to City or its authorized agent to enter on Grantor's land, to conform and reconnect Grantor's driveway/s as described herein. Grantor understands and agrees that after completion of the work described, said driveway/s will be considered as Grantor's sole property and Grantor will be responsible for its/their maintenance and repair.

D. POSSESSION. Except as provided herein, shall retain possession of the property conveyed up to and including November 30, 2015 or the date of recording of the Instruments conveying title to City, whichever occurs first, upon which date possessory rights shall pass to City. Grantor agrees that the amount shown in Clause 2.A. includes but is not limited to full payment for such possession and use, including damages, if any, from said date.

E. HAZARDOUS MATERIAL. The acquisition price of the property being acquired in this transaction reflects the fair market value of the property without the presence of contamination. If the property being acquired is found to be contaminated by the presence of

hazardous waste which requires mitigation under Federal or State law, the City may elect to recover its cleanup costs from those who caused or contributed to the contamination.

4. The Parties agree:

A. MISCELLANEOUS REALTY ITEMS ACQUIRED. Payment in Clause 2.A. includes, but is not limited to, payment for minor asphalt paving, which is considered to be part of the realty and are being acquired by City in this transaction.

B. JUDGMENT IN LIEU OF DEED. In the event Grantor is unable to deliver title in a reasonable time under the terms of the Agreement, the City may file an action in eminent domain to pursue the acquisition of the real property interests described in the referenced Deed, and this Agreement shall constitute a stipulation which may be filed in said proceedings as final and conclusive evidence of the total amount of damages for the taking, including all of the items listed in Section 1260.230 of the Code of Civil Procedure, regarding said property rights.

C. ARTICLE HEADINGS. Article headings in this Agreement are for convenience only and are not intended to be used in interpreting or construing the terms, covenants and conditions of this Agreement.

D. COMPLETE UNDERSTANDING. This Agreement constitutes the entire understanding between the parties with respect to the subject matter hereof, superseding all negotiations, prior discussions, and preliminary agreements or understandings, written or oral. This Agreement may not be amended except in writing by the parties hereto or their successors or assigns.

E. CITY COUNCIL APPROVAL. This Agreement is subject to and conditioned upon approval and ratification by the Hanford City Council. This Agreement is not binding upon the City until executed by the appropriate City official(s) acting in their authorized capacity.

F. NO THIRD-PARTY BENEFICIARIES INTENDED. Unless specifically set forth, the parties to this Agreement do not intend to provide any other party with any benefit or enforceable legal or equitable right or remedy.

G. BINDING EFFECT. This Agreement shall inure to the benefit of and constitute a binding obligation upon the successors and assigns of the parties hereto.

H. COUNTERPARTS. This Agreement may be executed in counterparts, each of which so executed shall irrespective of the date of its execution and delivery be deemed an original, and all such counterparts together shall constitute one and the same document

No Obligation Other Than Those Set Forth Herein Will Be Recognized.

Dated: 11-24-2015

GRANTOR:

By Lydia Vidaurri Carrillo By Raymond A. Ybarra
 Lydia Vidaurri Carrillo, By: Raymond A. Ybarra as her attorney-in-fact.
 Trustee under the Lydia Vidaurri Carrillo Trust, dated, May 1, 1998
 Lydia Vidaurri Carrillo by Raymond A. Ybarra as her attorney-in-fact

GRANTOR'S MAILING ADDRESS:

Lydia V. Carrillo
 514 E Terrace Drive
 Hanford, CA 93230

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

By _____
 Name:
 Title:

By _____
 Name:
 Title:

CITY OF HANFORD

By _____
 Name:
 Title:

MAILING ADDRESS OF CITY:

900 S. 10th Avenue
 Hanford, CA 93230

ATTEST:

By _____
 , City Clerk



AGENDA STAFF REPORT

MEETING DATE: 1/5/2016

AGENDA SECTION: I

SUBJECT:

Public Works: Authorize the purchase of street right-of-way on East Lacey Boulevard from Ravinder Baydal and Kurt Winter as shown on the attached map in the amount of \$19,093.00, accept the attached Grant Deed for street right-of-way purposes from Ravinder Baydal and Kurt Winter and authorize the City Manager to execute and the City Clerk to attest and record said deed at the close of escrow, and accept the attached Right of Way Agreement and authorize the City staff to execute and the City Clerk to attest to said agreement.

RECOMMENDATION:

That the Council, by motion,

1. Authorize the purchase of street right-of-way on East Lacey Boulevard from Ravinder Baydal and Kurt Winter as shown on the attached map in the amount of \$19,093.00.
2. Accept the attached Grant Deed for street right-of-way purposes from Ravinder Baydal and Kurt Winter and authorize the City Manager to execute and the City Clerk to attest and record said deed at the close of escrow.
3. Accept the attached Right of Way Agreement and authorize the City staff to execute and the City Clerk to attest to said agreement.

BACKGROUND:

As part of the conditions of approval for the commercial center at the southwest corner of Lacey Blvd. And Highway 43, and the Development Agreement with 198/43, L.L.C., the City is to acquire the right-of-way necessary to realign Lacey Boulevard approximately 300 feet north of its current location.

The partial acquisition of this frontage of this property was appraised by Simon Company. The attached sketch shows the parcel to be acquired. Acquisition of the right of way along east Lacey Boulevard is necessary for the relocation of Lacey Boulevard to begin work.

FISCAL IMPACT:

A budget amendment was approved by Council to include the acquisition of right of way for this project for \$1,500,000. This fund has a balance of \$1,255,000.00.

ATTACHMENTS:

Right-of-Way Agreement
Grant Deed

PARCEL NO.: APN: 014-251-046 (Badyal)

PROJECT: City of Hanford – Lacey Blvd. Realignment

RIGHT OF WAY AGREEMENT (WITH ESCROW INSTRUCTIONS)

THIS AGREEMENT is made and entered into by and between

Ravinder Badyal, a married man as his sole and separate property and Kurt Winter, a married man as his sole and separate property, all as tenants in common

hereinafter called "Grantor," and

City of Hanford, a Municipal Corporation

hereinafter called "City."

Instruments in the form of a Grant Deed ("Deed") covering the property particularly described therein, have been executed concurrently with this Agreement and delivered to City representatives.

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

1. The parties have herein set forth the whole of their agreement. The performance of this Agreement constitutes the entire consideration for said document and shall relieve the City of all further obligation or claims on this account, or on account of the location, grade or construction of the proposed road improvement, except as stated in Paragraph 2.E. below.

2. The City shall:

A. PAYMENT. Pay to the order of the Grantor the sum of \$19,093 (Nineteen Thousand Ninety Three Dollars) as consideration in full for the herein real property interests, for the loss, replacement and moving of any improvements, and for entering into this Agreement. Said sum shall be paid when title to said real property has vested in the entity as grantee under the Deed free and clear of all liens, encumbrances, assessments, easements and leases recorded or unrecorded, except for recorded public utility easements, public right of way.

B. RECORDATION OF INSTRUMENT. Accept the Deed herein referenced and cause the same to be recorded in the office of the Kings County Recorder at such time as when clear title can be conveyed.

C. MISCELLANEOUS COSTS. Pay all escrow, title insurance and recording fees incurred in this transaction.

D. CLEARANCE OF BONDS, ASSESSMENTS, OR DELINQUENT TAXES. Have the authority to deduct and pay from the amount shown in Clause 2.A. above any amount necessary to satisfy any bond demands and delinquent taxes due in any year except the year in which this escrow closes, together with penalties and interest thereon, and/or delinquent and unpaid non-delinquent assessments which have become a lien at the close of escrow.

E. INDEMNIFICATION. Defend, indemnify, and hold harmless Grantor from any and all claims, damages, costs, judgments, or liability caused by City or its officers, employees or agents specifically arising from City construction and restoration work on Grantor's real property.

3. The Grantor:

A. PAYMENT ON MORTGAGE OR DEED OF TRUST. Agrees that any or all monies payable under this Agreement up to and including the total amount of the unpaid principal and interest on the note(s) secured by mortgage(s) or deed(s) of trust, if any, and all other amounts due and payable in accordance with the terms and conditions of said mortgage(s) or deed(s) of trust, shall upon demand(s) be made payable to the mortgagee(s) or beneficiary(s) entitled thereunder.

B. LEASE INDEMNIFICATION. Warrants there are no oral or written leases on all or any portion of the herein referenced real property exceeding a period of one month, or if there are such leases, Grantor agrees to hold the City harmless and reimburse City for any and all of its losses and expenses occasioned by reason of any lease of said property held by tenant of Grantor for a period exceeding one month.

C. RECONNECTED DRIVEWAYS AND PERIMETER FENCE. At no expense to the Grantor and at the time of construction, City will reconnect Grantor's existing driveway/s to the adjacent public road at their present location and relocate the existing fence to the new property line. Upon completion of construction of said driveway/s, it/they will be considered as an encroachment under permit onto the adjacent public road, and is/are to be maintained, repaired and operated as such by Grantor in accordance with and subject to the laws, rules, and regulations of the public entity controlling said road.

Permission is hereby granted to City or its authorized agent to enter on Grantor's land, to conform and reconnect Grantor's driveway/s and relocate any perimeter fence as described herein. Grantor understands and agrees that after completion of the work described, said driveway/s and fence will be considered as Grantor's sole property and Grantor will be responsible for its/their maintenance and repair.

D. POSSESSION. Except as provided herein, shall retain possession of the property conveyed up to and including November 30, 2015 or the date of recording of the Instruments conveying title to City, whichever occurs first, upon which date possessory rights shall pass to City. Grantor agrees that the amount shown in Clause 2.A. includes but is not limited to full payment for such possession and use, including damages, if any, from said date.

E. HAZARDOUS MATERIAL. The acquisition price of the property being acquired in this transaction reflects the fair market value of the property without the presence of contamination. If the property being acquired is found to be contaminated by the presence of hazardous waste which requires mitigation under Federal or State law, the City may elect to recover its cleanup costs from those who caused or contributed to the contamination.

4. The Parties agree:

A. ESCROW. At City's option, to open an escrow in accordance with this Agreement at an escrow company of City's choice. Opening an escrow shall be at City's sole discretion and City may decide to process this transaction without the use of an escrow agent. However, if an escrow agent is utilized, as soon as possible after opening of escrow, City will deposit the executed Deed by Grantor, with Certificates of Acceptance attached, with escrow agent on Grantor's behalf. City agrees to deposit the purchase price upon demand of escrow agent. City and Grantor agree to deposit with escrow agent all additional instruments as may be necessary to complete this transaction. All funds received in this escrow shall be deposited with other escrow funds in a general escrow fund account(s) and may be transferred to any other such escrow trust account in any State or National Bank doing business in the State of California. All disbursements shall be made by check or wire transfer from such account. If an escrow is utilized, this Agreement constitutes the joint escrow instructions of City and Grantor, and escrow agent to whom these instructions are delivered is hereby empowered to act under this Agreement. The parties hereto agree to do all acts necessary to close this escrow in the shortest possible time.

Any taxes which have been paid by Grantor, prior to opening of this escrow, shall not be pro-rated between City and Grantor, but Grantor shall have the sole right after close of escrow, to apply to the County Tax Collector of said County for any refund of such taxes which may be due Grantor for the period after City's acquisition.

i) ESCROW AGENT DIRECTIVES. Escrow agent is authorized to, and shall:

- a) Pay and charge Grantor for any unpaid delinquent taxes and/or any penalties and interest thereon, and for any delinquent assessments or bonds against that portion of Grantor's property subject to this transaction as required to convey clear title.
- b) Pay and charge City for any escrow fees, charges and costs payable under Paragraph 2.C. of this Agreement;
- c) Disburse funds and deliver and record Deed only when conditions of this escrow have been fulfilled by City and Grantor.
- d) Following recording of Deed from Grantor, provide City with a CLTA Standard Coverage Policy of Title Insurance in the amount of \$19,093, issued by Chicago Title Company showing that title to the herein real property is vested in City, subject only to the following exceptions, and the printed exceptions and stipulations in said policy:

- 1) Real Property Taxes for the fiscal year in which escrow closes.
- 2) Items No. 1, 2, 3, 4, 5, 13 and 14 of the preliminary title report issued by Chicago Title Company, dated September 14, 2015, referenced as Order No. FWVI-TO15001240-JH.

ii) CLOSE OF ESCROW. The term "close of escrow", if and where written in these instructions, shall mean the date necessary instruments of conveyance are recorded in the office of the County Recorder. Recordation of instruments delivered through this escrow is hereby authorized.

B. MISCELLANEOUS REALTY ITEMS ACQUIRED. Payment in Clause 2.A. includes, but is not limited to, payment for asphalt paving, concrete curbing, and illuminated sign, which are considered to be part of the realty and are being acquired by City in this transaction.

C. JUDGMENT IN LIEU OF DEED. In the event Grantor is unable to deliver title in a reasonable time under the terms of the Agreement, the City may file an action in eminent domain to pursue the acquisition of the real property interests described in the referenced Deed, and this Agreement shall constitute a stipulation which may be filed in said proceedings as final and conclusive evidence of the total amount of damages for the taking, including all of the items listed in Section 1260.230 of the Code of Civil Procedure, regarding said property rights.

D. ARTICLE HEADINGS. Article headings in this Agreement are for convenience only and are not intended to be used in interpreting or construing the terms, covenants and conditions of this Agreement.

E. COMPLETE UNDERSTANDING. This Agreement constitutes the entire understanding between the parties with respect to the subject matter hereof, superseding all negotiations, prior discussions, and preliminary agreements or understandings, written or oral. This Agreement may not be amended except in writing by the parties hereto or their successors or assigns.

F. SETTLEMENT. This Agreement represents Grantor's settlement proposal and is expressly subject to and contingent upon City's acceptance and approval. City shall not be bound to the terms and conditions herein unless and until this Agreement has been approved and ratified by the City Council and has been executed by the appropriate City official(s) acting in their authorized capacity.

G. NO THIRD-PARTY BENEFICIARIES INTENDED. Unless specifically set forth, the parties to this Agreement do not intend to provide any other party with any benefit or enforceable legal or equitable right or remedy.

H. BINDING EFFECT. This Agreement shall inure to the benefit of and constitute a binding obligation upon the successors and assigns of the parties hereto.

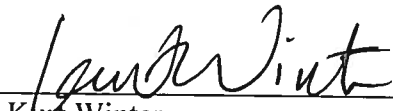
I. COUNTERPARTS. This Agreement may be executed in counterparts, each of which so executed shall irrespective of the date of its execution and delivery be deemed an original, and all such counterparts together shall constitute one and the same document

No Obligation Other Than Those Set Forth Herein Will Be Recognized.

Dated: 12-1-2015

GRANTOR:

By 
Ravinder Badyal

By 
Kurt Winter

GRANTOR'S MAILING ADDRESS:

Ravinder Badyal and Kurt Winter
4096 Chiavari Way
Manteca, CA 95337-8453

APPROVED AS TO FORM:

By _____
Name:
Title:

APPROVED AS TO CONTENT:

By _____
Name:
Title:

CITY OF HANFORD

By _____
Name:
Title:

MAILING ADDRESS OF CITY:

900 S. 10th Avenue
Hanford, CA 93230

ATTEST:

By _____
, City Clerk

Recording requested by:
Hamner, Jewell & Associates
Government Real Estate Services

When recorded, mail to:

City of Hanford
Attn: City Clerk
900 S. 10th Avenue
Hanford, CA 93230

No fee pursuant to Government Code § 6103
No Documentary Transfer Tax per R&T Code § 11922
No Recording Fee per Government Code § 27383

GRANT DEED
(To The City of Hanford)

APN: a portion of 014-251-046

For a valuable consideration, receipt of which is hereby acknowledged,

Ravinder Badyal, a married man as his sole and separate property and Kurt Winter, a married man as his sole and separate property, all as tenants in common, (hereinafter referred to as "Grantor")

hereby grant to the CITY OF HANFORD, a Municipal Corporation ("Grantee"), the following described interests in real property located in the County of Kings, State of California:

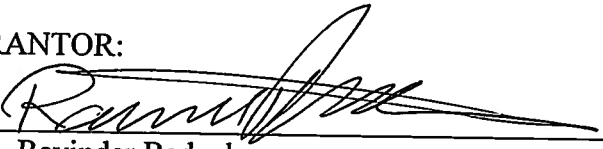
In Fee:

All that certain property described in Exhibit "A" and depicted in Exhibit "A-1", attached hereto and incorporated herein;

Executed this 1 day of December, 2015.

GRANTOR:

By


Ravinder Badyal

By

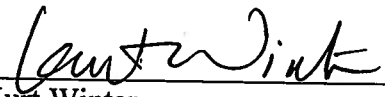

Kurt Winter

EXHIBIT "A"

Legal Description

APN: 014-251-046

All that portion of the Southeast Quarter of Section 29, Township 18 South, Range 22 East, Mount Diablo Base and Meridian, in the County of Kings, State of California, according to the official Government Township Plats thereof, being a portion of Parcel 2 of map recorded in Book 14, Page 54, of Parcel Maps, Kings County Records, described as follows:

Beginning at the Southwest corner of said Parcel 2; Thence South $89^{\circ} 37' 22''$ East, along the South line thereof, also being the Northerly right-of-way line of Lacey Boulevard, a distance of 184.47 feet, to the Southeast corner of said Parcel;
Thence North $00^{\circ} 25' 00''$ East, along East line of said Parcel, a distance of 9.88 feet;
Thence South $88^{\circ} 56' 42''$ West a distance of 184.53 feet, to a point on the West line of said Parcel;
Thence South $00^{\circ} 25' 00''$ West, along said West line, a distance of 5.26 feet to the Point of Beginning.

Containing 1,396 square feet, more or less.



EXHIBIT "A-1"

BOUNDARY PER PRELIMINARY TITLE REPORT
BY CHICAGO TITLE COMPANY #042315072
DATED NOVEMBER 26, 2013.



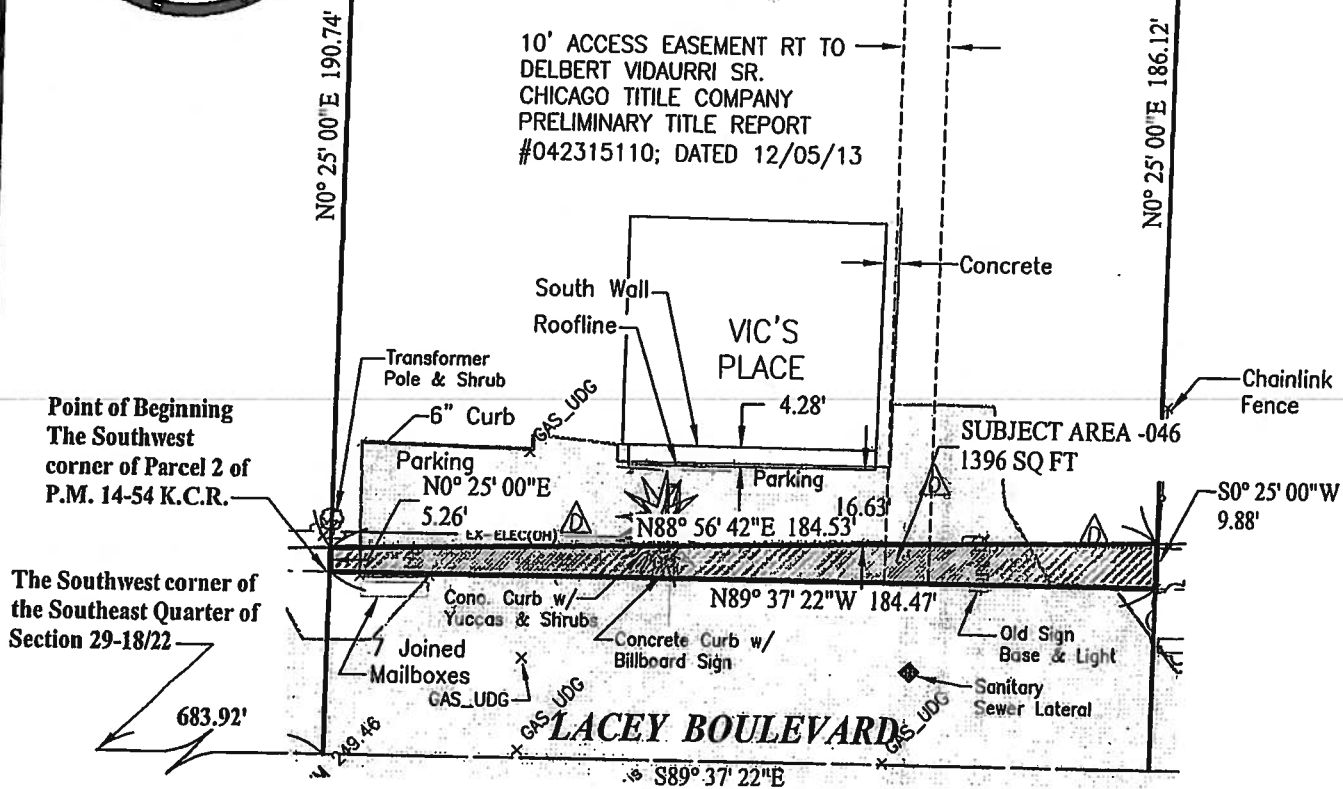
LEGEND

- DRIVEWAY
- TRANSFORMER POLE
- POWER POLE
- PAVEMENT
- CONCRETE



A.P.N. 014-251-046

10' ACCESS EASEMENT RT TO
DELBERT VIDAURRI SR.
CHICAGO TITLE COMPANY
PRELIMINARY TITLE REPORT
#042315110; DATED 12/05/13



CIVIL ENGINEERS

ZUMWALT
HANSEN

LAND SURVEYORS

609 N. Irwin St.
Hanford, CA 93232
Office: (559) 582-1056
Fax: (559) 584-4143

Right-of-Way
Acquisition Plat
for
198/43 LLC

Job No. 0632322

Drawn By: JTB

Checked By: JH

Indexed By:

Date: 05/26/2014

Sheet No.

1 of 1

CERTIFICATE OF ACCEPTANCE, GOV'T CODE SECTION 27281

This is to certify that the City of Hanford, Grantee herein, hereby accepts for public purposes the real property, or interest therein, described in the within deed and consents to the recordation thereof.

In Witness Whereof, I have hereunto set my hand this ____ day of _____, 2015.

Name:

Title:

Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Alameda

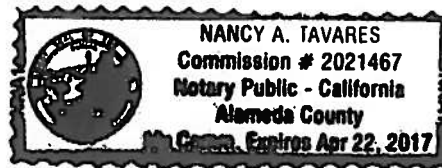
On 12/1/2015 before me, Nancy A. Tavares, Notary

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

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

WITNESS my hand and official seal.

Signature Nancy A. Tavares (Seal)

Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Alameda

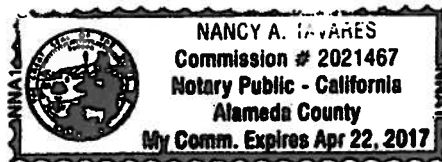
On 12/1/2015 before me, Nancy A. Tavares, Notary

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

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

WITNESS my hand and official seal.

Signature Nancy A. Tavares (Seal)



DEED CERTIFICATION

This is to certify that the interest in real property conveyed by the Grant Deed dated _____, 2015 from the RAVINDER BADYAL, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, AND KURT WINTER, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, ALL AS TENANTS IN COMMON to the CITY OF HANFORD, a municipal corporation, is hereby accepted in fee title interest by order of the City Council of the City of Hanford and the Grantee consents to recordation by its duly authorized officer.

DATED: _____, 2015

CITY OF HANFORD
a municipal corporation

By: _____
Darrel Pyle, City Manager

Attest: _____
Jennifer Gomez, City Clerk

Attachment: Grant Deed (1269 : PW - Acquisition of RW on East Lacey Blvd. - Badyal)



**AGENDA
STAFF REPORT**

MEETING DATE: 1/5/2016

AGENDA SECTION: J

SUBJECT:

Finance: Warrant Register

RECOMMENDATION:

Approve warrant register for 12/10/15-12/30/15.

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

112630-112974

Check Register

City of Hanford

Department of Finance

COUNCIL MEETING:

01/05/16

[illegible]

Warrant Register

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

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
400 CITY PAYROLL REVOLVING	2063 EMPLOYEES ATTACHMENT PAY	12/11/15	112630	13332	CALIF STATE DISBURSEMENT UNIT CALIF STATE DISBURSEMENT UNIT	541.85		JL CASE#VFL252188	
						541.85			
400 CITY PAYROLL REVOLVING	2063 EMPLOYEES ATTACHMENT PAY	12/11/15	112631	18910	EDUCATIONAL CREDIT MANAGEMENT CORP EDUCATIONAL CREDIT MANAGEMENT CORP	2.31		ECMC ***-**-2812 PP25	
						2.31			
400 CITY PAYROLL REVOLVING	2059 EMPLOYEES ASSOCNS PAYABLE	12/11/15	112632	16411	G E M A G E M A	570.00		GEMA UNION PP25 12/15	
						570.00			
400 CITY PAYROLL REVOLVING	2059 EMPLOYEES ASSOCNS PAYABLE	12/11/15	112633	00001188	H M E A H M E A	33.00		HMEA FUND PP25 12/15	
						33.00			
400 CITY PAYROLL REVOLVING	2059 EMPLOYEES ASSOCNS PAYABLE	12/11/15	112634	38623	H P O A H P O A	2,650.00		HPOA DUES PP25 12/15	
						2,650.00			
400 CITY PAYROLL REVOLVING	2059 EMPLOYEES ASSOCNS PAYABLE	12/11/15	112635	00000832	I.A.F.F., LOCAL 3898 I A F F, LOCAL 3898	1,214.50		IAFF DUES PP25 12/15	
						1,214.50			
400 CITY PAYROLL REVOLVING	2071 ICMA ROTH IRA PAYABLE	12/11/15	112636	45304	I C M A RETIREMENT TRUST-ROTH IRA I C M A RETIREMENT TRUST-ROTH IRA	355.00		ROTH IRA#705196 PP25	
						355.00			

Warrant Register

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

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
400 CITY PAYROLL REVOLVING	2063 EMPLOYEES ATTACHMENT PAY	12/11/15	112637	45466	INTERNAL REVENUE SERVICE INTERNAL REVENUE SERVICE	37.50		CASE#*****9349 PP25	
						37.50			
400 CITY PAYROLL REVOLVING	2063 EMPLOYEES ATTACHMENT PAY	12/11/15	112638	48800	KINGS CO SHERIFF KINGS CO SHERIFF	93.29		CASE#14-0586 PP25	
						93.29			
400 CITY PAYROLL REVOLVING	2063 EMPLOYEES ATTACHMENT PAY	12/11/15	112639	17061	MICHAEL H MEYER MEYER, MICHAEL H	274.62		CASE#12-18186-B-13F	
						274.62			
400 CITY PAYROLL REVOLVING	2059 EMPLOYEES ASSOCNS PAYABLE	12/11/15	112640	11977	S E I U LOCAL 521 S E I U LOCAL 521	3,403.81		SEIU MISC PP25 12/15	
						3,403.81			
1610 FIRE-ADMIN/SUPPRES SION	7320 COMMUNICATIONS	12/17/15	112641	00001775	A T & T MOBILITY A T & T MOBILITY	292.26	278016691213	287016691831 WIRELESS	
						292.26			
2011 PW-STREET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/17/15	112642	02800	ALERT-O-LITE ALERT-O-LITE	349.38	0448608-IN	BLANKET PURCHASE ORDER	
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/17/15		02800	ALERT-O-LITE ALERT-O-LITE	687.91	0448609-IN	BLANKET PURCHASE ORDER	
2072 SANITARY SEWER COLLECTION	7600 SPECIAL DEPARTMENTAL EXP	12/17/15		02800	ALERT-O-LITE ALERT-O-LITE	171.98	0448610-IN	WIPES L-40	

Warrant Register

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

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2011 PW-STREET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/17/15	112642...	02800	ALERT-O-LITE ALERT-O-LITE	257.97	0449257-IN	BLANKET PURCHASE ORDER	
						1,467.24			
1610 FIRE-ADMIN/SUPPRES SION	7495 PROF AND SPEC SERVICES	12/17/15	112643	03043	AMERIPRIDE UNIFORM SERVICE AMERIPRIDE UNIFORM SERVICE	107.85	1501490695	BLANKET PURCHASE ORDER	
1610 FIRE-ADMIN/SUPPRES SION	7495 PROF AND SPEC SERVICES	12/17/15		03043	AMERIPRIDE UNIFORM SERVICE AMERIPRIDE UNIFORM SERVICE	99.99	1501491734	BLANKET PURCHASE ORDER	
1610 FIRE-ADMIN/SUPPRES SION	7495 PROF AND SPEC SERVICES	12/17/15		03043	AMERIPRIDE UNIFORM SERVICE AMERIPRIDE UNIFORM SERVICE	107.85	1501500893	BLANKET PURCHASE ORDER	
1610 FIRE-ADMIN/SUPPRES SION	7495 PROF AND SPEC SERVICES	12/17/15		03043	AMERIPRIDE UNIFORM SERVICE AMERIPRIDE UNIFORM SERVICE	99.99	1501501986	BLANKET PURCHASE ORDER	
						415.68			
2071 WASTEWATER TREATMENT PLNT	7495 PROF AND SPEC SERVICES	12/17/15	112644	00280	ARAMARK UNIFORM SERVICES, INC ARAMARK UNIFORM SERVICES, INC	76.25	503-0816826	BLANKET PURCHASE ORDER	
2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	12/17/15		00280	ARAMARK UNIFORM SERVICES, INC ARAMARK UNIFORM SERVICES, INC	121.68	503-0822514	CHANGE ORDER - 1	
2071 WASTEWATER TREATMENT PLNT	7495 PROF AND SPEC SERVICES	12/17/15		00280	ARAMARK UNIFORM SERVICES, INC ARAMARK UNIFORM SERVICES, INC	76.25	503-0829563	BLANKET PURCHASE ORDER	
2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	12/17/15		00280	ARAMARK UNIFORM SERVICES, INC ARAMARK UNIFORM SERVICES, INC	121.68	503-0835048	CHANGE ORDER - 1	
						395.86			

Warrant Register

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

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2040 FLEET MAINTENANCE	7434 TIRES AND TUBES	12/17/15	112645	31800	BADASCI TIRE CO, INC BADASCI TIRE CO, INC	10.00	122482	BLANKET PURCHASE ORDER	
2040 FLEET MAINTENANCE	7434 TIRES AND TUBES	12/17/15		31800	BADASCI TIRE CO, INC BADASCI TIRE CO, INC	1,084.53	122623	BLANKET PURCHASE ORDER	
						1,094.53			
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/17/15	112646	16437	BATTERY WORX, INC BATTERY WORX, INC	95.00	1-58748	BLANKET PURCHASE ORDER	
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/17/15		16437	BATTERY WORX, INC BATTERY WORX, INC	309.49	1-58815	BLANKET PURCHASE ORDER	
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/17/15		16437	BATTERY WORX, INC BATTERY WORX, INC	161.20	1-58909	BLANKET PURCHASE ORDER	
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/17/15		16437	BATTERY WORX, INC BATTERY WORX, INC	849.14	1-59245	BLANKET PURCHASE ORDER	
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/17/15		16437	BATTERY WORX, INC BATTERY WORX, INC	861.56	1-59669	BLANKET PURCHASE ORDER	
						2,276.39			
2040 FLEET MAINTENANCE	7495 PROF AND SPEC SERVICES	12/17/15	112647	10089	BRAD'S HANFORD SMOG-N-TUNE BRAD'S HANFORD SMOG-N-TUNE	43.25	51598	BLANKET PURCHASE ORDER	
						43.25			
2040 FLEET MAINTENANCE	7433 FUEL AND LUBE MAINTENANCE	12/17/15	112648	22095	FLEETCOR TECHNOLOGIES INC DBA CHEVRON & TEXACO BUSINESS CARD SV	113.50	46100590	2015-11 GAS CARD	

Warrant Register

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

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
113.50									
2072 SANITARY SEWER COLLECTION	7495 PROF AND SPEC SERVICES	12/17/15	112649	14784	COMCAST CABLE COMMUNICATIONS, INC COMCAST CABLE COMMUNICATIONS, INC	51.91	043976312/15	8155500390439763 SCADA	
2081 WATER-OPERATIONS	7495 PROF AND SPEC SERVICES	12/17/15		14784	COMCAST CABLE COMMUNICATIONS, INC COMCAST CABLE COMMUNICATIONS, INC	51.91	043976312/15	8155500390439763 SCADA	
103.82									
2010 PW-ADMINISTRATION & ENGR	7600 SPECIAL DEPARTMENTAL EXP	12/17/15	112650	14784	COMCAST CABLE COMMUNICATIONS, INC COMCAST CABLE COMMUNICATIONS, INC	77.50		8155500390311434 DISC	
77.50									
2011 PW-STREET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/17/15	112651	29001	DASSEL'S PETROLEUM, INC DASSEL'S PETROLEUM, INC	57.07	31142	BLANKET PURCHASE ORDER	
2011 PW-STREET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/17/15		29001	DASSEL'S PETROLEUM, INC DASSEL'S PETROLEUM, INC	51.68	316696	BLANKET PURCHASE ORDER	
2011 PW-STREET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/17/15		29001	DASSEL'S PETROLEUM, INC DASSEL'S PETROLEUM, INC	47.63	32317	BLANKET PURCHASE ORDER	
2011 PW-STREET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/17/15		29001	DASSEL'S PETROLEUM, INC DASSEL'S PETROLEUM, INC	38.65	32348	BLANKET PURCHASE ORDER	
195.03									
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/17/15	112652	32250	ELBERT DISTRIBUTING, INC ELBERT DISTRIBUTING, INC	179.96	2207883	BLANKET PURCHASE ORDER	

Warrant Register

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

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2040 FLEET MAINTENANCE	7433 FUEL AND LUBE MAINTENANCE	12/17/15	112652...	32250	ELBERT DISTRIBUTING, INC ELBERT DISTRIBUTING, INC	267.48	2207932	DIESEL TREATMENT	
						447.44			
2071 WASTEWATER TREATMENT PLNT	7495 PROF AND SPEC SERVICES	12/17/15	112653	33245	FRUIT GROWERS LABORATORY, INC DBA F G L ENVIRONMENTAL	444.00	543744A	BLANKET PURCHASE ORDER	
						444.00			
1110 CITY MANAGER-CITY CLERK	7320 COMMUNICATIONS	12/17/15	112654	16284	G E CAPITAL G E CAPITAL	115.64	83871571	90136136546 LEASE PH/EQUI	
1111 PERSONNEL	7320 COMMUNICATIONS	12/17/15		16284	G E CAPITAL G E CAPITAL	77.11	83871571	90136136546 LEASE PH/EQUI	
1201 FINANCE-ACCOUNTING	7320 COMMUNICATIONS	12/17/15		16284	G E CAPITAL G E CAPITAL	96.39	83871571	90136136546 LEASE PH/EQUI	
1210 FINANCE-UTILITY BILLING	7320 COMMUNICATIONS	12/17/15		16284	G E CAPITAL G E CAPITAL	96.39	83871571	90136136546 LEASE PH/EQUI	
1315 COMPUTER MAINTENANCE	7320 COMMUNICATIONS	12/17/15		16284	G E CAPITAL G E CAPITAL	57.83	83871571	90136136546 LEASE PH/EQUI	
1411 PLANNING	7320 COMMUNICATIONS	12/17/15		16284	G E CAPITAL G E CAPITAL	57.83	83871571	90136136546 LEASE PH/EQUI	
1412 BUILDING INSPECTION	7320 COMMUNICATIONS	12/17/15		16284	G E CAPITAL G E CAPITAL	134.94	83871571	90136136546 LEASE PH/EQUI	

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1413 CITY HFD PUBLIC HSG AUTH	7320 COMMUNICATIONS	12/17/15	112654...	16284	G E CAPITAL G E CAPITAL	57.83	83871571	90136136546 LEASE PH/EQUI	
1610 FIRE-ADMIN/SUPPRES SION	7320 COMMUNICATIONS	12/17/15		16284	G E CAPITAL G E CAPITAL	366.27	83871571	90136136546 LEASE PH/EQUI	
1710 PARKS & REC-ADMIN	7320 COMMUNICATIONS	12/17/15		16284	G E CAPITAL G E CAPITAL	57.83	83871571	90136136546 LEASE PH/EQUI	
1711 PARKS & REC-SPORTS	7320 COMMUNICATIONS	12/17/15		16284	G E CAPITAL G E CAPITAL	19.28	83871571	90136136546 LEASE PH/EQUI	
1719 PARKS & REC-YOUTH SERV	7320 COMMUNICATIONS	12/17/15		16284	G E CAPITAL G E CAPITAL	19.28	83871571	90136136546 LEASE PH/EQUI	
1720 PARKS & REC-ADULT/SPCL	7320 COMMUNICATIONS	12/17/15		16284	G E CAPITAL G E CAPITAL	19.28	83871571	90136136546 LEASE PH/EQUI	
1722 PARKS & REC-PARKS	7320 COMMUNICATIONS	12/17/15		16284	G E CAPITAL G E CAPITAL	38.56	83871571	90136136546 LEASE PH/EQUI	
2010 PW-ADMINISTRATION & ENGR	7320 COMMUNICATIONS	12/17/15		16284	G E CAPITAL G E CAPITAL	289.16	83871571	90136136546 LEASE PH/EQUI	
2011 PW-STREET MAINTENANCE	7320 COMMUNICATIONS	12/17/15		16284	G E CAPITAL G E CAPITAL	38.56	83871571	90136136546 LEASE PH/EQUI	
2031 REFUSE	7320 COMMUNICATIONS	12/17/15		16284	G E CAPITAL G E CAPITAL	57.83	83871571	90136136546 LEASE PH/EQUI	

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2040 FLEET MAINTENANCE	7320 COMMUNICATIONS	12/17/15	112654...	16284	G E CAPITAL G E CAPITAL	38.56	83871571	90136136546 LEASE PH/EQUI	
2071 WASTEWATER TREATMENT PLNT	7320 COMMUNICATIONS	12/17/15		16284	G E CAPITAL G E CAPITAL	134.94	83871571	90136136546 LEASE PH/EQUI	
2072 SANITARY SEWER COLLECTION	7320 COMMUNICATIONS	12/17/15		16284	G E CAPITAL G E CAPITAL	38.56	83871571	90136136546 LEASE PH/EQUI	
2081 WATER-OPERATIONS	7320 COMMUNICATIONS	12/17/15		16284	G E CAPITAL G E CAPITAL	57.83	83871571	90136136546 LEASE PH/EQUI	
2100 BUILDING MAINTENANCE	7320 COMMUNICATIONS	12/17/15		16284	G E CAPITAL G E CAPITAL	57.83	83871571	90136136546 LEASE PH/EQUI	
						1,927.73			
2071 WASTEWATER TREATMENT PLNT	7600 SPECIAL DEPARTMENTAL EXP	12/17/15	112655	45493	G E MOBILE WATER, INC G E MOBILE WATER, INC	662.00	98006668	BLANKET PURCHASE ORDER	
						662.00			
2040 FLEET MAINTENANCE	7495 PROF AND SPEC SERVICES	12/17/15	112656	38800	HANFORD ALIGNMENT SERVICE HANFORD ALIGNMENT SERVICE	89.00	49149	BLANKET PURCHASE ORDER	
						89.00			
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/17/15	112657	15619	HANFORD MOTORS, LLC DBA HANFORD CHRYSLER DODGE JEEP RAM	426.03	67954	BLANKET PURCHASE ORDER	
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/17/15		15619	HANFORD MOTORS, LLC DBA HANFORD CHRYSLER DODGE JEEP RAM	22.53	68352-1	BLANKET PURCHASE ORDER	

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2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/17/15	112657...	15619	HANFORD MOTORS, LLC DBA HANFORD CHRYSLER DODGE JEEP RAM	18.72	68352-2	BLANKET PURCHASE ORDER	
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/17/15		15619	HANFORD MOTORS, LLC DBA HANFORD CHRYSLER DODGE JEEP RAM	118.00	68615	BLANKET PURCHASE ORDER	
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/17/15		15619	HANFORD MOTORS, LLC DBA HANFORD CHRYSLER DODGE JEEP RAM	96.87	68666	BLANKET PURCHASE ORDER	
						682.15			
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/17/15	112658	41000	NORMAN BETTENCOURT DBA HANFORD PIPE & SUPPLY	72.02	60208	BLANKET PURCHASE ORDER	
						72.02			
1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EXP	12/17/15	112659	44660	HOLT LUMBER INC HOLT LUMBER INC	4.32	506397	BLANKET PURCHASE ORDER	
						4.32			
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/17/15	112660	45050	HYDRAULIC CONTROLS, INC HYDRAULIC CONTROLS, INC	79.59	H42441-001	BLANKET PURCHASE ORDER	
						79.59			
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/17/15	112661	00000166	JEFF'S AUTO SUPPLY JEFF'S AUTO SUPPLY	113.14	D193887	BLANKET PURCHASE ORDER	
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/17/15		00000166	JEFF'S AUTO SUPPLY JEFF'S AUTO SUPPLY	94.56	D193908	BLANKET PURCHASE ORDER	

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2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/17/15	112661...	00000166	JEFF'S AUTO SUPPLY JEFF'S AUTO SUPPLY	620.45	D194067	BLANKET PURCHASE ORDER	
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/17/15		00000166	JEFF'S AUTO SUPPLY JEFF'S AUTO SUPPLY	70.22	D194176	BLANKET PURCHASE ORDER	
						898.37			
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/17/15	112662	00000939	KELLER MOTORS OF HANFORD KELLER MOTORS OF HANFORD	13.62	5040013	BLANKET PURCHASE ORDER	
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/17/15		00000939	KELLER MOTORS OF HANFORD KELLER MOTORS OF HANFORD	352.68	5040409	BLANKET PURCHASE ORDER	
						366.30			
2081 WATER-OPERATIONS	7495 PROF AND SPEC SERVICES	12/17/15	112663	48375	KINGS CO HEALTH DEPT KINGS CO HEALTH DEPT	2,080.00	IN0044165	2015-10 WATER SAMPLES	
						2,080.00			
2071 WASTEWATER TREATMENT PLNT	7551 WWTP EFFLUENT DISPOSAL	12/17/15	112664	50856	LAKESIDE IRRIGATION WATER DISTRICT LAKESIDE IRRIGATION WATER DISTRICT	12,720.00		2015-11 EFFLUENT WATE	
						12,720.00			
1610 FIRE-ADMIN/SUPPRES SION	7600 SPECIAL DEPARTMENTAL EXP	12/17/15	112665	00000271	THE LAWNMOWER MAN LAWN MOWER MAN, THE	77.35	1066417	BLANKET PURCHASE ORDER	
						77.35			
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/17/15	112666	51575	LAWRENCE TRACTOR CO LAWRENCE TRACTOR CO	166.95	138114	BLANKET PURCHASE ORDER	

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2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/17/15	112666...	51575	LAWRENCE TRACTOR CO LAWRENCE TRACTOR CO	(10.75)	138865	BLANKET PURCHASE ORDER	
						156.20			
1711 PARKS & REC-SPORTS	7600 SPECIAL DEPARTMENTAL EXP	12/17/15	112667	13768	LOWE'S LOWE'S	86.06		BLANKET PURCHASE ORDER	
1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EXP	12/17/15		13768	LOWE'S LOWE'S	500.50		BLANKET PURCHASE ORDER	
2011 PW-STREET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/17/15		13768	LOWE'S LOWE'S	116.56		BLANKET PURCHASE ORDER	
2072 SANITARY SEWER COLLECTION	7600 SPECIAL DEPARTMENTAL EXP	12/17/15		13768	LOWE'S LOWE'S	122.60		BLANKET PURCHASE ORDER	
2100 BUILDING MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/17/15		13768	LOWE'S LOWE'S	153.48		BLANKET PURCHASE ORDER	
1513 POLICE-OPERATIONS	7600 SPECIAL DEPARTMENTAL EXP	12/17/15		13768	LOWE'S LOWE'S	9.57	901224	SCREWS	
						988.77			
2071 WASTEWATER TREATMENT PLNT	7412 EQUIPMENT MAINTENANCE	12/17/15	112668	54280	CONSOLIDATED ELEC DIST, INC DBA MEDALLION SUPPLY	(12.61)	2877-124568	BLANKET PURCHASE ORDER	
2011 PW-STREET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/17/15		54280	CONSOLIDATED ELEC DIST, INC DBA MEDALLION SUPPLY	(42.42)	2877-124629	BLANKET PURCHASE ORDER	

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1610 FIRE-ADMIN/SUPPRES SION	7600 SPECIAL DEPARTMENTAL EXP	12/17/15	112668...	54280	CONSOLIDATED ELEC DIST, INC DBA MEDALLION SUPPLY	26.74	2877-452142	BLANKET PURCHASE ORDER	
2100 BUILDING MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/17/15		54280	CONSOLIDATED ELEC DIST, INC DBA MEDALLION SUPPLY	32.42	2877-452430	BLANKET PURCHASE ORDER	
2011 PW-STREET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/17/15		54280	CONSOLIDATED ELEC DIST, INC DBA MEDALLION SUPPLY	23.05	2877-452828	BLANKET PURCHASE ORDER	
2011 PW-STREET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/17/15		54280	CONSOLIDATED ELEC DIST, INC DBA MEDALLION SUPPLY	42.42	2877-452875	BLANKET PURCHASE ORDER	
						69.60			
2071 WASTEWATER TREATMENT PLNT	7600 SPECIAL DEPARTMENTAL EXP	12/17/15	112669	54470	MICHAEL'S PLUMBING SUPPLIES MICHAEL'S PLUMBING SUPPLIES	53.99	13213	BLANKET PURCHASE ORDER	
1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EXP	12/17/15		54470	MICHAEL'S PLUMBING SUPPLIES MICHAEL'S PLUMBING SUPPLIES	7.07	B211639	BLANKET PURCHASE ORDER	
1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EXP	12/17/15		54470	MICHAEL'S PLUMBING SUPPLIES MICHAEL'S PLUMBING SUPPLIES	4.25	B211647	BLANKET PURCHASE ORDER	
2100 BUILDING MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/17/15		54470	MICHAEL'S PLUMBING SUPPLIES MICHAEL'S PLUMBING SUPPLIES	62.24	B211740	BLANKET PURCHASE ORDER	
1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EXP	12/17/15		54470	MICHAEL'S PLUMBING SUPPLIES MICHAEL'S PLUMBING SUPPLIES	16.07	B211746	BLANKET PURCHASE ORDER	
2071 WASTEWATER TREATMENT PLNT	7600 SPECIAL DEPARTMENTAL EXP	12/17/15		54470	MICHAEL'S PLUMBING SUPPLIES MICHAEL'S PLUMBING SUPPLIES	19.60	B211801	BLANKET PURCHASE ORDER	

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2072 SANITARY SEWER COLLECTION	7600 SPECIAL DEPARTMENTAL EXP	12/17/15	112669...	54470	MICHAEL'S PLUMBING SUPPLIES MICHAEL'S PLUMBING SUPPLIES	8.55	B211802	BLANKET PURCHASE ORDER	
1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EXP	12/17/15		54470	MICHAEL'S PLUMBING SUPPLIES MICHAEL'S PLUMBING SUPPLIES	5.42	B211829	BLANKET PURCHASE ORDER	
2071 WASTEWATER TREATMENT PLNT	7600 SPECIAL DEPARTMENTAL EXP	12/17/15		54470	MICHAEL'S PLUMBING SUPPLIES MICHAEL'S PLUMBING SUPPLIES	84.61	B211847	BLANKET PURCHASE ORDER	
						261.80			
1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EXP	12/17/15	112670	54961	MILLER'S RENTALAND MILLER'S RENTALAND	62.00	733624	BLANKET PURCHASE ORDER	
						62.00			
1722 PARKS & REC-PARKS	7780 UTILITIES-ELECTRICITY	12/17/15	112671	58485	P G & E P G & E	10.84		2015-11 6276476966-7	
2072 SANITARY SEWER COLLECTION	7780 UTILITIES-ELECTRICITY	12/17/15		58485	P G & E P G & E	173.88		2015-11 5401477022-3	
						184.72			
1610 FIRE-ADMIN/SUPPRES SION	7495 PROF AND SPEC SERVICES	12/17/15	112672	00000961	TAYLOR BROTHERS, INC DBA R E S COM	50.00	1392474	MONTHLY PEST CONTROL	
						50.00			
1412 BUILDING INSPECTION	7924 VEHICLE ABATEMENT EXPENSE	12/17/15	112673	15361	RAY MORGAN CO, INC RAY MORGAN CO, INC	198.27	1093587	BLANKET PURCHASE ORDER	
						198.27			

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2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/17/15	112674	65950	RUCKSTELL CALIF SALES CO RUCKSTELL CALIF SALES CO	160.44	68653	BLANKET PURCHASE ORDER	
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/17/15		65950	RUCKSTELL CALIF SALES CO RUCKSTELL CALIF SALES CO	236.47	68660	BLANKET PURCHASE ORDER	
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/17/15		65950	RUCKSTELL CALIF SALES CO RUCKSTELL CALIF SALES CO	2,813.85	68685	BLANKET PURCHASE ORDER	
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/17/15		65950	RUCKSTELL CALIF SALES CO RUCKSTELL CALIF SALES CO	175.87	68688	BLANKET PURCHASE ORDER	
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/17/15		65950	RUCKSTELL CALIF SALES CO RUCKSTELL CALIF SALES CO	2,679.93	68689	BLANKET PURCHASE ORDER	
						6,066.56			
390 WATER-OPERATIONS	2020-002 UNAPPLIED CREDITS FOR UBS	12/17/15	112675	19378	SALAS, ASHLEY SALAS, ASHLEY	31.73		REISSUE CK 111204	
						31.73			
1719 PARKS & REC-YOUTH SERV	7600 SPECIAL DEPARTMENTAL EXP	12/17/15	112676	67475	SAVE MART SUPERMARKETS SAVE MART SUPERMARKETS	72.40	032015125459	WHAT'S COOKING/CAMP	
1720 PARKS & REC-ADULT/SPCL	7600 SPECIAL DEPARTMENTAL EXP	12/17/15		67475	SAVE MART SUPERMARKETS SAVE MART SUPERMARKETS	108.69	042015114522	ON THE MOVE BLANKET PO	
						181.09			
2040 FLEET MAINTENANCE	7495 PROF AND SPEC SERVICES	12/17/15	112677	69302	SEQUOIA EQUIP CO INC SEQUOIA EQUIP CO INC	440.00	107573	EQUIP HAUL #177	

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2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/17/15	112677...	69302	SEQUOIA EQUIP CO INC SEQUOIA EQUIP CO INC	175.88	1086706	BLANKET PURCHASE ORDER	
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/17/15		69302	SEQUOIA EQUIP CO INC SEQUOIA EQUIP CO INC	1,531.55	1086977	BLANKET PURCHASE ORDER	
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/17/15		69302	SEQUOIA EQUIP CO INC SEQUOIA EQUIP CO INC	687.84	1086988	BLANKET PURCHASE ORDER	
						2,835.27			
2010 PW-ADMINISTRATION & ENGR	7600 SPECIAL DEPARTMENTAL EXP	12/17/15	112678	19440	SHRED-IT US JV LLC DBA SHRED-IT USA LLC	50.82	9408428023	DOC SHREDDING	
						50.82			
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/17/15	112679	69572	SIGNWORKS, INC SIGNWORKS, INC	143.75	22717	BLANKET PURCHASE ORDER	
						143.75			
1610 FIRE-ADMIN/SUPPRES SION	7780 UTILITIES-ELECTRICITY	12/17/15	112680	70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	1,733.64		2015-11 #1	
1610 FIRE-ADMIN/SUPPRES SION	7780 UTILITIES-ELECTRICITY	12/17/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	3,566.98		2015-11 #2	
2011 PW-STREET MAINTENANCE	7780 UTILITIES-ELECTRICITY	12/17/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	107.70		2015-11	
2011 PW-STREET MAINTENANCE	7780 UTILITIES-ELECTRICITY	12/17/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	1,751.66		2015-11 PANELS	

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2011 PW-STREET MAINTENANCE	7780 UTILITIES-ELECTRICITY	12/17/15	112680...	70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	121.77		2015-11 SAFETY LIGHTS	
2011 PW-STREET MAINTENANCE	7780 UTILITIES-ELECTRICITY	12/17/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	340.60		2015-11 STREET LAMPS	
2011 PW-STREET MAINTENANCE	7780 UTILITIES-ELECTRICITY	12/17/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	101.30		2015-11 TR CONT SIG	
2011 PW-STREET MAINTENANCE	7780 UTILITIES-ELECTRICITY	12/17/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	3,537.97		2015-11 TRAF SIGNALS	
2011 PW-STREET MAINTENANCE	7780 UTILITIES-ELECTRICITY	12/17/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	32,152.84		2015-11 VINTAGE EST	
2011 PW-STREET MAINTENANCE	7790 UTILITIES-PRKG LOT ELECTR	12/17/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	233.06		2015-11 PARKING LOTS	
2011 PW-STREET MAINTENANCE	7790 UTILITIES-PRKG LOT ELECTR	12/17/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	102.00		2015-11 XMAS	
2040 FLEET MAINTENANCE	7780 UTILITIES-ELECTRICITY	12/17/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	1,694.26		2015-11	
2071 WASTEWATER TREATMENT PLNT	7780 UTILITIES-ELECTRICITY	12/17/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	34,169.13		2015-11	
2072 SANITARY SEWER COLLECTION	7780 UTILITIES-ELECTRICITY	12/17/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	2,807.09		2015-11	

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243 L/M AD90-4 T619 HYDE PARK	7780 UTILITIES-ELECTRICITY	12/17/15	112680...	70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	28.33		2015-11	
244 L/M AD91-1 T641 SIERA VIS	7780 UTILITIES-ELECTRICITY	12/17/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	140.95		2015-11	
248 L/M AD93-2 T673 WLNT FRST	7780 UTILITIES-ELECTRICITY	12/17/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	56.38		2015-11	
250 L/M AD94-2 T708 STONECRST	7780 UTILITIES-ELECTRICITY	12/17/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	199.41		2015-11	
256 L/M AD98-02 T759 MT VW #1	7780 UTILITIES-ELECTRICITY	12/17/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	55.78		2015-11	
257 L/M AD01-01 T680 PC GR #1	7780 UTILITIES-ELECTRICITY	12/17/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	53.16		2015-11	
260 L/M AD01-04 T769 SLVR OAK	7780 UTILITIES-ELECTRICITY	12/17/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	169.83		2015-11	
261 L/M AD02-01 T776 ASHTN PK	7780 UTILITIES-ELECTRICITY	12/17/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	56.66		2015-11	
263 L/M AD04-01 T810 SIDONIA	7780 UTILITIES-ELECTRICITY	12/17/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	28.33		2015-11	
264 L/M AD04-02 T799 CAMBRIDG	7780 UTILITIES-ELECTRICITY	12/17/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	105.90		2015-11	
						83,314.73			

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1610 FIRE-ADMIN/SUPPRES SION	7785 UTILITIES-GAS	12/17/15	112681	71200	SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	345.94		2015-12 2601551001 #1	
2020 AIRPORT - OPERATING	7785 UTILITIES-GAS	12/17/15		71200	SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	4.46		2015-11 1052157816	
						350.40			
2100 BUILDING MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/17/15	112682	00001072	INTERLINE BRANDS INC DBA SUPPLYWORKS	120.56	5152460-00	BLANKET PURCHASE ORDER	
2100 BUILDING MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/17/15		00001072	INTERLINE BRANDS INC DBA SUPPLYWORKS	771.95	5153461-00	BLANKET PURCHASE ORDER	
1711 PARKS & REC-SPORTS	7600 SPECIAL DEPARTMENTAL EXP	12/17/15		00001072	INTERLINE BRANDS INC DBA SUPPLYWORKS	74.98	5154102-00	BLANKET PURCHASE ORDER	
1711 PARKS & REC-SPORTS	7600 SPECIAL DEPARTMENTAL EXP	12/17/15		00001072	INTERLINE BRANDS INC DBA SUPPLYWORKS	36.22	5154102-01	BLANKET PURCHASE ORDER	
1610 FIRE-ADMIN/SUPPRES SION	7600 SPECIAL DEPARTMENTAL EXP	12/17/15		00001072	INTERLINE BRANDS INC DBA SUPPLYWORKS	203.19	5154538-00	BLANKET PURCHASE ORDER	
1610 FIRE-ADMIN/SUPPRES SION	7600 SPECIAL DEPARTMENTAL EXP	12/17/15		00001072	INTERLINE BRANDS INC DBA SUPPLYWORKS	6.06	5154538-01	BLANKET PURCHASE ORDER	
2100 BUILDING MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/17/15		00001072	INTERLINE BRANDS INC DBA SUPPLYWORKS	1,366.81	5154677-00	BLANKET PURCHASE ORDER	
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/17/15		00001072	INTERLINE BRANDS INC DBA SUPPLYWORKS	129.00	5154678-00	BLANKET PURCHASE ORDER	

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1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EXP	12/17/15	112682...	00001072	INTERLINE BRANDS INC DBA SUPPLYWORKS	906.25	5154843-00	BLANKET PURCHASE ORDER	
1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EXP	12/17/15		00001072	INTERLINE BRANDS INC DBA SUPPLYWORKS	55.15	5154843-01	BLANKET PURCHASE ORDER	
1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EXP	12/17/15		00001072	INTERLINE BRANDS INC DBA SUPPLYWORKS	37.33	5154843-02	BLANKET PURCHASE ORDER	
2100 BUILDING MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/17/15		00001072	INTERLINE BRANDS INC DBA SUPPLYWORKS	89.02	75344-00	BLANKET PURCHASE ORDER	
						3,796.52			
2081 WATER-OPERATIONS	7600 SPECIAL DEPARTMENTAL EXP	12/17/15	112683	00000706	TRIPLE J CONCRETE TRIPLE J CONCRETE	101.05	9355	BLANKET PURCHASE ORDER	
2081 WATER-OPERATIONS	7600 SPECIAL DEPARTMENTAL EXP	12/17/15		00000706	TRIPLE J CONCRETE TRIPLE J CONCRETE	96.75	9390	BLANKET PURCHASE ORDER	
						197.80			
2031 REFUSE	7412 EQUIPMENT MAINTENANCE	12/17/15	112684	00000945	VALLEY OXYGEN, INC VALLEY OXYGEN, INC	229.55	340950	BLANKET PURCHASE ORDER	
2031 REFUSE	816001 1-WELDER	12/17/15		00000945	VALLEY OXYGEN, INC VALLEY OXYGEN, INC	2,612.25	341197	WELDER, LINCOLN PM256	
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/17/15		00000945	VALLEY OXYGEN, INC VALLEY OXYGEN, INC	13.06	341398	BLANKET PURCHASE ORDER	
						2,854.86			

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2071 WASTEWATER TREATMENT PLNT	7550 OTHER CONTRACTUAL SERVICE	12/21/15	112685	14819	D S WATERS OF AMERICA, INC DBA ALHAMBRA & SIERRA SPRINGS	12.16	940821112115	BLANKET PURCHASE ORDER	
						12.16			
2081 WATER-OPERATIONS	7495 PROF AND SPEC SERVICES	12/21/15	112686	11034	B S K & ASSOCIATES INC B S K & ASSOCIATES INC	520.00	A522311	BLANKET PURCHASE ORDER	
2081 WATER-OPERATIONS	7495 PROF AND SPEC SERVICES	12/21/15		11034	B S K & ASSOCIATES INC B S K & ASSOCIATES INC	520.00	A522312	BLANKET PURCHASE ORDER	
						1,040.00			
2040 FLEET MAINTENANCE	7434 TIRES AND TUBES	12/21/15	112687	29583	DELRAY TIRE & RETREADING, INC DELRAY TIRE & RETREADING, INC	134.68	220163	BLANKET PURCHASE ORDER	
2040 FLEET MAINTENANCE	7434 TIRES AND TUBES	12/21/15		29583	DELRAY TIRE & RETREADING, INC DELRAY TIRE & RETREADING, INC	263.98	220190	BLANKET PURCHASE ORDER	
2040 FLEET MAINTENANCE	7434 TIRES AND TUBES	12/21/15		29583	DELRAY TIRE & RETREADING, INC DELRAY TIRE & RETREADING, INC	299.10	220202	BLANKET PURCHASE ORDER	
2040 FLEET MAINTENANCE	7434 TIRES AND TUBES	12/21/15		29583	DELRAY TIRE & RETREADING, INC DELRAY TIRE & RETREADING, INC	360.35	220246	BLANKET PURCHASE ORDER	
2040 FLEET MAINTENANCE	7434 TIRES AND TUBES	12/21/15		29583	DELRAY TIRE & RETREADING, INC DELRAY TIRE & RETREADING, INC	1,474.84	220328	BLANKET PURCHASE ORDER	
2040 FLEET MAINTENANCE	7434 TIRES AND TUBES	12/21/15		29583	DELRAY TIRE & RETREADING, INC DELRAY TIRE & RETREADING, INC	1,376.67	220329	BLANKET PURCHASE ORDER	

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2040 FLEET MAINTENANCE	7434 TIRES AND TUBES	12/21/15	112687...	29583	DELRAY TIRE & RETREADING, INC DELRAY TIRE & RETREADING, INC	111.31	220456	BLANKET PURCHASE ORDER	
2040 FLEET MAINTENANCE	7434 TIRES AND TUBES	12/21/15		29583	DELRAY TIRE & RETREADING, INC DELRAY TIRE & RETREADING, INC	1,322.88	220529	BLANKET PURCHASE ORDER	
2040 FLEET MAINTENANCE	7434 TIRES AND TUBES	12/21/15		29583	DELRAY TIRE & RETREADING, INC DELRAY TIRE & RETREADING, INC	356.55	220530	BLANKET PURCHASE ORDER	
2040 FLEET MAINTENANCE	7434 TIRES AND TUBES	12/21/15		29583	DELRAY TIRE & RETREADING, INC DELRAY TIRE & RETREADING, INC	697.78	220532	BLANKET PURCHASE ORDER	
2040 FLEET MAINTENANCE	7434 TIRES AND TUBES	12/21/15		29583	DELRAY TIRE & RETREADING, INC DELRAY TIRE & RETREADING, INC	715.23	220615	BLANKET PURCHASE ORDER	
2040 FLEET MAINTENANCE	7434 TIRES AND TUBES	12/21/15		29583	DELRAY TIRE & RETREADING, INC DELRAY TIRE & RETREADING, INC	1,320.10	220620	BLANKET PURCHASE ORDER	
2040 FLEET MAINTENANCE	7434 TIRES AND TUBES	12/21/15		29583	DELRAY TIRE & RETREADING, INC DELRAY TIRE & RETREADING, INC	1,799.70	330478	BLANKET PURCHASE ORDER	
						10,233.17			
1610 FIRE-ADMIN/SUPPRESSION	7600 SPECIAL DEPARTMENTAL EXP	12/21/15	112688	00001841	FASTENAL INDUSTRIAL & CONST SUPP FASTENAL INDUSTRIAL & CONST SUPP	6.21	CAHAN54362	BOLTS/RECLINER CHAIRS	
1610 FIRE-ADMIN/SUPPRESSION	7600 SPECIAL DEPARTMENTAL EXP	12/21/15		00001841	FASTENAL INDUSTRIAL & CONST SUPP FASTENAL INDUSTRIAL & CONST SUPP	2.15	CAHAN54362	NUTS/ RECLINER CHAIRS	
2072 SANITARY SEWER COLLECTION	7412 EQUIPMENT MAINTENANCE	12/21/15		00001841	FASTENAL INDUSTRIAL & CONST SUPP FASTENAL INDUSTRIAL & CONST SUPP	36.09	CAHAN54500	BLANKET PURCHASE ORDER	

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						44.45			
2100 BUILDING MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/21/15	112689	00001492	SHERWIN WILLIAMS COMPANY DBA FRAZEE INDUSTRIES	(44.08)	2072-0	BLANKET PURCHASE ORDER	
1513 POLICE-OPERATIONS	7533 GRAFFITI CONTROL	12/21/15		00001492	SHERWIN WILLIAMS COMPANY DBA FRAZEE INDUSTRIES	18.62	2093-6	PAINT & SUPPLIES	
2100 BUILDING MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/21/15		00001492	SHERWIN WILLIAMS COMPANY DBA FRAZEE INDUSTRIES	74.30	2098-5	BLANKET PURCHASE ORDER	
2100 BUILDING MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/21/15		00001492	SHERWIN WILLIAMS COMPANY DBA FRAZEE INDUSTRIES	(10.91)	2100-9	BLANKET PURCHASE ORDER	
1513 POLICE-OPERATIONS	7533 GRAFFITI CONTROL	12/21/15		00001492	SHERWIN WILLIAMS COMPANY DBA FRAZEE INDUSTRIES	13.47	2159-5	PAINT & SUPPLIES	
1513 POLICE-OPERATIONS	7533 GRAFFITI CONTROL	12/21/15		00001492	SHERWIN WILLIAMS COMPANY DBA FRAZEE INDUSTRIES	25.43	2331-0	PAINT & SUPPLIES	
2100 BUILDING MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/21/15		00001492	SHERWIN WILLIAMS COMPANY DBA FRAZEE INDUSTRIES	302.95	2336-9	BLANKET PURCHASE ORDER	
1513 POLICE-OPERATIONS	7533 GRAFFITI CONTROL	12/21/15		00001492	SHERWIN WILLIAMS COMPANY DBA FRAZEE INDUSTRIES	61.25	2340-1	PAINT & SUPPLIES	
1513 POLICE-OPERATIONS	7533 GRAFFITI CONTROL	12/21/15		00001492	SHERWIN WILLIAMS COMPANY DBA FRAZEE INDUSTRIES	48.41	2381-5	PAINT & SUPPLIES	
2100 BUILDING MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/21/15		00001492	SHERWIN WILLIAMS COMPANY DBA FRAZEE INDUSTRIES	20.32	2439-1	BLANKET PURCHASE ORDER	

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2100 BUILDING MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/21/15	112689...	00001492	SHERWIN WILLIAMS COMPANY DBA FRAZEE INDUSTRIES	176.13	2457-3	BLANKET PURCHASE ORDER	
2100 BUILDING MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/21/15		00001492	SHERWIN WILLIAMS COMPANY DBA FRAZEE INDUSTRIES	6.67	2560-4	BLANKET PURCHASE ORDER	
						692.56			
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/21/15	112690	36895	GOLDEN STATE PETERBILT GOLDEN STATE PETERBILT	443.55	F694379	BLANKET PURCHASE ORDER	
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/21/15		36895	GOLDEN STATE PETERBILT GOLDEN STATE PETERBILT	91.22	F694712	BLANKET PURCHASE ORDER	
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/21/15		36895	GOLDEN STATE PETERBILT GOLDEN STATE PETERBILT	161.50	F695418	BLANKET PURCHASE ORDER	
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/21/15		36895	GOLDEN STATE PETERBILT GOLDEN STATE PETERBILT	91.22	F695970	BLANKET PURCHASE ORDER	
2040 FLEET MAINTENANCE	7495 PROF AND SPEC SERVICES	12/21/15		36895	GOLDEN STATE PETERBILT GOLDEN STATE PETERBILT	1,701.00	FR112724	LABOR, ENG REF #141	
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/21/15		36895	GOLDEN STATE PETERBILT GOLDEN STATE PETERBILT	788.59	FR112724	PARTS, ENG REF #141	
2040 FLEET MAINTENANCE	7495 PROF AND SPEC SERVICES	12/21/15		36895	GOLDEN STATE PETERBILT GOLDEN STATE PETERBILT	441.00	FR112899	LABOR ENG REF #141-2	
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/21/15		36895	GOLDEN STATE PETERBILT GOLDEN STATE PETERBILT	454.46	FR112899	PARTS ENG REF #141.2	

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						4,172.54			
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/21/15	112691	39005	HANFORD AUTO & TRUCK PARTS, INC HANFORD AUTO & TRUCK PARTS, INC	1,737.38	11302015	BLANKET PURCHASE ORDER	
						1,737.38			
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/21/15	112692	45470	INTERSTATE BATTERY SYSTEMS INTERSTATE BATTERY SYSTEMS	220.27	90031538	BLANKET PURCHASE ORDER	
						220.27			
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/21/15	112693	77740	J V A C INC DBA KELLER FORD LINCOLN	37.27	50054066	BLANKET PURCHASE ORDER	
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/21/15		77740	J V A C INC DBA KELLER FORD LINCOLN	126.31	50054108	BLANKET PURCHASE ORDER	
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/21/15		77740	J V A C INC DBA KELLER FORD LINCOLN	118.62	50054109	BLANKET PURCHASE ORDER	
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/21/15		77740	J V A C INC DBA KELLER FORD LINCOLN	28.66	50054134	BLANKET PURCHASE ORDER	
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/21/15		77740	J V A C INC DBA KELLER FORD LINCOLN	(32.25)	50054183	BLANKET PURCHASE ORDER	
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/21/15		77740	J V A C INC DBA KELLER FORD LINCOLN	(126.31)	50054184	BLANKET PURCHASE ORDER	
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/21/15		77740	J V A C INC DBA KELLER FORD LINCOLN	133.41	50055236	BLANKET PURCHASE ORDER	

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2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/21/15	112693...	77740	J V A C INC DBA KELLER FORD LINCOLN	104.68	50055273	BLANKET PURCHASE ORDER	
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/21/15		77740	J V A C INC DBA KELLER FORD LINCOLN	46.10	50055274	BLANKET PURCHASE ORDER	
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/21/15		77740	J V A C INC DBA KELLER FORD LINCOLN	42.68	50055453	BLANKET PURCHASE ORDER	
						479.17			
1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EXP	12/21/15	112694	17684	PHILLIP J GAPEN DBA KINGS CO MOBILE LOCKSMITH SVC	15.22	708	BLANKET PURCHASE ORDER	
1610 FIRE-ADMIN/SUPPRES SION	7600 SPECIAL DEPARTMENTAL EXP	12/21/15		17684	PHILLIP J GAPEN DBA KINGS CO MOBILE LOCKSMITH SVC	490.20	713	DOOR LOCKS-COMMERCIAL	
1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EXP	12/21/15		17684	PHILLIP J GAPEN DBA KINGS CO MOBILE LOCKSMITH SVC	4.68	727	BLANKET PURCHASE ORDER	
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/21/15		17684	PHILLIP J GAPEN DBA KINGS CO MOBILE LOCKSMITH SVC	53.75	737	BLANKET PURCHASE ORDER	
2031 REFUSE	7412 EQUIPMENT MAINTENANCE	12/21/15		17684	PHILLIP J GAPEN DBA KINGS CO MOBILE LOCKSMITH SVC	612.75	749	LOCKS-ENCLOSURES	
						1,176.60			
2031 REFUSE	7550 OTHER CONTRACTUAL SERVICE	12/21/15	112695	48450	KINGS WASTE & RECYCLE AUTHORITY KINGS WASTE & RECYCLE AUTHORITY	183,421.15		2015-11 DUMP FEES	
						183,421.15			

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2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/21/15	112696	50805	KROEGER EQUIP & SUPPLY KROEGER EQUIP & SUPPLY	82.56	K120923	BLANKET PURCHASE ORDER	
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/21/15		50805	KROEGER EQUIP & SUPPLY KROEGER EQUIP & SUPPLY	394.95	KR13200	BLANKET PURCHASE ORDER	
						477.51			
1484 RDA SUCCR AGENCY ADMIN FD	7495 PROF AND SPEC SERVICES	12/21/15	112697	50856	LAKESIDE IRRIGATION WATER DISTRICT LAKESIDE IRRIGATION WATER DISTRICT	10.37	018242071-16	STANDBY CHGS/379C	
						10.37			
1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EXP	12/21/15	112698	00000271	THE LAWNMOWER MAN LAWN MOWER MAN, THE	262.78	1066431	BLANKET PURCHASE ORDER	
						262.78			
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/21/15	112699	83200	LITTLE WORLEY'S AUTO ELECTRIC LITTLE WORLEY'S AUTO ELECTRIC	92.88	42848	BLANKET PURCHASE ORDER	
						92.88			
2071 WASTEWATER TREATMENT PLNT	7600 SPECIAL DEPARTMENTAL EXP	12/21/15	112700	55787	MORGAN & SLATES MORGAN & SLATES	21.62	1376198	BLANKET PURCHASE ORDER	
2081 WATER-OPERATIONS	7600 SPECIAL DEPARTMENTAL EXP	12/21/15		55787	MORGAN & SLATES MORGAN & SLATES	54.71	1376542	BLANKET PURCHASE ORDER	
2081 WATER-OPERATIONS	7600 SPECIAL DEPARTMENTAL EXP	12/21/15		55787	MORGAN & SLATES MORGAN & SLATES	93.31	1376595	BLANKET PURCHASE ORDER	

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2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/21/15	112700...	55787	MORGAN & SLATES MORGAN & SLATES	2.29	1376765	BLANKET PURCHASE ORDER	
1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EXP	12/21/15		55787	MORGAN & SLATES MORGAN & SLATES	77.48	1376944	BLANKET PURCHASE ORDER	
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/21/15		55787	MORGAN & SLATES MORGAN & SLATES	194.04	1377454	BLANKET PURCHASE ORDER	
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/21/15		55787	MORGAN & SLATES MORGAN & SLATES	(5.76)	1377484	BLANKET PURCHASE ORDER	
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/21/15		55787	MORGAN & SLATES MORGAN & SLATES	5.76	1377487	BLANKET PURCHASE ORDER	
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/21/15		55787	MORGAN & SLATES MORGAN & SLATES	2.58	1377515	BLANKET PURCHASE ORDER	
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/21/15		55787	MORGAN & SLATES MORGAN & SLATES	133.21	1377703	BLANKET PURCHASE ORDER	
1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EXP	12/21/15		55787	MORGAN & SLATES MORGAN & SLATES	94.49	1377824	BLANKET PURCHASE ORDER	
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/21/15		55787	MORGAN & SLATES MORGAN & SLATES	24.98	1377845	BLANKET PURCHASE ORDER	
2100 BUILDING MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/21/15		55787	MORGAN & SLATES MORGAN & SLATES	12.78	1377974	BLANKET PURCHASE ORDER	

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2071 WASTEWATER TREATMENT PLNT	7600 SPECIAL DEPARTMENTAL EXP	12/21/15	112700...	55787	MORGAN & SLATES MORGAN & SLATES	8.39	1379200	BLANKET PURCHASE ORDER	
1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EXP	12/21/15		55787	MORGAN & SLATES MORGAN & SLATES	11.26	1379355	BLANKET PURCHASE ORDER	
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/21/15		55787	MORGAN & SLATES MORGAN & SLATES	234.84	1379620	BLANKET PURCHASE ORDER	
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/21/15		55787	MORGAN & SLATES MORGAN & SLATES	(5.35)	1379645	BLANKET PURCHASE ORDER	
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/21/15		55787	MORGAN & SLATES MORGAN & SLATES	1.62	1379646	BLANKET PURCHASE ORDER	
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/21/15		55787	MORGAN & SLATES MORGAN & SLATES	134.53	1379759	BLANKET PURCHASE ORDER	
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/21/15		55787	MORGAN & SLATES MORGAN & SLATES	42.33	1379929	BLANKET PURCHASE ORDER	
						1,139.11			
1611 FIRE-FIRE PREVENTION	7455 POSTAGE AND FREIGHT	12/21/15	112701	00001451	EXPRESS MESSENGER SYSTEMS DBA ON TRAC	3.59	8337354	INTERWEST CONSLT11/10	
1611 FIRE-FIRE PREVENTION	7455 POSTAGE AND FREIGHT	12/21/15		00001451	EXPRESS MESSENGER SYSTEMS DBA ON TRAC	3.59	8337354	INTERWEST CONSLT11/13	
1611 FIRE-FIRE PREVENTION	7455 POSTAGE AND FREIGHT	12/21/15		00001451	EXPRESS MESSENGER SYSTEMS DBA ON TRAC	3.59	8337354	INTERWEST CONSLT11/13	

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1611 FIRE-FIRE PREVENTION	7455 POSTAGE AND FREIGHT	12/21/15	112701...	00001451	EXPRESS MESSENGER SYSTEMS DBA ON TRAC	3.59	8337354	INTERWEST CONSLT11/30	
1611 FIRE-FIRE PREVENTION	7455 POSTAGE AND FREIGHT	12/21/15		00001451	EXPRESS MESSENGER SYSTEMS DBA ON TRAC	3.59	8337354	INTERWEST CONSLT11/30	
1611 FIRE-FIRE PREVENTION	7455 POSTAGE AND FREIGHT	12/21/15		00001451	EXPRESS MESSENGER SYSTEMS DBA ON TRAC	3.59	8337354	INTERWEST CONSLT11-30	
						21.54			
2071 WASTEWATER TREATMENT PLNT	7495 PROF AND SPEC SERVICES	12/21/15	112702	12547	QUINN POWER SYSTEM QUINN POWER SYSTEM	205.50	PC000349318	BOTTLES	
						205.50			
2071 WASTEWATER TREATMENT PLNT	7650 CHEMICALS	12/21/15	112703	00000721	SIERRA CHEMICAL CO SIERRA CHEMICAL CO	(6,000.00)	10009237	BLANKET PURCHASE ORDER	
2071 WASTEWATER TREATMENT PLNT	7650 CHEMICALS	12/21/15		00000721	SIERRA CHEMICAL CO SIERRA CHEMICAL CO	(6,000.00)	10009379	BLANKET PURCHASE ORDER	
2071 WASTEWATER TREATMENT PLNT	7650 CHEMICALS	12/21/15		00000721	SIERRA CHEMICAL CO SIERRA CHEMICAL CO	10,405.92	10027967	BLANKET PURCHASE ORDER	
2071 WASTEWATER TREATMENT PLNT	7650 CHEMICALS	12/21/15		00000721	SIERRA CHEMICAL CO SIERRA CHEMICAL CO	10,430.92	10028430	BLANKET PURCHASE ORDER	
2071 WASTEWATER TREATMENT PLNT	7650 CHEMICALS	12/21/15		00000721	SIERRA CHEMICAL CO SIERRA CHEMICAL CO	10,430.92	10028660	BLANKET PURCHASE ORDER	
						19,267.76			

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2081 WATER-OPERATIONS	7412 EQUIPMENT MAINTENANCE	12/21/15	112704	74472	TELSTAR INSTRUMENTS, INC TELSTAR INSTRUMENTS, INC	405.00	83806	FIELD REPORT #28209	
2071 WASTEWATER TREATMENT PLNT	7412 EQUIPMENT MAINTENANCE	12/21/15		74472	TELSTAR INSTRUMENTS, INC TELSTAR INSTRUMENTS, INC	642.00	83857	SERVICE CALL	
2071 WASTEWATER TREATMENT PLNT	7412 EQUIPMENT MAINTENANCE	12/21/15		74472	TELSTAR INSTRUMENTS, INC TELSTAR INSTRUMENTS, INC	8,081.15	83858	BLANKET PURCHASE ORDER	
2071 WASTEWATER TREATMENT PLNT	7412 EQUIPMENT MAINTENANCE	12/21/15		74472	TELSTAR INSTRUMENTS, INC TELSTAR INSTRUMENTS, INC	7,829.40	83859	BLANKET PURCHASE ORDER	
2071 WASTEWATER TREATMENT PLNT	7412 EQUIPMENT MAINTENANCE	12/21/15		74472	TELSTAR INSTRUMENTS, INC TELSTAR INSTRUMENTS, INC	12,587.05	83860	BLANKET PURCHASE ORDER	
2071 WASTEWATER TREATMENT PLNT	7412 EQUIPMENT MAINTENANCE	12/21/15		74472	TELSTAR INSTRUMENTS, INC TELSTAR INSTRUMENTS, INC	688.03	83861	PRESSURE SWITCH	
2071 WASTEWATER TREATMENT PLNT	7412 EQUIPMENT MAINTENANCE	12/21/15		74472	TELSTAR INSTRUMENTS, INC TELSTAR INSTRUMENTS, INC	721.30	83862	FLOW SWITCH	
2081 WATER-OPERATIONS	7412 EQUIPMENT MAINTENANCE	12/21/15		74472	TELSTAR INSTRUMENTS, INC TELSTAR INSTRUMENTS, INC	6,584.00	83927	10/29-11/12 FLD RPT	
2081 WATER-OPERATIONS	7412 EQUIPMENT MAINTENANCE	12/21/15		74472	TELSTAR INSTRUMENTS, INC TELSTAR INSTRUMENTS, INC	17,253.00	84080	WELL 41,43,48,49 WIRING I	
						54,790.93			
2091 INTERMODAL-OPERATI NG	7550 OTHER CONTRACTUAL SERVICE	12/21/15	112705	00001400	TOTAL FILTRATION SERVICES, INC TOTAL FILTRATION SERVICES, INC	31.77	PSV1411703	BLANKET PURCHASE ORDER	

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31.77									
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/21/15	112706	00001337	TURF STAR INC TURF STAR INC	292.33	6920423-00	BLANKET PURCHASE ORDER	
292.33									
2071 WASTEWATER TREATMENT PLNT	7412 EQUIPMENT MAINTENANCE	12/21/15	112707	76460	TURNUPSEED ELECTRIC TURNUPSEED ELECTRIC	619.30	69363	BLANKET PURCHASE ORDER	
619.30									
2081 WATER-OPERATIONS	7650 CHEMICALS	12/21/15	112708	17478	UNIVAR UNIVAR	290.46	F0838897	BLANKET PURCHASE ORDER	
2081 WATER-OPERATIONS	7650 CHEMICALS	12/21/15		17478	UNIVAR UNIVAR	198.38	F0838898	BLANKET PURCHASE ORDER	
2081 WATER-OPERATIONS	7650 CHEMICALS	12/21/15		17478	UNIVAR UNIVAR	120.43	F0838899	BLANKET PURCHASE ORDER	
2081 WATER-OPERATIONS	7650 CHEMICALS	12/21/15		17478	UNIVAR UNIVAR	247.96	F0838900	BLANKET PURCHASE ORDER	
2081 WATER-OPERATIONS	7650 CHEMICALS	12/21/15		17478	UNIVAR UNIVAR	198.38	F0838901	BLANKET PURCHASE ORDER	
2081 WATER-OPERATIONS	7650 CHEMICALS	12/21/15		17478	UNIVAR UNIVAR	297.55	F0839116	BLANKET PURCHASE ORDER	
2081 WATER-OPERATIONS	7650 CHEMICALS	12/21/15		17478	UNIVAR UNIVAR	311.72	F0839118	BLANKET PURCHASE ORDER	

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2081 WATER-OPERATIONS	7650 CHEMICALS	12/21/15	112708...	17478	UNIVAR UNIVAR	162.94	F0839119	BLANKET PURCHASE ORDER	
2081 WATER-OPERATIONS	7650 CHEMICALS	12/21/15		17478	UNIVAR UNIVAR	191.29	F0839120	BLANKET PURCHASE ORDER	
						2,019.11			
1511 POLICE-SUPPORT SERVICE	7320 COMMUNICATIONS	12/21/15	112709	35904	VERIZON WIRELESS VERIZON WIRELESS	644.34	9756404172	381-0944 INVESTIGATIONS C	
						644.34			
1511 POLICE-SUPPORT SERVICE	7320 COMMUNICATIONS	12/21/15	112710	35904	VERIZON WIRELESS VERIZON WIRELESS	192.89	9756491333	771937214 AIR CARD	
						192.89			
1511 POLICE-SUPPORT SERVICE	7320 COMMUNICATIONS	12/21/15	112711	35904	VERIZON WIRELESS VERIZON WIRELESS	20.04	9756508824	872315009 TRACKER	
						20.04			
1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EXP	12/21/15	112712	81530	WEST VALLEY SUPPLY INC WEST VALLEY SUPPLY INC	3.44	80513	BLANKET PURCHASE ORDER	
1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EXP	12/21/15		81530	WEST VALLEY SUPPLY INC WEST VALLEY SUPPLY INC	4.06	80573	BLANKET PURCHASE ORDER	
1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EXP	12/21/15		81530	WEST VALLEY SUPPLY INC WEST VALLEY SUPPLY INC	4.06	80586	BLANKET PURCHASE ORDER	

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1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EXP	12/21/15	112712...	81530	WEST VALLEY SUPPLY INC WEST VALLEY SUPPLY INC	219.30	80587	BLANKET PURCHASE ORDER	
1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EXP	12/21/15		81530	WEST VALLEY SUPPLY INC WEST VALLEY SUPPLY INC	11.58	80686	BLANKET PURCHASE ORDER	
1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EXP	12/21/15		81530	WEST VALLEY SUPPLY INC WEST VALLEY SUPPLY INC	16.51	80690	BLANKET PURCHASE ORDER	
						258.95			
1111 PERSONNEL	7496 CALPERS SERVICES	12/23/15	112713	19010	ADMINISTRATIVE SOLUTIONS INC ADMINISTRATIVE SOLUTIONS INC	174.00		ASI BILLING-DEC 2015	
						174.00			
1111 PERSONNEL	7496 CALPERS SERVICES	12/23/15	112714	18703	FRANK ALVISO ALVISO, FRANK	119.00		RETIREE HEALTH-JAN	
						119.00			
1111 PERSONNEL	7496 CALPERS SERVICES	12/23/15	112715	10685	GENE BASSETT BASSETT, GENE	119.00		RETIREE HEALTH-JAN	
						119.00			
1111 PERSONNEL	7496 CALPERS SERVICES	12/23/15	112716	18704	RICHARD BUTTS BUTTS, RICHARD	119.00		RETIREE HEALTH-JAN	
						119.00			
1111 PERSONNEL	7496 CALPERS SERVICES	12/23/15	112717	17332	JOHN M CAIN CAIN, JOHN M	119.00		RETIREE HEALTH-JAN	

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						119.00			
400 CITY PAYROLL REVOLVING	2063 EMPLOYEES ATTACHMENT PAY	12/23/15	112718	13332	CALIF STATE DISBURSEMENT UNIT CALIF STATE DISBURSEMENT UNIT	541.85		CASE#VFL252188 JL	
						541.85			
1111 PERSONNEL	7496 CALPERS SERVICES	12/23/15	112719	20215	TERRY CARR CARR, TERRY	119.00		RETIREE HEALTH-JAN	
						119.00			
1111 PERSONNEL	7496 CALPERS SERVICES	12/23/15	112720	00000215	DEBORAH CASSERA CASSERA, DEBORAH	119.00		RETIREE HEALTH-JAN	
						119.00			
1111 PERSONNEL	7496 CALPERS SERVICES	12/23/15	112721	15116	JERRY CHOW CHOW, JERRY	119.00		RETIREE HEALTH-JAN	
						119.00			
400 CITY PAYROLL REVOLVING	2063 EMPLOYEES ATTACHMENT PAY	12/23/15	112722	18910	EDUCATIONAL CREDIT MANAGEMENT CORP EDUCATIONAL CREDIT MANAGEMENT CORP	2.31		***-**-2812 PP26	
						2.31			
400 CITY PAYROLL REVOLVING	2063 EMPLOYEES ATTACHMENT PAY	12/23/15	112723	34622	FRANCHISE TAX BOARD FRANCHISE TAX BOARD	336.62		FTB#1113460695	
						336.62			
400 CITY PAYROLL REVOLVING	2059 EMPLOYEES ASSOCNS PAYABLE	12/23/15	112724	16411	G E M A G E M A	570.00		GEMA UNION PP26	

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
						570.00			
1111 PERSONNEL	7496 CALPERS SERVICES	12/23/15	112725	00000198	DOLORES GALLEGOS GALLEGOS, DOLORES	119.00		RETIREE HEALTH-JAN	
						119.00			
1111 PERSONNEL	7496 CALPERS SERVICES	12/23/15	112726	36950	JOHN L GOMES GOMES, JOHN L	119.00		RETIREE HEALTH-JAN	
						119.00			
1111 PERSONNEL	7496 CALPERS SERVICES	12/23/15	112727	00001544	DOMINGO GONZALES GONZALES, DOMINGO	119.00		RETIREE HEALTH-JAN	
						119.00			
400 CITY PAYROLL REVOLVING	2059 EMPLOYEES ASSOCNS PAYABLE	12/23/15	112728	00001188	H M E A H M E A	33.00		HMEA FUND PP26 12/15	
						33.00			
400 CITY PAYROLL REVOLVING	2059 EMPLOYEES ASSOCNS PAYABLE	12/23/15	112729	38623	H P O A H P O A	2,650.00		HPOA DUES PP26 12/15	
						2,650.00			
1111 PERSONNEL	7496 CALPERS SERVICES	12/23/15	112730	14086	ROBERT HERNANDEZ HERNANDEZ, ROBERT	119.00		RETIREE HEALTH-JAN	
						119.00			
400 CITY PAYROLL REVOLVING	2059 EMPLOYEES ASSOCNS PAYABLE	12/23/15	112731	00000832	I.A.F.F., LOCAL 3898 I A F F, LOCAL 3898	1,214.50		IAFF ASSC DUES PP26	

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						1,214.50			
400 CITY PAYROLL REVOLVING	2071 ICMA ROTH IRA PAYABLE	12/23/15	112732	45304	ICMA RETIREMENT TRUST-ROTH IRA ICMA RETIREMENT TRUST-ROTH IRA	355.00		ROTH IRA#705196	
						355.00			
400 CITY PAYROLL REVOLVING	2063 EMPLOYEES ATTACHMENT PAY	12/23/15	112733	45466	INTERNAL REVENUE SERVICE INTERNAL REVENUE SERVICE	37.50		CASE#*****9349 PP26	
						37.50			
400 CITY PAYROLL REVOLVING	2063 EMPLOYEES ATTACHMENT PAY	12/23/15	112734	48800	KINGS CO SHERIFF KINGS CO SHERIFF	93.29		CASE#14-0586 PP26	
						93.29			
1111 PERSONNEL	7496 CALPERS SERVICES	12/23/15	112735	52745	JOHN LOBOA LOBOA, JOHN	119.00		RETIREE HEALTH-JAN	
						119.00			
1111 PERSONNEL	7496 CALPERS SERVICES	12/23/15	112736	52920	GLORIA LOPEZ LOPEZ, GLORIA	119.00		RETIREE HEALTH-JAN	
						119.00			
1111 PERSONNEL	7496 CALPERS SERVICES	12/23/15	112737	18706	MANUEL MEDRANO MEDRANO, MANUEL	119.00		RETIREE HEALTH-JAN	
						119.00			
400 CITY PAYROLL REVOLVING	2063 EMPLOYEES ATTACHMENT PAY	12/23/15	112738	17061	MICHAEL H MEYER MEYER, MICHAEL H	274.62		CASE#12-18186-B-13F	

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						274.62			
1111 PERSONNEL	7496 CALPERS SERVICES	12/23/15	112739	64118	JERRY REED REED, JERRY	119.00		RETIREE HEALTH-JAN	
						119.00			
1111 PERSONNEL	7496 CALPERS SERVICES	12/23/15	112740	64590	JAN REYNOLDS REYNOLDS, JAN	119.00		RETIREE HEALTH-JAN	
						119.00			
400 CITY PAYROLL REVOLVING	2059 EMPLOYEES ASSOCNS PAYABLE	12/23/15	112741	11977	S E I U LOCAL 521 S E I U LOCAL 521	3,431.94		SEIU MISC PP26 12/15	
						3,431.94			
1111 PERSONNEL	7496 CALPERS SERVICES	12/23/15	112742	18708	GEORGE WATSON WATSON, GEORGE	119.00		RETIREE HEALTH-JAN	
						119.00			
1111 PERSONNEL	7496 CALPERS SERVICES	12/23/15	112743	10687	WES YEARY YEARY, WES	119.00		RETIREE HEALTH-JAN	
						119.00			
1460-001 HOME REVOLVING REUSE FUND	7945-002 HOUSING LOANS-REUSE FUNDS	12/28/15	112744	00000081	FIRST AMERICAN TITLE COMPANY FIRST AMERICAN TITLE COMPANY	27,877.00	VARGAS, S	925 IVY ST	
						27,877.00			
1722 PARKS & REC-PARKS	7550 OTHER CONTRACTUAL SERVICE	12/30/15	112745	18377	A & S PUMP SERVICE A & S PUMP SERVICE	5,196.74	15-13725	VFD PUMP-FREEDOM PRK	

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5,196.74									
1710 PARKS & REC-ADMIN	7450 PUBLICATIONS AND DUES	12/30/15	112746	11748	ASCAP	167.50	100004194005	MUSIC LIC FY16 QTR1-2	
1710 PARKS & REC-ADMIN	7450 PUBLICATIONS AND DUES	12/30/15		11748	ASCAP	167.50	100004194006	MUSIC LIC FY16 QTR3-4	
1710 PARKS & REC-ADMIN	7450 PUBLICATIONS AND DUES	12/30/15		11748	ASCAP	2.50	192000279872	MUSIC LIC FEE ADJ	
337.50									
1201 FINANCE-ACCOUNTING	7320 COMMUNICATIONS	12/30/15	112747	13982	AT & T	33.41	7398395	2015-11 582-1152 FAX	
1710 PARKS & REC-ADMIN	7320 COMMUNICATIONS	12/30/15		13982	AT & T	33.41	7398395	2015-11 582-1152 FAX	
1411 PLANNING	7320 COMMUNICATIONS	12/30/15		13982	AT & T	28.66	7398398	2015-11 583-1633	
1412 BUILDING INSPECTION	7320 COMMUNICATIONS	12/30/15		13982	AT & T	28.66	7398398	2015-11 583-1633	
1413 CITY HFD PUBLIC HSG AUTH	7320 COMMUNICATIONS	12/30/15		13982	AT & T	28.66	7398398	2015-11 583-1633	
2081 WATER-OPERATIONS	7320 COMMUNICATIONS	12/30/15		13982	AT & T	66.63	7398401	2015-11 584-0137	

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2061 STORM DRAINAGE-OPERATING	7412 EQUIPMENT MAINTENANCE	12/30/15	112747...	13982	A T & T A T & T (13982)	73.92	7398405	2015-11 584-9430	
1111 PERSONNEL	7320 COMMUNICATIONS	12/30/15		13982	A T & T A T & T (13982)	107.42	7398408	2015-11	
1511 POLICE-SUPPORT SERVICE	7320 COMMUNICATIONS	12/30/15		13982	A T & T A T & T (13982)	1,101.73	7398408	2015-11	
1610 FIRE-ADMIN/SUPPRES SION	7320 COMMUNICATIONS	12/30/15		13982	A T & T A T & T (13982)	114.72	7398408	2015-11	
1713 PARKS & REC-LONGFIELD	7320 COMMUNICATIONS	12/30/15		13982	A T & T A T & T (13982)	59.18	7398408	2015-11	
1714 PARKS & REC-POOL/SKATE	7320 COMMUNICATIONS	12/30/15		13982	A T & T A T & T (13982)	57.03	7398408	2015-11	
1719 PARKS & REC-YOUTH SERV	7320 COMMUNICATIONS	12/30/15		13982	A T & T A T & T (13982)	56.84	7398408	2015-11	
1720 PARKS & REC-ADULT/SPCL	7320 COMMUNICATIONS	12/30/15		13982	A T & T A T & T (13982)	56.99	7398408	2015-11	
2020 AIRPORT - OPERATING	7320 COMMUNICATIONS	12/30/15		13982	A T & T A T & T (13982)	52.01	7398408	2015-11	
2131 COURTHOUSE SQUARE-OPERTNG	7320 COMMUNICATIONS	12/30/15		13982	A T & T A T & T (13982)	56.84	7398408	2015-11	
						1,956.11			

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1210 FINANCE-UTILITY BILLING	7320 COMMUNICATIONS	12/30/15	112748	17337	A T & T MOBILITY A T & T MOBILITY - EOD	180.00	COH112015	2015-12 MOSAIC	
						180.00			
1450-014 CDBG ENTITLEMENT 2014/15	815657 HOUSING REHAB-15 ENT	12/30/15	112749	14143	PAUL M SANTIAGO DBA A-1 ALLSTAR PLUMBING	450.00	011066	507 W IVY/ I HEDRICK	
1450-011 CDBG ENTITLEMENT 2013/14	814667 CLEARANCE-CODE	12/30/15		14143	PAUL M SANTIAGO DBA A-1 ALLSTAR PLUMBING	125.00	011075	228 W 2ND ST J GARCIA	
1450-011 CDBG ENTITLEMENT 2013/14	814667 CLEARANCE-CODE	12/30/15		14143	PAUL M SANTIAGO DBA A-1 ALLSTAR PLUMBING	135.00	011100	228 W 2ND ST J GARCIA	
						710.00			
1511 POLICE-SUPPORT SERVICE	7495 PROF AND SPEC SERVICES	12/30/15	112750	19344	DAVID B JONES DBA ABSOLUTE RESOLUTION INVESTIGATIONS	600.00		BACKGROUND-G SILVEIRA	
						600.00			
1110 CITY MANAGER-CITY CLERK	7495 PROF AND SPEC SERVICES	12/30/15	112751	18955	ACCELA, INC ACCELA, INC	1,878.50	15794	AGENDA MONTHLY CHARGE	
						1,878.50			
1722 PARKS & REC-PARKS	7495 PROF AND SPEC SERVICES	12/30/15	112752	15051	ALERE TOXICOLOGY SERVICES, INC ALERE TOXICOLOGY SERVICES, INC	41.25	L043096	C CHAPA-DOT	
1722 PARKS & REC-PARKS	7495 PROF AND SPEC SERVICES	12/30/15		15051	ALERE TOXICOLOGY SERVICES, INC ALERE TOXICOLOGY SERVICES, INC	41.25	L043096	K ELLIOTT-DOT	

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1722 PARKS & REC-PARKS	7495 PROF AND SPEC SERVICES	12/30/15	112752...	15051	ALERE TOXICOLOGY SERVICES, INC ALERE TOXICOLOGY SERVICES, INC	41.25	L043096	P SILVEIRA-DOT	
2031 REFUSE	7495 PROF AND SPEC SERVICES	12/30/15		15051	ALERE TOXICOLOGY SERVICES, INC ALERE TOXICOLOGY SERVICES, INC	41.25	L043096	H CORTEZ-DOT	
2031 REFUSE	7495 PROF AND SPEC SERVICES	12/30/15		15051	ALERE TOXICOLOGY SERVICES, INC ALERE TOXICOLOGY SERVICES, INC	41.25	L043096	S SUMAYA-DOT	
2031 REFUSE	7495 PROF AND SPEC SERVICES	12/30/15		15051	ALERE TOXICOLOGY SERVICES, INC ALERE TOXICOLOGY SERVICES, INC	41.25	L043096	T ESTRADA-DOT	
2032 REFUSE-STREET CLEANING	7600 SPECIAL DEPARTMENTAL EXP	12/30/15		15051	ALERE TOXICOLOGY SERVICES, INC ALERE TOXICOLOGY SERVICES, INC	41.25	L043096	R ROLD-DOT	
2071 WASTEWATER TREATMENT PLNT	7495 PROF AND SPEC SERVICES	12/30/15		15051	ALERE TOXICOLOGY SERVICES, INC ALERE TOXICOLOGY SERVICES, INC	41.25	L043096	M COSSEY-DOT	
2071 WASTEWATER TREATMENT PLNT	7495 PROF AND SPEC SERVICES	12/30/15		15051	ALERE TOXICOLOGY SERVICES, INC ALERE TOXICOLOGY SERVICES, INC	41.25	L043096	R KELLY-DOT	
2081 WATER-OPERATIONS	7495 PROF AND SPEC SERVICES	12/30/15		15051	ALERE TOXICOLOGY SERVICES, INC ALERE TOXICOLOGY SERVICES, INC	41.25	L043096	A ELIAS-DOT	
2081 WATER-OPERATIONS	7495 PROF AND SPEC SERVICES	12/30/15		15051	ALERE TOXICOLOGY SERVICES, INC ALERE TOXICOLOGY SERVICES, INC	41.25	L043096	R PUGA-DOT	
						453.75			
2072 SANITARY SEWER COLLECTION	7600 SPECIAL DEPARTMENTAL EXP	12/30/15	112753	02800	ALERT-O-LITE ALERT-O-LITE	14.06	0449260-IN	VEST, 2X-LARGE, LIME MESH	

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2072 SANITARY SEWER COLLECTION	7600 SPECIAL DEPARTMENTAL EXP	12/30/15	112753...	02800	ALERT-O-LITE ALERT-O-LITE	14.06	0449260-IN	VEST, LARGE, LIME MESH	
2072 SANITARY SEWER COLLECTION	7600 SPECIAL DEPARTMENTAL EXP	12/30/15		02800	ALERT-O-LITE ALERT-O-LITE	51.54	0449260-IN	VEST, X-LARGE, LIME MESH	
2081 WATER-OPERATIONS	7600 SPECIAL DEPARTMENTAL EXP	12/30/15		02800	ALERT-O-LITE ALERT-O-LITE	32.80	0449260-IN	VEST, 2X-LARGE, LIME MESH	
2081 WATER-OPERATIONS	7600 SPECIAL DEPARTMENTAL EXP	12/30/15		02800	ALERT-O-LITE ALERT-O-LITE	32.80	0449260-IN	VEST, LARGE, LIME MESH	
2081 WATER-OPERATIONS	7600 SPECIAL DEPARTMENTAL EXP	12/30/15		02800	ALERT-O-LITE ALERT-O-LITE	120.27	0449260-IN	VEST, X-LARGE, LIME MESH	
						265.53			
2131 COURTHOUSE SQUARE-OPERTNG	7495 PROF AND SPEC SERVICES	12/30/15	112754	00001061	AMERICAN INCORPORATED AMERICAN INCORPORATED	938.31	7038597	HEAT PUMP SUITE 108	
2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	12/30/15		00001061	AMERICAN INCORPORATED AMERICAN INCORPORATED	2,515.00	7040179	SEMI ANN HVAC MAINT	
2081 WATER-OPERATIONS	7412 EQUIPMENT MAINTENANCE	12/30/15		00001061	AMERICAN INCORPORATED AMERICAN INCORPORATED	649.00	7040180	SEMI ANN PRVNT MAINT	
2131 COURTHOUSE SQUARE-OPERTNG	7495 PROF AND SPEC SERVICES	12/30/15		00001061	AMERICAN INCORPORATED AMERICAN INCORPORATED	700.00	7040349	SVC HEATER #104 CRTHS	
2131 COURTHOUSE SQUARE-OPERTNG	7600 SPECIAL DEPARTMENTAL EXP	12/30/15		00001061	AMERICAN INCORPORATED AMERICAN INCORPORATED	1,119.72	7040349	SVC HEATER #104 CRTHS	

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2131 COURTHOUSE SQUARE-OPERTNG	7495 PROF AND SPEC SERVICES	12/30/15	112754...	00001061	AMERICAN INCORPORATED AMERICAN INCORPORATED	216.12	7040858	NO HEAT, SUITE 104	
2131 COURTHOUSE SQUARE-OPERTNG	7495 PROF AND SPEC SERVICES	12/30/15		00001061	AMERICAN INCORPORATED AMERICAN INCORPORATED	180.00	7040901	NO HEAT, SUITE 211	
						6,318.15			
2081 WATER-OPERATIONS	7785 UTILITIES-GAS	12/30/15	112755	03040	AMERIGAS - FRESNO AMERIGAS - FRESNO	138.68	3046476892	ANNUAL TANK WELL 33	
2081 WATER-OPERATIONS	7785 UTILITIES-GAS	12/30/15		03040	AMERIGAS - FRESNO AMERIGAS - FRESNO	138.68	3046476895	ANN TANK WELL #35	
						277.36			
1511 POLICE-SUPPORT SERVICE	7580 RENTS AND LEASES-EQUIP	12/30/15	112756	03043	AMERIPRIDE UNIFORM SERVICE AMERIPRIDE UNIFORM SERVICE	55.41	1501508028	RUGS 12/01/15	
1511 POLICE-SUPPORT SERVICE	7580 RENTS AND LEASES-EQUIP	12/30/15		03043	AMERIPRIDE UNIFORM SERVICE AMERIPRIDE UNIFORM SERVICE	55.41	1501520362	RUGS 12/15/15	
						110.82			
2071 WASTEWATER TREATMENT PLNT	7650 CHEMICALS	12/30/15	112757	19130	AQUA BEN CORP AQUA BEN CORP	6,527.40	33945	POLYMER, HYDROFLOC 750L	
						6,527.40			
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/30/15	112758	10521	ASBURY ENVIRONMENTAL SERVICES ASBURY ENVIRONMENTAL SERVICES	71.66	130531408	COOLANT, 50/50 HD	
						71.66			

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1711 PARKS & REC-SPORTS	7600 SPECIAL DEPARTMENTAL EXP	12/30/15	112759	13175	B S N SPORTS, INC B S N SPORTS, INC	380.49	97418005	BASE PLUGS/ANCHORS	
1711 PARKS & REC-SPORTS	7600 SPECIAL DEPARTMENTAL EXP	12/30/15		13175	B S N SPORTS, INC B S N SPORTS, INC	518.24	97495494	BASKETBALL,BASES, PAD	
						898.73			
1309 LIABILITY INSURANCE	7335 INSURANCE-GROUP TRAVEL	12/30/15	112760	08400	JAMES G PARKER INS ASSOC DBA BACOME INSURANCE AGENCY	1,000.00	1828304	TRAVEL INS 2/16-2/17	
						1,000.00			
2020 AIRPORT - OPERATING	7433 FUEL AND LUBE MAINTENANCE	12/30/15	112761	09610	W BANKS MOORE, INC DBA BANKS & CO	100.00	67568	2015-11 UST INSPECT	
2020 AIRPORT - OPERATING	7433 FUEL AND LUBE MAINTENANCE	12/30/15		09610	W BANKS MOORE, INC DBA BANKS & CO	345.00	67755	2015 ANNUAL CERT	
2040 FLEET MAINTENANCE	7495 PROF AND SPEC SERVICES	12/30/15		09610	W BANKS MOORE, INC DBA BANKS & CO	188.25	67947	DIESEL PW ISLAND RPR	
2040 FLEET MAINTENANCE	7495 PROF AND SPEC SERVICES	12/30/15		09610	W BANKS MOORE, INC DBA BANKS & CO	100.00	68037	2015-12 UST INSPECT	
						733.25			
2071 WASTEWATER TREATMENT PLNT	7600 SPECIAL DEPARTMENTAL EXP	12/30/15	112762	10800	BENNETT & BENNETT CORP BENNETT & BENNETT IRRIGATION SYS IN	231.49	8737	IRRIG LN/WTR LEAK REPAIR	
						231.49			

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1714 PARKS & REC-POOL/SKATE	7495 PROF AND SPEC SERVICES	12/30/15	112763	15483	BEYOND MENTION DESIGN LLC BEYOND MENTION DESIGN LLC	21.50	118990	12X12 DOOR DECAL (2)	
						21.50			
2062 STORM DRAINAGE-CAPITAL	812638 7TH ST CATCH BASIN PROJ	12/30/15	112764	00000826	BILL NELSON GENERAL ENG CONS, INC BILL NELSON GENERAL ENG CONS, INC	37,653.25		#2 11/01-11/24/15	
						37,653.25			
1610 FIRE-ADMIN/SUPPRES SION	7305 CALL FIREFIGHTERS	12/30/15	112765	16611	TANNER BRADY BRADY, TANNER	60.00		11/17/15	
1610 FIRE-ADMIN/SUPPRES SION	7305 CALL FIREFIGHTERS	12/30/15		16611	TANNER BRADY BRADY, TANNER	60.00		11/24/15	
						120.00			
1111 PERSONNEL	7495 PROF AND SPEC SERVICES	12/30/15	112766	19185	BRYCE CONSULTING, INC BRYCE CONSULTING, INC	8,280.00	2029	COMPENSATION STUDY	
						8,280.00			
1450-011 CDBG ENTITLEMENT 2013/14	814667 CLEARANCE-CODE	12/30/15	112767	13876	ALEX A BURGOS DBA BURGOS AIR CONDITIONING & HEATING	4,475.00	3595	228 2ND ST/J GARCIA	
1450-011 CDBG ENTITLEMENT 2013/14	814667 CLEARANCE-CODE	12/30/15		13876	ALEX A BURGOS DBA BURGOS AIR CONDITIONING & HEATING	1,875.00	3604	641 HOLT/T VALIN	
1450-014 CDBG ENTITLEMENT 2014/15	815657 HOUSING REHAB-15 ENT	12/30/15		13876	ALEX A BURGOS DBA BURGOS AIR CONDITIONING & HEATING	5,600.00	3605	507 W IVY/I HEDRICK	

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1450-011 CDBG ENTITLEMENT 2013/14	814667 CLEARANCE-CODE	12/30/15	112767...	13876	ALEX A BURGOS DBA BURGOS AIR CONDITIONING & HEATING	475.00	3606	641 HOLT/T VALIN	
						12,425.00			
1201 FINANCE-ACCOUNTING	7450 PUBLICATIONS AND DUES	12/30/15	112768	11667	C M R T A C M R T A	100.00	12/28/15	CY16 ANNUAL DUES	
						100.00			
400 CITY PAYROLL REVOLVING	2068 EMPLOYEE ASSISTNT PAYABLE	12/30/15	112769	T0000257	C S A C EXCESS INSURANCE AUTHORITY C S A C EXCESS INSURANCE AUTHORITY	2,100.90	16401137	FY16 EAP JAN-MAR	
						2,100.90			
2072 SANITARY SEWER COLLECTION	7650 CHEMICALS	12/30/15	112770	19188	CA BIOLOGICAL SOLUTIONS INC CA BIOLOGICAL SOLUTIONS INC	4,326.87	1088	SEWER DEGREASER	
						4,326.87			
1310 WORKERS' COMPENSATION	7712 ERGONOMIC RELATED EXPENSE	12/30/15	112771	00001332	CAL & STAN INC DBA CAL BENNETTS-ALLWAYS MOVING	130.00	97035-0	ASSEMBLY, DELIVERY, INSTA	
1310 WORKERS' COMPENSATION	7712 ERGONOMIC RELATED EXPENSE	12/30/15		00001332	CAL & STAN INC DBA CAL BENNETTS-ALLWAYS MOVING	1,010.00	97035-0	CHAIRS-SHUTTLE FOUR LEG G	
1310 WORKERS' COMPENSATION	7712 ERGONOMIC RELATED EXPENSE	12/30/15		00001332	CAL & STAN INC DBA CAL BENNETTS-ALLWAYS MOVING	85.50	97035-0	SALES TAX	
1310 WORKERS' COMPENSATION	7712 ERGONOMIC RELATED EXPENSE	12/30/15		00001332	CAL & STAN INC DBA CAL BENNETTS-ALLWAYS MOVING	69.88	97546-0	FR 1310.7710 TO 7712	
						1,295.38			

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1210 FINANCE-UTILITY BILLING	7440 OFFICE EXPENSE	12/30/15	112772	16168	CALIFORNIA BUSINESS MACHINES CALIF BUSINESS MACHINES	15.00	144127	ESTIMATED SHIPPING/HANDLI	
1210 FINANCE-UTILITY BILLING	7440 OFFICE EXPENSE	12/30/15		16168	CALIFORNIA BUSINESS MACHINES CALIF BUSINESS MACHINES	283.16	144127	RIBBON/ENCODER	
						298.16			
1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EXP	12/30/15	112773	T0000309	CALIF CONTRACTORS SUPPLIES INC CALIF CONTRACTORS SUPPLIES INC	626.27	TT10923	NITRILE GLOVES	
						626.27			
1310 WORKERS' COMPENSATION	7169 WORKERS' COMP INSURANCE	12/30/15	112774	00000667	CALIF DEPT OF INDUSTRIAL RELATIONS CALIF DEPT OF INDUSTRIAL RELATIONS	19,352.69	OSIP 62049	FY16 WC SELF INS ASMT	
						19,352.69			
1511 POLICE-SUPPORT SERVICE	7495-001 LIVE SCAN-POLICE/DOJ	12/30/15	112775	30083	CALIF DEPT OF JUSTICE CALIF DEPT OF JUSTICE	541.00	135981	LIVE SCAN/FINGERPRINTS	
						541.00			
1513 POLICE-OPERATIONS	7600 SPECIAL DEPARTMENTAL EXP	12/30/15	112776	T0000508	CALIF DEPT OF JUSTICE-ATTY GENERAL CALIF DEPT OF JUSTICE-ATTY GENERAL	25.00		REG FEE/HANF PAL	
						25.00			
2071 WASTEWATER TREATMENT PLNT	7412 EQUIPMENT MAINTENANCE	12/30/15	112777	18700	CALIFORNIA INDUSTRIAL RUBBER CALIF INDUSTRIAL RUBBER	62.48	T-066626	OVERALL, YELLOW SM	
						62.48			

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2061 STORM DRAINAGE-OPERATING	7560 ADVERTISING & PUBLIC REL	12/30/15	112778	73765	CALIF STATE WATER RESOURCE CTL BRD CALIF STATE WATER RESOURCE CTL BRD	17,171.00	SW-0104383	FY16 STORM ANN	
						17,171.00			
2071 WASTEWATER TREATMENT PLNT	7450 PUBLICATIONS AND DUES	12/30/15	112779	15869	CALIF WATER ENVIRONMENT ASSOC CALIF WATER ENVIRONMENT ASSOC	250.00		A ENGEN-GARZA GRD 2	
2071 WASTEWATER TREATMENT PLNT	7450 PUBLICATIONS AND DUES	12/30/15		15869	CALIF WATER ENVIRONMENT ASSOC CALIF WATER ENVIRONMENT ASSOC	245.00		J ESTRADA GRD 1	
2071 WASTEWATER TREATMENT PLNT	7770 TRAINING/TRAVEL/MEETING	12/30/15		15869	CALIF WATER ENVIRONMENT ASSOC CALIF WATER ENVIRONMENT ASSOC	35.00	TR BETTENCRT	REG/FRESNO/11/10	
						530.00			
2071 WASTEWATER TREATMENT PLNT	7770 TRAINING/TRAVEL/MEETING	12/30/15	112780	15869	CALIF WATER ENVIRONMENT ASSOC CALIF WATER ENVIRONMENT ASSOC	35.00	TR JANG, IVY	REG/FRESNO/11/10	
2071 WASTEWATER TREATMENT PLNT	7770 TRAINING/TRAVEL/MEETING	12/30/15		15869	CALIF WATER ENVIRONMENT ASSOC CALIF WATER ENVIRONMENT ASSOC	35.00	TR WOODS, C	REG/FRESNO/11/10	
						70.00			
520 TRAFFIC SAFETY FUND	4305-001 PARKING FINES-HANFORD	12/30/15	112781	19595	KATHLEEN CASTLEBERRY CASTLEBERRY, KATHLEEN	280.00	REFUND	10002138 PARKING RFD	
						280.00			
2062 STORM DRAINAGE-CAPITAL	814624 SIXTH ST PEDESTRIAN FAC	12/30/15	112782	17824	CEN CAL PAVING INC CEN CAL PAVING INC	3,367.00		DAMAGES/BONDING EXP	

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2062 STORM DRAINAGE-CAPITAL	814624 SIXTH ST PEDESTRIAN FAC	12/30/15	112782...	17824	CEN CAL PAVING INC CEN CAL PAVING INC	3,636.00		DAMAGES/INSURANCE EXP	
2062 STORM DRAINAGE-CAPITAL	814624 SIXTH ST PEDESTRIAN FAC	12/30/15		17824	CEN CAL PAVING INC CEN CAL PAVING INC	2,000.00		DAMAGES/LABOR EXP	
						9,003.00			
1722 PARKS & REC-PARKS	7495 PROF AND SPEC SERVICES	12/30/15	112783	21590	CENTRAL VALLEY COMPREHENSIVE CARE CENTRAL VALLEY COMPREHENSIVE CARE	39.00		DOWLING-BAT	
2011 PW-STREET MAINTENANCE	7495 PROF AND SPEC SERVICES	12/30/15		21590	CENTRAL VALLEY COMPREHENSIVE CARE CENTRAL VALLEY COMPREHENSIVE CARE	39.00		BALVER-BAT	
						78.00			
1719 PARKS & REC-YOUTH SERV	7600 SPECIAL DEPARTMENTAL EXP	12/30/15	112784	21921	SUSAN CHAVEZ CHAVEZ, SUSAN	19.72		HM RUN DERBY BALLS	
						19.72			
2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	12/30/15	112785	23600	CLARK PEST CONTROL, INC CLARK PEST CONTROL, INC	40.00	000240571215	2015-12 CIVIC AUD	
2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	12/30/15		23600	CLARK PEST CONTROL, INC CLARK PEST CONTROL, INC	56.00	007901901215	2015-12 CITY OFC	
2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	12/30/15		23600	CLARK PEST CONTROL, INC CLARK PEST CONTROL, INC	40.00	008782161215	2015-12 POLICE	
2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	12/30/15		23600	CLARK PEST CONTROL, INC CLARK PEST CONTROL, INC	40.00	009012551215	2015-12 VETS	

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1714 PARKS & REC-POOL/SKATE	7495 PROF AND SPEC SERVICES	12/30/15	112785...	23600	CLARK PEST CONTROL, INC CLARK PEST CONTROL, INC	65.00	009161141215	2015-12 PLUNGE	
2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	12/30/15		23600	CLARK PEST CONTROL, INC CLARK PEST CONTROL, INC	49.00	009506091215	2015-12 LONGFIELD	
2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	12/30/15		23600	CLARK PEST CONTROL, INC CLARK PEST CONTROL, INC	50.00	009703661215	2015-12 COE PARK	
2131 COURTHOUSE SQUARE-OPERTNG	7495 PROF AND SPEC SERVICES	12/30/15		23600	CLARK PEST CONTROL, INC CLARK PEST CONTROL, INC	60.00	010062981215	2015-12 COURTHOUSE	
2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	12/30/15		23600	CLARK PEST CONTROL, INC CLARK PEST CONTROL, INC	35.00	010231801215	2015-12 PD RECORDS	
2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	12/30/15		23600	CLARK PEST CONTROL, INC CLARK PEST CONTROL, INC	45.00	010669971215	2015-12 CORP YD	
2091 INTERMODAL-OPERATI NG	7550 OTHER CONTRACTUAL SERVICE	12/30/15		23600	CLARK PEST CONTROL, INC CLARK PEST CONTROL, INC	45.00	010669981215	2015-12 AMTRAK	
2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	12/30/15		23600	CLARK PEST CONTROL, INC CLARK PEST CONTROL, INC	700.00	1545668	TERMITE TREATMNT PD	
						1,225.00			
240 L/M AD90-1 T606 PINECSTLE	7550 OTHER CONTRACTUAL SERVICE	12/30/15	112787	17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	991.41	11181A	2015-11	
245 L/M AD92-1 PORTOFINO 1&2	7550 OTHER CONTRACTUAL SERVICE	12/30/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	146.88	11181A	2015-11	

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249 L/M AD94-1 T712 GATEWAY E	7550 OTHER CONTRACTUAL SERVICE	12/30/15	112787...	17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	66.28	11181A	2015-11	
249 L/M AD94-1 T712 GATEWAY E	7550 OTHER CONTRACTUAL SERVICE	12/30/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	66.27	11181A	2015-11 BASIN	
253 L/M AD97-02 T742 SUMMRFLD	7550 OTHER CONTRACTUAL SERVICE	12/30/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	38.11	11181A	2015-11	
255 L/M AD98-01 T747 CRYSTAL SPR	7550 OTHER CONTRACTUAL SERVICE	12/30/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	208.03	11181A	2015-11	
266 L/M AD04-04 T802-3 SIERRA	7550 OTHER CONTRACTUAL SERVICE	12/30/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	113.71	11181A	2015-11	
266 L/M AD04-04 T802-3 SIERRA	7550 OTHER CONTRACTUAL SERVICE	12/30/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	113.70	11181A	2015-11 BASIN	
267 L/M AD05-01 MISSION PARK	7550 OTHER CONTRACTUAL SERVICE	12/30/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	36.11	11181A	2015-11	
267 L/M AD05-01 MISSION PARK	7550 OTHER CONTRACTUAL SERVICE	12/30/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	36.10	11181A	2015-11 BASIN	
241 L/M AD90-2 T610 PRK MNTY	7550 OTHER CONTRACTUAL SERVICE	12/30/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	86.07	11182A	2015-11	
242 L/M AD90-3 T595 MANS #7&8	7550 OTHER CONTRACTUAL SERVICE	12/30/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	89.99	11182A	2015-11	

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250 L/M AD94-2 T708 STONECRST	7550 OTHER CONTRACTUAL SERVICE	12/30/15	112787...	17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	599.76	11182A	2015-11 FRNTAGE	
250 L/M AD94-2 T708 STONECRST	7550 OTHER CONTRACTUAL SERVICE	12/30/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	599.76	11182A	2015-11 PARK FRNTAGE	
250 L/M AD94-2 T708 STONECRST	7550 OTHER CONTRACTUAL SERVICE	12/30/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	599.75	11182A	2015-11 RR FRNTAGE	
251 L/M AD94-3 T696 QUAIL RUN	7550 OTHER CONTRACTUAL SERVICE	12/30/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	500.11	11182A	2015-11	
251 L/M AD94-3 T696 QUAIL RUN	7550 OTHER CONTRACTUAL SERVICE	12/30/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	500.10	11182A	2015-11 INTERIOR PARK	
258 L/M AD01-02 T770 CAMBR #1	7550 OTHER CONTRACTUAL SERVICE	12/30/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	152.55	11182A	2015-11	
258 L/M AD01-02 T770 CAMBR #1	7550 OTHER CONTRACTUAL SERVICE	12/30/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	152.54	11182A	2015-11 RR FRNTAGE	
259 L/M AD01-03 T771 POP HILL	7550 OTHER CONTRACTUAL SERVICE	12/30/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	94.44	11182A	2015-11	
264 L/M AD04-02 T799 CAMBRIDG	7550 OTHER CONTRACTUAL SERVICE	12/30/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	283.46	11182A	2015-11	
264 L/M AD04-02 T799 CAMBRIDG	7550 OTHER CONTRACTUAL SERVICE	12/30/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	283.45	11182A	2015-11 INTERIOR BASN	

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246 L/M AD92-2 CIELO EN TIERR	7550 OTHER CONTRACTUAL SERVICE	12/30/15	112787...	17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	75.61	11183A	2015-11	
247 L/M AD93-1 T634 VINTGES	7550 OTHER CONTRACTUAL SERVICE	12/30/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	124.22	11183A	2015-11	
257 L/M AD01-01 T680 PC GR #1	7550 OTHER CONTRACTUAL SERVICE	12/30/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	98.51	11183A	2015-11	
257 L/M AD01-01 T680 PC GR #1	7550 OTHER CONTRACTUAL SERVICE	12/30/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	42.68	11183A	2015-11 BASIN	
260 L/M AD01-04 T769 SLVR OAK	7550 OTHER CONTRACTUAL SERVICE	12/30/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	1,177.96	11183A	2015-11	
262 L/M AD03-01 T789 LA PARC	7550 OTHER CONTRACTUAL SERVICE	12/30/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	94.74	11183A	2015-11	
262 L/M AD03-01 T789 LA PARC	7550 OTHER CONTRACTUAL SERVICE	12/30/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	260.06	11183A	2015-11 RR	
265 L/M AD04-03 T795 CAMBRIDG	7550 OTHER CONTRACTUAL SERVICE	12/30/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	959.29	11183A	2015-11 PARK	
265 L/M AD04-03 T795 CAMBRIDG	7550 OTHER CONTRACTUAL SERVICE	12/30/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	247.20	11183A	2015-11 RR	
265 L/M AD04-03 T795 CAMBRIDG	7550 OTHER CONTRACTUAL SERVICE	12/30/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	854.65	11183A	2015-11 ST	

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268 L/M AD05-02 T835 COPPER V	7550 OTHER CONTRACTUAL SERVICE	12/30/15	112787...	17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	509.02	11183A	2015-11	
270 L/M AD09-01 T877 VICTORY	7550 OTHER CONTRACTUAL SERVICE	12/30/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	81.34	11183A	2015-11	
243 L/M AD90-4 T619 HYDE PARK	7550 OTHER CONTRACTUAL SERVICE	12/30/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	19.11	11184A	2015-11	
244 L/M AD91-1 T641 SIERA VIS	7550 OTHER CONTRACTUAL SERVICE	12/30/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	170.21	11184A	2015-11	
248 L/M AD93-2 T673 WLNT FRST	7550 OTHER CONTRACTUAL SERVICE	12/30/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	184.65	11184A	2015-11	
248 L/M AD93-2 T673 WLNT FRST	7550 OTHER CONTRACTUAL SERVICE	12/30/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	42.58	11184A	2015-11 FRNTAGE	
252 L/M AD97-01 T711 ROSEWOOD	7550 OTHER CONTRACTUAL SERVICE	12/30/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	48.16	11184A	2015-11	
254 L/M AD97-03 T743 CNTRY CR	7550 OTHER CONTRACTUAL SERVICE	12/30/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	581.53	11184A	2015-11	
256 L/M AD98-02 T759 MT VW #1	7550 OTHER CONTRACTUAL SERVICE	12/30/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	413.74	11184A	2015-11	
261 L/M AD02-01 T776 ASHTN PK	7550 OTHER CONTRACTUAL SERVICE	12/30/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	803.14	11184A	2015-11	

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263 L/M AD04-01 T810 SIDONIA	7550 OTHER CONTRACTUAL SERVICE	12/30/15	112787...	17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	166.69	11184A	2015-11	
271 L/M AD09-02 T843 LENNAR	7550 OTHER CONTRACTUAL SERVICE	12/30/15		17279	KARRY WENDEL DBA CLEAN CUT LANDSCAPE	738.24	11184A	2015-11	
						13,451.91			
1315 COMPUTER MAINTENANCE	7495 PROF AND SPEC SERVICES	12/30/15	112788	14784	COMCAST CABLE COMMUNICATIONS, INC COMCAST CABLE COMMUNICATIONS, INC	238.82	02875681215	8155500390287568 INTERNET	
						238.82			
1315 COMPUTER MAINTENANCE	7495 PROF AND SPEC SERVICES	12/30/15	112789	T0000466	COMPUTER SYSTEMS PLUS INC COMPUTER SYSTEMS PLUS INC	328.50	55215	2015-10 SCANNING	
1315 COMPUTER MAINTENANCE	7495 PROF AND SPEC SERVICES	12/30/15		T0000466	COMPUTER SYSTEMS PLUS INC COMPUTER SYSTEMS PLUS INC	328.50	55274	2015-11 SCANNING	
						657.00			
1610 FIRE-ADMIN/SUPPRES SION	7305 CALL FIREFIGHTERS	12/30/15	112790	13903	JESUS CORONADO JR CORONADO, JESUS JR	60.00		11/08/15	
1610 FIRE-ADMIN/SUPPRES SION	7305 CALL FIREFIGHTERS	12/30/15		13903	JESUS CORONADO JR CORONADO, JESUS JR	60.00		11/17 & 11/24/15	
						120.00			
2040 FLEET MAINTENANCE	7450 PUBLICATIONS AND DUES	12/30/15	112791	28110	CUMMINS PACIFIC LLC CUMMINS PACIFIC LLC	486.98	027-20249	INSITE LITE SFTWRE RENEW	
						486.98			

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1411 PLANNING	7460 DUPLICATING EXPENSE	12/30/15	112792	16295	DATAFLOW BUSINESS SYSTEMS, INC DATAFLOW BUSINESS SYSTEMS, INC	22.99	171196	KYOCERA/TASKALFA 3500I	
1412 BUILDING INSPECTION	7460 DUPLICATING EXPENSE	12/30/15		16295	DATAFLOW BUSINESS SYSTEMS, INC DATAFLOW BUSINESS SYSTEMS, INC	22.32	171196	KYOCERA/TASKALFA 3500I	
1413 CITY HFD PUBLIC HSG AUTH	7460 DUPLICATING EXPENSE	12/30/15		16295	DATAFLOW BUSINESS SYSTEMS, INC DATAFLOW BUSINESS SYSTEMS, INC	22.32	171196	KYOCERA/TASKALFA 3500I	
1512-1 POLICE-RECORDS	7460 DUPLICATING EXPENSE	12/30/15		16295	DATAFLOW BUSINESS SYSTEMS, INC DATAFLOW BUSINESS SYSTEMS, INC	30.79	171961	M2535 IDN COPIER SERVICE	
1512-1 POLICE-RECORDS	7460 DUPLICATING EXPENSE	12/30/15		16295	DATAFLOW BUSINESS SYSTEMS, INC DATAFLOW BUSINESS SYSTEMS, INC	87.97	171962	TASKALFA 5551CI COPIER SE	
1512-1 POLICE-RECORDS	7460 DUPLICATING EXPENSE	12/30/15		16295	DATAFLOW BUSINESS SYSTEMS, INC DATAFLOW BUSINESS SYSTEMS, INC	70.50	171963	TASKALFA 2551CI COPIER SE	
1512-1 POLICE-RECORDS	7460 DUPLICATING EXPENSE	12/30/15		16295	DATAFLOW BUSINESS SYSTEMS, INC DATAFLOW BUSINESS SYSTEMS, INC	69.41	171964	TASKALFA 6501I COPIER SER	
						326.30			
1315 COMPUTER MAINTENANCE	7495 PROF AND SPEC SERVICES	12/30/15	112793	29960	DELL MARKETING LP DELL MARKETING LP	3,110.00	XJW14MJ85	MTCE/K1000 DELL APPLIANCE	
						3,110.00			
390 WATER-OPERATIONS	2020-002 UNAPPLIED CREDITS FOR UBS	12/30/15	112794	19588	DESANTOS, SAM DESANTOS, SAM	63.78	REFUND	UB REFUND	
						63.78			

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300 AIRPORT	2020-003 UNAPPLIED CREDITS FOR FIN	12/30/15	112795	16044	DEWALT, RICHARD - #22 DEWALT, RICHARD - #22	260.00	RF00000015	RECEIVABLE-REFUND	
						260.00			
511 MISC CASH DEPOSITS TRUST	3001-1 REC-AUDITORIUM DEP TRUST	12/30/15	112796	19599	DRAGADOS FLATIRON JOINT VENTURE DRAGADOS FLATIRON JOINT VENTURE	250.00	2002498	REFUND DEP CIVIC#7705	
513 RENTER INSURANCE DEPOSITS	5611 RENTERS INS DEP-NOVEMBER	12/30/15		19599	DRAGADOS FLATIRON JOINT VENTURE DRAGADOS FLATIRON JOINT VENTURE	18.58	2002499	LIA INS OVR CHRG 7705	
						268.58			
1513 POLICE-OPERATIONS	7412 EQUIPMENT MAINTENANCE	12/30/15	112797	14562	DURATECH USA, INC DURATECH USA, INC	1,155.00	4419	MDTS/LAPTOP REPAIRS	
						1,155.00			
390 WATER-OPERATIONS	2020-002 UNAPPLIED CREDITS FOR UBS	12/30/15	112798	19591	EARNHEART, MIKE E EARNHEART, MIKE E	68.57	REFUND	UB REFUND	
						68.57			
1513 POLICE-OPERATIONS	7770 TRAINING/TRAVEL/MEETING	12/30/15	112799	12789	NATHANIEL ESTRADA ESTRADA, NATHANIEL	75.38	EXP 11/29-12	EXP/NEWPRT/11/29-12/4	
						75.38			
1511 POLICE-SUPPORT SERVICE	7600 SPECIAL DEPARTMENTAL EXP	12/30/15	112800	10076	EVIDENT, INC EVIDENT, INC	59.52	100024A	CAP-SHURE SWABS, 6" WOOD	
1511 POLICE-SUPPORT SERVICE	7600 SPECIAL DEPARTMENTAL EXP	12/30/15		10076	EVIDENT, INC EVIDENT, INC	159.25	100024A	LATENT PRINT KITS	

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1511 POLICE-SUPPORT SERVICE	7600 SPECIAL DEPARTMENTAL EXP	12/30/15	112800...	10076	EVIDENT, INC EVIDENT, INC	16.20	100024A	ORANGE MARKING PAINT	
1511 POLICE-SUPPORT SERVICE	7600 SPECIAL DEPARTMENTAL EXP	12/30/15		10076	EVIDENT, INC EVIDENT, INC	126.90	100024B	MEASURING WHEEL	
1511 POLICE-SUPPORT SERVICE	7600 SPECIAL DEPARTMENTAL EXP	12/30/15		10076	EVIDENT, INC EVIDENT, INC	32.40	100024B	ORANGE MARKING PAINT	
						394.27			
2071 WASTEWATER TREATMENT PLNT	7550-001 OTHER CONTR-SOLAR SYSTEM	12/30/15	112801	33170	R & D MORGAN INC DBA EXPERIENCED GARDENER, THE	7,755.25	142382	VEGITATION CONTROL, 1 YEA	
2071 WASTEWATER TREATMENT PLNT	7550-001 OTHER CONTR-SOLAR SYSTEM	12/30/15		33170	R & D MORGAN INC DBA EXPERIENCED GARDENER, THE	1,956.00	142383	VEGITATION CONTROL, 1 YEA	
						9,711.25			
1610 FIRE-ADMIN/SUPPRES SION	7495 PROF AND SPEC SERVICES	12/30/15	112802	33460	FASHION CLEANERS INC FASHION CLEANERS INC	10.75	249581	DRY CLEAN SHRT UNIFORM,	
						10.75			
2010 PW-ADMINISTRATION & ENGR	7455 POSTAGE AND FREIGHT	12/30/15	112803	12678	FEDERAL EXPRESS 1119-4936-0 FEDERAL EXPRESS	15.31	5-230-02618	HIGH SPEED RAIL 11/10	
						15.31			
1610 FIRE-ADMIN/SUPPRES SION	7450 PUBLICATIONS AND DUES	12/30/15	112804	11208	1ST RESPONDER NEWSPAPER FIRST RESPONDER NEWSPAPER	50.00	1012458 2016	SUBSCRPT 2016	
						50.00			

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390 WATER-OPERATIONS	2020-002 UNAPPLIED CREDITS FOR UBS	12/30/15	112805	19590	FLORES, JAMES FLORES, JAMES	74.09	REFUND	UB REFUND	
						74.09			
1315 COMPUTER MAINTENANCE	7770 TRAINING/TRAVEL/MEETING	12/30/15	112806	14940	ERIC FORCEY FORCEY, ERIC	224.00	TR FORCEY6	ADV/LONG BCH/01/11-14	
1315 COMPUTER MAINTENANCE	7770 TRAINING/TRAVEL/MEETING	12/30/15		14940	ERIC FORCEY FORCEY, ERIC	653.18	TR FORCEY6	LDG/LONG BCH/01/11-14	
						877.18			
2040 FLEET MAINTENANCE	7495 PROF AND SPEC SERVICES	12/30/15	112807	19580	CAPPO MANAGEMENT XXXIV, INC DBA FREEWAY TOYOTA OF HANFORD	84.95	TOCS9106	LABOR KEY LOCKBX #404	
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/30/15		19580	CAPPO MANAGEMENT XXXIV, INC DBA FREEWAY TOYOTA OF HANFORD	308.47	TOCS9106	PARTS KEY LOCKBX #404	
2040 FLEET MAINTENANCE	7495 PROF AND SPEC SERVICES	12/30/15		19580	CAPPO MANAGEMENT XXXIV, INC DBA FREEWAY TOYOTA OF HANFORD	84.95	TOCS9107	LABOR KEY LOCKBX #403	
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/30/15		19580	CAPPO MANAGEMENT XXXIV, INC DBA FREEWAY TOYOTA OF HANFORD	308.47	TOCS9107	PARTS KEY LOCKBX #403	
						786.84			
1111 PERSONNEL	7496 CALPERS SERVICES	12/30/15	112808	17656	ARTHUR J GALLAGHER & CO DBA GALLAGHER BENEFIT SERVICES, INC	3,250.00	82033	2015-12 CONSULTING	
						3,250.00			

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1511 POLICE-SUPPORT SERVICE	7600 SPECIAL DEPARTMENTAL EXP	12/30/15	112809	36015	GALL'S INC GALL'S INC	6.94	004479696	ESTIMATED SHIPPING/HANDLI	
1511 POLICE-SUPPORT SERVICE	7600 SPECIAL DEPARTMENTAL EXP	12/30/15		36015	GALL'S INC GALL'S INC	22.43	004479696	JACKET/ADELUSI, CHAPLAIN	
1511 POLICE-SUPPORT SERVICE	7600 SPECIAL DEPARTMENTAL EXP	12/30/15		36015	GALL'S INC GALL'S INC	44.86	004479696	JACKET/PLOOY&DROKER, CHAI	
						74.23			
251 L/M AD94-3 T696 QUAIL RUN	7600 SPECIAL DEPARTMENTAL EXP	12/30/15	112810	36050	GAMETIME, INC GAMETIME, INC	615.65	PJI-0025864	ESTIMATED SHIPPING/HANDLI	
251 L/M AD94-3 T696 QUAIL RUN	7600 SPECIAL DEPARTMENTAL EXP	12/30/15		36050	GAMETIME, INC GAMETIME, INC	2,848.14	PJI-0025864	PANEL, SLIDE, HARDWARE: R	
						3,463.79			
390 WATER-OPERATIONS	2020-002 UNAPPLIED CREDITS FOR UBS	12/30/15	112811	19589	GARNER, LES GARNER, LES	103.08	REFUND	UB REFUND	
						103.08			
1315 COMPUTER MAINTENANCE	7430 COMPUTER MAINTENANCE	12/30/15	112812	16662	GLOBAL C T I GROUP INC GLOBAL C T I GROUP INC	45.00	114786	SHORETEL SUPP FY16	
1315 COMPUTER MAINTENANCE	7430 COMPUTER MAINTENANCE	12/30/15		16662	GLOBAL C T I GROUP INC GLOBAL C T I GROUP INC	915.90	114936	9 PHONES 1P230	
						960.90			

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2081 WATER-OPERATIONS	7990 MATERIALS/SUPP'S/INVENTORY	12/30/15	112813	17647	GOLDEN STATE FLOW MEASUREMENT, INC GOLDEN STATE FLOW MEASUREMENT, INC	19,413.21	I-049689	1" METER, SENSUS IPERL	
2081 WATER-OPERATIONS	7990 MATERIALS/SUPP'S/INVENTORY	12/30/15		17647	GOLDEN STATE FLOW MEASUREMENT, INC GOLDEN STATE FLOW MEASUREMENT, INC	284.57	I-049689	WIRELESS SENSOR, CABLE 3	
						19,697.78			
1412 BUILDING INSPECTION	7455 POSTAGE AND FREIGHT	12/30/15	112814	00000385	GOLDEN STATE OVERNIGHT GOLDEN STATE OVERNIGHT	47.56	2972569	INTERWEST SHIPPING	
						47.56			
1722 PARKS & REC-PARKS	7550 OTHER CONTRACTUAL SERVICE	12/30/15	112815	18691	PAUL ENCINIAS DBA GOPHER GRABBERS LLC	300.00	2290	FREEDOM/RODENT SERV	
						300.00			
2100 BUILDING MAINTENANCE	7770 TRAINING/TRAVEL/MEETING	12/30/15	112816	18670	GRANT WRITING USA GRANT WRITING USA	405.00	1782776	GRANT WRITING CLASS, JAN	
						405.00			
2071 WASTEWATER TREATMENT PLNT	7412 EQUIPMENT MAINTENANCE	12/30/15	112817	37190	GARLICK, INC DBA GREAT VALLEY SUPPLY	190.41	12354	ANTIBACTERIAL WIPES (WIPE	
2071 WASTEWATER TREATMENT PLNT	7412 EQUIPMENT MAINTENANCE	12/30/15		37190	GARLICK, INC DBA GREAT VALLEY SUPPLY	154.49	12354	DO IT ALL CLEANER	
2071 WASTEWATER TREATMENT PLNT	7412 EQUIPMENT MAINTENANCE	12/30/15		37190	GARLICK, INC DBA GREAT VALLEY SUPPLY	45.42	12354	GLASS CLEANER	

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2071 WASTEWATER TREATMENT PLNT	7412 EQUIPMENT MAINTENANCE	12/30/15	112817...	37190	GARLICK, INC DBA GREAT VALLEY SUPPLY	216.34	12354	GLASS CLEANER, AEROSOL	
2072 SANITARY SEWER COLLECTION	7650 CHEMICALS	12/30/15		37190	GARLICK, INC DBA GREAT VALLEY SUPPLY	36.19	12368	ALL FOUR #7340	
2081 WATER-OPERATIONS	7650 CHEMICALS	12/30/15		37190	GARLICK, INC DBA GREAT VALLEY SUPPLY	36.18	12368	ALL FOUR #7340	
						679.03			
1300 CITY ATTORNEY/LEGAL SVCS	7490 CONTRACTED LEGAL SERVICES	12/30/15	112818	T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	545.00		AGENCIES/COMM	
1300 CITY ATTORNEY/LEGAL SVCS	7490 CONTRACTED LEGAL SERVICES	12/30/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	310.50		CITY MANAGER MATTERS	
1300 CITY ATTORNEY/LEGAL SVCS	7490 CONTRACTED LEGAL SERVICES	12/30/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	54.86		CODE ENFORCEMENT	
1300 CITY ATTORNEY/LEGAL SVCS	7490 CONTRACTED LEGAL SERVICES	12/30/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	3,069.35		COMMUNITY DEVELOPMENT	
1300 CITY ATTORNEY/LEGAL SVCS	7490 CONTRACTED LEGAL SERVICES	12/30/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	2,792.55		COUNCIL ADMIN	
1300 CITY ATTORNEY/LEGAL SVCS	7490 CONTRACTED LEGAL SERVICES	12/30/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	1,935.90		FIRE	
1300 CITY ATTORNEY/LEGAL SVCS	7490 CONTRACTED LEGAL SERVICES	12/30/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	495.00		IT	

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1300 CITY ATTORNEY/LEGAL SVCS	7490 CONTRACTED LEGAL SERVICES	12/30/15	112818...	T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	4,493.25		MEETINGS	
1300 CITY ATTORNEY/LEGAL SVCS	7490 CONTRACTED LEGAL SERVICES	12/30/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	1,557.35		POLICE	
1300 CITY ATTORNEY/LEGAL SVCS	7490 CONTRACTED LEGAL SERVICES	12/30/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	2,062.88		PROPERTY MGMT	
1300 CITY ATTORNEY/LEGAL SVCS	7490 CONTRACTED LEGAL SERVICES	12/30/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	3,199.25		PUBLIC WORKS	
1300 CITY ATTORNEY/LEGAL SVCS	7490 CONTRACTED LEGAL SERVICES	12/30/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	159.90		RECREATION	
1300 CITY ATTORNEY/LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	12/30/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	946.00		ABATE 1046 N WHITE ST	
1300 CITY ATTORNEY/LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	12/30/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	66.00		COSTCO	
1300 CITY ATTORNEY/LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	12/30/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	1,007.60		GENERAL PLAN UPDATE	
1300 CITY ATTORNEY/LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	12/30/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	14,982.00		HELENA CHEMICAL	
1300 CITY ATTORNEY/LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	12/30/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	1,213.65		LABOR FIRE CAPTAIN	

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1300 CITY ATTORNEY/LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	12/30/15	112818...	T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	2,291.25		LABOR GENERAL UNIT	
1300 CITY ATTORNEY/LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	12/30/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	940.00		LABOR POLICE	
1300 CITY ATTORNEY/LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	12/30/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	144.40		LITIG CAMPBELL	
1300 CITY ATTORNEY/LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	12/30/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	35.50		LITIG ESCARCEGA EVICT	
1300 CITY ATTORNEY/LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	12/30/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	6,746.72		LITIG HEAT	
1300 CITY ATTORNEY/LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	12/30/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	125.75		LITIG HENSLEY	
1300 CITY ATTORNEY/LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	12/30/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	12.50		LITIG JD JOHNS	
1300 CITY ATTORNEY/LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	12/30/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	1,160.55		LITIG OCHOA	
1300 CITY ATTORNEY/LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	12/30/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	2,236.10		LITIG WEISS	
1300 CITY ATTORNEY/LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	12/30/15		T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	238.33		REAL ESTATE	

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1300 CITY ATTORNEY/LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	12/30/15	112818...	T0000423	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	471.90		RMA	
						53,294.04			
2072 SANITARY SEWER COLLECTION	7600 SPECIAL DEPARTMENTAL EXP	12/30/15	112819	37630	FERGUSON ENTERPRISES INC 1423 DBA GROENIGER & CO	1,866.74	1135910	VALVES/GASKETS/NUTS	
						1,866.74			
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	12/30/15	112820	18259	CALVIN HAKKER HAKKER, CALVIN	180.00		PREP 12/04-05	
						180.00			
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	12/30/15	112821	16793	JUSTIN HAKKER HAKKER, JUSTIN	60.00		UMP 12/05/15	
						60.00			
2181 TRANSPORTN FACLT Y IMP FEE	815665 LCY REALIGN-SH43/SIERRA	12/30/15	112822	19499	BEACON INTEGRATED PROFESSIONAL RES HAMNER, JEWELL & ASSOCIATES	5,990.00	7790	2015-11 PROF SVCS	
						5,990.00			
2091 INTERMODAL-OPERATING	7550 OTHER CONTRACTUAL SERVICE	12/30/15	112823	40655	BERNADETTE THOMPSON DBA HANFORD JANITORIAL SERVICE	490.00		2015-12 AMTRAK	
2131 COURTHOUSE SQUARE-OPERTNG	7495 PROF AND SPEC SERVICES	12/30/15		40655	BERNADETTE THOMPSON DBA HANFORD JANITORIAL SERVICE	400.00		2015-12 COURTHOUSE	
						890.00			

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1100 CITY COUNCIL	7770 TRAINING/TRAVEL/MEETING	12/30/15	112824	39800	CITY OF HANFORD PETTY CASH HANFORD PETTY CASH, CITY OF	10.00		KPFP AWARDS/RAMIREZ	
1110 CITY MANAGER-CITY CLERK	7770 TRAINING/TRAVEL/MEETING	12/30/15		39800	CITY OF HANFORD PETTY CASH HANFORD PETTY CASH, CITY OF	10.00		KPFP AWARDS/PYLE	
1411 PLANNING	7770 TRAINING/TRAVEL/MEETING	12/30/15		39800	CITY OF HANFORD PETTY CASH HANFORD PETTY CASH, CITY OF	10.00		KPFP AWARDS/MATA	
1413 CITY HFD PUBLIC HSG AUTH	7770 TRAINING/TRAVEL/MEETING	12/30/15		39800	CITY OF HANFORD PETTY CASH HANFORD PETTY CASH, CITY OF	10.00		KPFP AWARDS/LERMA	
1511 POLICE-SUPPORT SERVICE	7770 TRAINING/TRAVEL/MEETING	12/30/15		39800	CITY OF HANFORD PETTY CASH HANFORD PETTY CASH, CITY OF	10.00		KPFP AWARDS/SEVER	
1610 FIRE-ADMIN/SUPPRESSION	7455 POSTAGE AND FREIGHT	12/30/15		39800	CITY OF HANFORD PETTY CASH HANFORD PETTY CASH, CITY OF	1.89		MATA/PSTG-RETURN BK	
1610 FIRE-ADMIN/SUPPRESSION	7770 TRAINING/TRAVEL/MEETING	12/30/15		39800	CITY OF HANFORD PETTY CASH HANFORD PETTY CASH, CITY OF	10.00		KPFP AWARDS/EKK	
1710 PARKS & REC-ADMIN	7455 POSTAGE AND FREIGHT	12/30/15		39800	CITY OF HANFORD PETTY CASH HANFORD PETTY CASH, CITY OF	7.89		VENEGAS/CERT LTR-BMX	
1711 PARKS & REC-SPORTS	7600 SPECIAL DEPARTMENTAL EXP	12/30/15		39800	CITY OF HANFORD PETTY CASH HANFORD PETTY CASH, CITY OF	5.19		DESILVA/24 PK WATER	
1719 PARKS & REC-YOUTH SERV	7600 SPECIAL DEPARTMENTAL EXP	12/30/15		39800	CITY OF HANFORD PETTY CASH HANFORD PETTY CASH, CITY OF	49.95		MEAL/VENEGS/HALLOWEEN	

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1721 PARKS & REC-COMM PROM/EVT	7611 RENAISSANCE FAIRE	12/30/15	112824...	39800	CITY OF HANFORD PETTY CASH HANFORD PETTY CASH, CITY OF	29.71		MEAL/DASILVA MTG	
2010 PW-ADMINISTRATION & ENGR	7770 TRAINING/TRAVEL/MEETING	12/30/15		39800	CITY OF HANFORD PETTY CASH HANFORD PETTY CASH, CITY OF	20.00		CAMARA/APWA MTG 10/01	
2010 PW-ADMINISTRATION & ENGR	7770 TRAINING/TRAVEL/MEETING	12/30/15		39800	CITY OF HANFORD PETTY CASH HANFORD PETTY CASH, CITY OF	20.00		DOCK/APWA MTG 10/01	
2010 PW-ADMINISTRATION & ENGR	7770 TRAINING/TRAVEL/MEETING	12/30/15		39800	CITY OF HANFORD PETTY CASH HANFORD PETTY CASH, CITY OF	20.00		DOYEL/APWA MTG 10/01	
2010 PW-ADMINISTRATION & ENGR	7770 TRAINING/TRAVEL/MEETING	12/30/15		39800	CITY OF HANFORD PETTY CASH HANFORD PETTY CASH, CITY OF	25.00		DOYEL/APWA MTG 11/05	
						239.63			
1111 PERSONNEL	7560 ADVERTISING & PUBLIC REL	12/30/15	112825	42001	HANFORD SENTINEL CLASSIFIED HANFORD SENTINEL CLASSIFIED	18.53	53128	BUILDING INSPECTOR AD	
1315 COMPUTER MAINTENANCE	7495 PROF AND SPEC SERVICES	12/30/15		42001	HANFORD SENTINEL CLASSIFIED HANFORD SENTINEL CLASSIFIED	450.00	53442	HANFORD APP/SPNSRSHP	
						468.53			
513 RENTER INSURANCE DEPOSITS	5611 RENTERS INS DEP-NOVEMBER	12/30/15	112826	30880	HUB INTERNATIONAL OF CA INS SVC INC HUB INTERNATIONAL INSURANCE SVC INC	169.32		DANELL 11/12 6867	
513 RENTER INSURANCE DEPOSITS	5611 RENTERS INS DEP-NOVEMBER	12/30/15		30880	HUB INTERNATIONAL OF CA INS SVC INC HUB INTERNATIONAL INSURANCE SVC INC	107.40		DRAGADOS 11/24 7705	

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513 RENTER INSURANCE DEPOSITS	5611 RENTERS INS DEP-NOVEMBER	12/30/15	112826...	30880	HUB INTERNATIONAL OF CA INS SVC INC HUB INTERNATIONAL INSURANCE SVC INC	148.68		TORRES 11/7 6089	
						425.40			
2040 FLEET MAINTENANCE	7433 FUEL AND LUBE MAINTENANCE	12/30/15	112827	17185	INTER STATE OIL COMPANY INTER STATE OIL COMPANY	266.50	0546984-IN	2015-11 DIESEL EXHST	
2040 FLEET MAINTENANCE	7433 FUEL AND LUBE MAINTENANCE	12/30/15		17185	INTER STATE OIL COMPANY INTER STATE OIL COMPANY	266.50	0549025-IN	2015-12 DIESEL EXHST	
						533.00			
1611 FIRE-FIRE PREVENTION	7495 PROF AND SPEC SERVICES	12/30/15	112828	00000995	INTERWEST CONSULTING GROUP INC INTERWEST CONSULTING GROUP INC	180.00	24662	FIRE SPRINKLER MONITOR AL	
						180.00			
2011 PW-STREET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/30/15	112829	00001333	J A MOMANEY SERVICES INC DBA J A M SERVICES INC	292.40	74893	8 RED LED BALLS	
						292.40			
2040 FLEET MAINTENANCE	7433 FUEL AND LUBE MAINTENANCE	12/30/15	112830	51350	J C LANSLOWNE DIST INC J C LANSLOWNE DIST INC	2,853.37	216741	BLANKET PURCHASE ORDER	
						2,853.37			
1210 FINANCE-UTILITY BILLING	7440 OFFICE EXPENSE	12/30/15	112831	00001059	J M P BUSINESS SYSTEMS, INC J M P BUSINESS SYSTEMS, INC	11.00	53814	ESTIMATED SHIPPING/HANDLI	
1210 FINANCE-UTILITY BILLING	7440 OFFICE EXPENSE	12/30/15		00001059	J M P BUSINESS SYSTEMS, INC J M P BUSINESS SYSTEMS, INC	27.90	53814	MAIL MACH/SEALING SOLUTIO	

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						38.90			
1610 FIRE-ADMIN/SUPPRES SION	7305 CALL FIREFIGHTERS	12/30/15	112832	19432	MATTHEW SCOTT JACKSON JACKSON, MATTHEW SCOTT	60.00		11/15/15	
						60.00			
2010 PW-ADMINISTRATION & ENGR	7600 SPECIAL DEPARTMENTAL EXP	12/30/15	112833	45759	JAMAR TECHNOLOGIES INC JAMAR TECHNOLOGIES INC	11.25	28335	SALES TAX CK #112368	
						11.25			
2183 POLICE PROTECTION IMP FEE	816661 BLDG MODIFICTN -422 N DTY	12/30/15	112834	64848	JOSEPH M ROBINSON DBA JOE ROBINSON CONCRETE	450.00	806759	CUT/REPLACE CONCRETE 4" R	
						450.00			
2071 WASTEWATER TREATMENT PLNT	7495 PROF AND SPEC SERVICES	12/30/15	112835	46300	JORGENSEN CO INC JORGENSEN CO INC	155.00	5556164	TRAINING/WOODS & JANG	
1714 PARKS & REC-POOL/SKATE	7495 PROF AND SPEC SERVICES	12/30/15		46300	JORGENSEN CO INC JORGENSEN CO INC	175.00	5557436	CY15 INSPECT SPRNKLR	
2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	12/30/15		46300	JORGENSEN CO INC JORGENSEN CO INC	377.50	5557589	CY15 INSPECT SPRNKLR	
						707.50			
2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	12/30/15	112836	47100	KENNIES INDOOR COMFORT SPECIALIST KENNIES INDOOR COMFORT SPECIALIST	75.00	59406	HEAT DIAG 422 DOUTY	
						75.00			

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511 MISC CASH DEPOSITS TRUST	3005-121 KC-LIBRARY IMP FEES	12/30/15	112837	T0000944	KINGS CO DEPT OF FINANCE KINGS CO DEPT OF FINANCE	3,223.00		2015-11 LIBRARY	
511 MISC CASH DEPOSITS TRUST	3005-122 KC-CRIMINAL JSTC IMP FEES	12/30/15		T0000944	KINGS CO DEPT OF FINANCE KINGS CO DEPT OF FINANCE	20,114.24		2015-11 CRIM JSTC	
						23,337.24			
1100 CITY COUNCIL	7902 CONTRIB-KINGS ECON DEVEL	12/30/15	112838	28091	KINGS CO ECON DEVELOPMENT CORP KINGS CO ECON DEVELOPMENT CORP	6,559.83	1613	2015-12	
511 MISC CASH DEPOSITS TRUST	3001-1 REC-AUDITORIUM DEP TRUST	12/30/15		28091	KINGS CO ECON DEVELOPMENT CORP KINGS CO ECON DEVELOPMENT CORP	220.00	2002488	ADDT'L RFD DEP #6805	
511 MISC CASH DEPOSITS TRUST	3001-1 REC-AUDITORIUM DEP TRUST	12/30/15		28091	KINGS CO ECON DEVELOPMENT CORP KINGS CO ECON DEVELOPMENT CORP	1,000.00	2002488	REFUND CIVIC DEP#6805	
						7,779.83			
511 MISC CASH DEPOSITS TRUST	3005-102 SCH DVL FEES-PIONEER ELEM	12/30/15	112839	48825	KINGS CO OFFICE OF EDUCATION KINGS CO OFFICE OF EDUCATION	53,982.67		2015-11 PIONEER	
511 MISC CASH DEPOSITS TRUST	3005-103 SCH DVL FEES-KINGS RIVER	12/30/15		48825	KINGS CO OFFICE OF EDUCATION KINGS CO OFFICE OF EDUCATION	9,147.40		2015-11 KINGS RVR	
511 MISC CASH DEPOSITS TRUST	3005-105 SCH DVL FEES-LAKESIDE	12/30/15		48825	KINGS CO OFFICE OF EDUCATION KINGS CO OFFICE OF EDUCATION	46,625.43		2015-11 LAKESIDE	
511 MISC CASH DEPOSITS TRUST	3005-106 SCH DVL FEES-ARMONA ELEM	12/30/15		48825	KINGS CO OFFICE OF EDUCATION KINGS CO OFFICE OF EDUCATION	22,861.91		2015-11 ARMONA	
						132,617.41			

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1515 POLICE-NARCO TASK FORCE	7495 PROF AND SPEC SERVICES	12/30/15	112840	48800	KINGS CO SHERIFF KINGS CO SHERIFF	20,794.81		FY16 NTF QTR1	
1518 POLICE-ANIMAL CONTROL	7510 ANIMAL CONTROL	12/30/15		48800	KINGS CO SHERIFF KINGS CO SHERIFF	39,324.57		FY16 ANIMAL CTRL QTR1	
						60,119.38			
2100 BUILDING MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/30/15	112841	49240	BRANDON K AINSWORTH DBA KINGS CO TROPHY & ENGRAVING	26.88	22748	NAME PLAQUE, BROWN	
2100 BUILDING MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/30/15		49240	BRANDON K AINSWORTH DBA KINGS CO TROPHY & ENGRAVING	14.51	22752	NAME PLATE, BRASS	
1100 CITY COUNCIL	7600 SPECIAL DEPARTMENTAL EXP	12/30/15		49240	BRANDON K AINSWORTH DBA KINGS CO TROPHY & ENGRAVING	8.06	22861	NAMEPLATE/AYERS	
1100 CITY COUNCIL	7600 SPECIAL DEPARTMENTAL EXP	12/30/15		49240	BRANDON K AINSWORTH DBA KINGS CO TROPHY & ENGRAVING	8.06	22861	NAMEPLATE/CURRY	
1100 CITY COUNCIL	7600 SPECIAL DEPARTMENTAL EXP	12/30/15		49240	BRANDON K AINSWORTH DBA KINGS CO TROPHY & ENGRAVING	8.06	22861	NAMEPLATE/MENDES	
1100 CITY COUNCIL	7600 SPECIAL DEPARTMENTAL EXP	12/30/15		49240	BRANDON K AINSWORTH DBA KINGS CO TROPHY & ENGRAVING	8.07	22861	NAMEPLATE/RAMIREZ	
						73.64			
1210 FINANCE-UTILITY BILLING	7495 PROF AND SPEC SERVICES	12/30/15	112842	49250	KINGS CREDIT SERVICES KINGS CREDIT SERVICES	744.29	11-185659	2015-11 COLL FIN-UB	
						744.29			

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1610 FIRE-ADMIN/SUPPRES SION	7600 SPECIAL DEPARTMENTAL EXP	12/30/15	112843	28400	L N CURTIS & SONS L N CURTIS & SONS	46.34	1373991-00	BLANKET PURCHASE ORDER	
1610 FIRE-ADMIN/SUPPRES SION	7600 SPECIAL DEPARTMENTAL EXP	12/30/15		28400	L N CURTIS & SONS L N CURTIS & SONS	75.92	1376103-00	BLANKET PURCHASE ORDER	
						122.26			
3950 PROP 84-GRANT	814664 CONSOLIDATN-3 WTR SYSTMS	12/30/15	112844	18516	OFELIA CHAPA PEREZ DBA LABOR CONSULTANTS OF CALIFORNIA	1,530.00	1195	2015-11 CONSULTANT	
						1,530.00			
2020 AIRPORT - OPERATING	815648 T-SHADE RESTORATION PROJ	12/30/15	112845	51285	LANE ENGINEERS, INC LANE ENGINEERS, INC	185.00	39751	2015-11 PROF SVCS	
2062 STORM DRAINAGE-CAPITAL	812638 7TH ST CATCH BASIN PROJ	12/30/15		51285	LANE ENGINEERS, INC LANE ENGINEERS, INC	1,332.00	39752	2015-11 STAKING	
2672 CMAQ FUNDS	814624 SIXTH ST PEDESTRIAN FAC	12/30/15		51285	LANE ENGINEERS, INC LANE ENGINEERS, INC	2,513.50	39753	2015-11 STAKING	
2104 ACCUM CAPITAL OUTLAY	816604 BASTILLE BLDG RENOVATIONS	12/30/15		51285	LANE ENGINEERS, INC LANE ENGINEERS, INC	145.25	39754	2015-11 DESIGN SVCS	
						4,175.75			
2061 STORM DRAINAGE-OPERATING	7600 SPECIAL DEPARTMENTAL EXP	12/30/15	112846	51298	LANGSTON CO INC LANGSTON CO INC	2,517.20	176845	SAND BAGS, BURLAP 18X30	
						2,517.20			

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1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	12/30/15	112847	17420	WARREN LEASURE LEASURE, WARREN	60.00		UMP 12/05/15	
						60.00			
1721 PARKS & REC-COMM PROM/EVT	7470 PRINTING	12/30/15	112848	62960	LINCOLN COMMERCIAL POOL EQUIP, INC LINCOLN COMMERCIAL POOL EQUIP, INC	63.04	SI281116	EYEWASH/CAP SIGN	
						63.04			
1513 POLICE-OPERATIONS	7600 SPECIAL DEPARTMENTAL EXP	12/30/15	112849	52923	ROBERT OLIVEIRA DBA LORD'S UNIFORMS & TUXEDOS	32.25	070596	PATCHES SEWN ON CHAPLAINS	
						32.25			
2071 WASTEWATER TREATMENT PLNT	7412 EQUIPMENT MAINTENANCE	12/30/15	112850	18496	LOU'S GLOVES INC LOU'S GLOVES INC	94.37	011434	ESTIMATED SHIPPING/HANDLI	
2071 WASTEWATER TREATMENT PLNT	7412 EQUIPMENT MAINTENANCE	12/30/15		18496	LOU'S GLOVES INC LOU'S GLOVES INC	302.27	011434	GLOVES, BLACK NITRILE S,	
2071 WASTEWATER TREATMENT PLNT	7412 EQUIPMENT MAINTENANCE	12/30/15		18496	LOU'S GLOVES INC LOU'S GLOVES INC	151.13	011434	GLOVES, BLACK NITRILE XS	
2071 WASTEWATER TREATMENT PLNT	7412 EQUIPMENT MAINTENANCE	12/30/15		18496	LOU'S GLOVES INC LOU'S GLOVES INC	392.23	011434	GLOVES, LATEX XL, HERO 14	
						940.00			
1431 CENTRL PRKNG & BUS ID-OP	7904-001 CONTRIB-MAIN ST HANFORD	12/30/15	112851	00000727	MAIN STREET HANFORD MAIN STREET HANFORD	20,272.50		FY16 QTR3	
						20,272.50			

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390 WATER-OPERATIONS	2020-002 UNAPPLIED CREDITS FOR UBS	12/30/15	112852	19592	MANN, CASSANDRA M MANN, CASSANDRA M	52.46	REFUND	UB REFUND	
						52.46			
1610 FIRE-ADMIN/SUPPRES SION	7305 CALL FIREFIGHTERS	12/30/15	112853	19433	MATTHEW MARTINEZ MARTINEZ, MATHEW	60.00		11/14/15	
						60.00			
1714 PARKS & REC-POOL/SKATE	7495 PROF AND SPEC SERVICES	12/30/15	112854	00000041	MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	24.50	1351027	2015-12 PLUNGE	
2020 AIRPORT - OPERATING	7495 PROF AND SPEC SERVICES	12/30/15		00000041	MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	30.00	1351027	2015-12 AIRPORT	
2071 WASTEWATER TREATMENT PLNT	7495 PROF AND SPEC SERVICES	12/30/15		00000041	MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	24.50	1351027	2015-12 WWTP	
2091 INTERMODAL-OPERATI NG	7550 OTHER CONTRACTUAL SERVICE	12/30/15		00000041	MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	49.00	1351027	2015-12 AMTRAK	
2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	12/30/15		00000041	MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	110.50	1351027	2015-12 CITY OFC	
2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	12/30/15		00000041	MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	71.00	1351027	2015-12 CIVIC	
2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	12/30/15		00000041	MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	24.50	1351027	2015-12 CORP YD	

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2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	12/30/15	112854...	00000041	MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	24.50	1351027	2015-12 LONGFLD	
2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	12/30/15		00000041	MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	48.00	1351027	2015-12 PD	
2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	12/30/15		00000041	MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	30.00	1351027	2015-12 PD INV	
2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	12/30/15		00000041	MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	32.50	1351027	2015-12 PD REC	
2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	12/30/15		00000041	MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	34.50	1351027	2015-12 VETS	
2131 COURTHOUSE SQUARE-OPERTNG	7495 PROF AND SPEC SERVICES	12/30/15		00000041	MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	178.00	1351027	2015-12 COURTHS	
						681.50			
2020 AIRPORT - OPERATING	7495 PROF AND SPEC SERVICES	12/30/15	112855	00001632	MEAD & HUNT INC MEAD & HUNT INC	977.76	256554	2015-10 DBE PROGRAM	
						977.76			
2010 PW-ADMINISTRATION & ENGR	7495 PROF AND SPEC SERVICES	12/30/15	112856	74255	MICHAEL SUTHERLAND & ASSN MICHAEL SUTHERLAND & ASSN	130.00	132498-3	TR902 FINAL REVIEW	
2010 PW-ADMINISTRATION & ENGR	7495 PROF AND SPEC SERVICES	12/30/15		74255	MICHAEL SUTHERLAND & ASSN MICHAEL SUTHERLAND & ASSN	130.00	142534-4	REVIEW PARCEL 2013-5	
						260.00			

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2031 REFUSE	7550 OTHER CONTRACTUAL SERVICE	12/30/15	112857	13335	MOBILE MINI LLC - CA MOBILE MINI LLC - CA	142.97	956136992	2015-12 STORAGE RNTL	
						142.97			
1611 FIRE-FIRE PREVENTION	7450 PUBLICATIONS AND DUES	12/30/15	112858	16849	NATIONAL CODE SERVICES ASSOC, INC NATIONAL CODE SERVICES ASSOC INC	50.00		EXAM/CERT 2013 CODES	
						50.00			
1611 FIRE-FIRE PREVENTION	7450 PUBLICATIONS AND DUES	12/30/15	112859	16849	NATIONAL CODE SERVICES ASSOC, INC NATIONAL CODE SERVICES ASSOC INC	50.00		EXAM/CERT 2013 CODES	
						50.00			
1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EXP	12/30/15	112860	19576	ANTHONY W CLARK DBA NATIONAL INDUSTRIAL & SAFETY SUPPLY	573.60	1313	24 NITRILE GLOVES	
						573.60			
511 MISC CASH DEPOSITS TRUST	3001-1 REC-AUDITORIUM DEP TRUST	12/30/15	112861	18647	NAVY RECREATION COMMITTEE NAVY RECREATION COMMITTEE	250.00	2002494	REFUND CIVIC DEP#7711	
511 MISC CASH DEPOSITS TRUST	3001-1 REC-AUDITORIUM DEP TRUST	12/30/15		18647	NAVY RECREATION COMMITTEE NAVY RECREATION COMMITTEE	1,000.00	2002494	REFUND CIVIC DEP#7711	
						1,250.00			
1210 FINANCE-UTILITY BILLING	7455 POSTAGE AND FREIGHT	12/30/15	112862	13747	NEOPOST USA INC NEOPOST USA INC	245.91	53477140	WJ150 RENT FY16 QTR3	
						245.91			

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2031 REFUSE	812675 CORP YARD-REFUSE WELDING	12/30/15	112863	21860	NICK CHAMPI ENTERPRISES INC NICK CHAMPI ENTERPRISES INC	57,782.46		#3 10/07-11/30/15	
2183 POLICE PROTECTION IMP FEE	816661 BLDG MODIFCTN -422 N DTY	12/30/15		21860	NICK CHAMPI ENTERPRISES INC NICK CHAMPI ENTERPRISES INC	19,970.00	17861	IRON FENCING, APPROX 207	
2020 AIRPORT - OPERATING	7600 SPECIAL DEPARTMENTAL EXP	12/30/15		21860	NICK CHAMPI ENTERPRISES INC NICK CHAMPI ENTERPRISES INC	2,150.00	17869	REPR/FENCE 3RD ST	
						79,902.46			
2071 WASTEWATER TREATMENT PLNT	7412 EQUIPMENT MAINTENANCE	12/30/15	112864	00001068	NORTH CENTRAL LABORATORIES NORTH CENTRAL LABORATORIES	60.64	364609	BEAKER, PLASTIC W/ HANDLE	
2071 WASTEWATER TREATMENT PLNT	7412 EQUIPMENT MAINTENANCE	12/30/15		00001068	NORTH CENTRAL LABORATORIES NORTH CENTRAL LABORATORIES	70.26	364609	ESTIMATED SHIPPING/HANDLI	
2071 WASTEWATER TREATMENT PLNT	7412 EQUIPMENT MAINTENANCE	12/30/15		00001068	NORTH CENTRAL LABORATORIES NORTH CENTRAL LABORATORIES	135.58	364609	FLASK, PLASTIC 100ML #FN-	
2071 WASTEWATER TREATMENT PLNT	7412 EQUIPMENT MAINTENANCE	12/30/15		00001068	NORTH CENTRAL LABORATORIES NORTH CENTRAL LABORATORIES	212.23	364609	FLASK, VOLUMETRIC 1000ML	
2071 WASTEWATER TREATMENT PLNT	7412 EQUIPMENT MAINTENANCE	12/30/15		00001068	NORTH CENTRAL LABORATORIES NORTH CENTRAL LABORATORIES	63.65	364956	BEAKER, PLASTIC W/ HANDLE	
2071 WASTEWATER TREATMENT PLNT	7412 EQUIPMENT MAINTENANCE	12/30/15		00001068	NORTH CENTRAL LABORATORIES NORTH CENTRAL LABORATORIES	73.74	364956	ESTIMATED SHIPPING/HANDLI	
2071 WASTEWATER TREATMENT PLNT	7412 EQUIPMENT MAINTENANCE	12/30/15		00001068	NORTH CENTRAL LABORATORIES NORTH CENTRAL LABORATORIES	142.30	364956	FLASK, PLASTIC 100ML #FN-	

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2071 WASTEWATER TREATMENT PLNT	7412 EQUIPMENT MAINTENANCE	12/30/15	112864...	00001068	NORTH CENTRAL LABORATORIES NORTH CENTRAL LABORATORIES	222.75	364956	FLASK, VOLUMETRIC 1000ML	
						981.15			
1713 PARKS & REC-LONGFIELD	7600 SPECIAL DEPARTMENTAL EXP	12/30/15	112865	00000144	OAK FURNITURE LIQUIDATORS OAK FURNITURE LIQUIDATORS	321.43	89906	COUCH REPLACEMENT	
						321.43			
1111 PERSONNEL	7455 POSTAGE AND FREIGHT	12/30/15	112866	00001451	EXPRESS MESSENGER SYSTEMS DBA ON TRAC	5.35	8337130	SAFETYCARE INC 11/18	
1315 COMPUTER MAINTENANCE	7455 POSTAGE AND FREIGHT	12/30/15		00001451	EXPRESS MESSENGER SYSTEMS DBA ON TRAC	10.16	8337130	GLOBAL CTI 12/01/15	
						15.51			
2011 PW-STREET MAINTENANCE	7780 UTILITIES-ELECTRICITY	12/30/15	112867	58485	P G & E P G & E	184.26		2015-11 6899346425-1	
2072 SANITARY SEWER COLLECTION	7780 UTILITIES-ELECTRICITY	12/30/15		58485	P G & E P G & E	214.99		2015-11 6359810294-3	
						399.25			
511 MISC CASH DEPOSITS TRUST	3001-1 REC-AUDITORIUM DEP TRUST	12/30/15	112868	19598	JOSE PADILLA PADILLA, JOSE	1,000.00	2002495	REFUND CIVIC DEP\$7043	
						1,000.00			
2071 WASTEWATER TREATMENT PLNT	7412 EQUIPMENT MAINTENANCE	12/30/15	112869	19531	PARKSON CORPORATION PARKSON CORPORATION	2,962.15	AR1/51013803	LINER, UHMWPE, 420, 3/8"	

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2071 WASTEWATER TREATMENT PLNT	7412 EQUIPMENT MAINTENANCE	12/30/15	112869...	19531	PARKSON CORPORATION PARKSON CORPORATION	100.31	AR1/51013803	ROPE, CABLE COATED TEFLON	
						3,062.46			
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	12/30/15	112870	60745	MANUEL J PERREIRA PERREIRA, MANUEL J	2.79		FUEL FLD PREP EQUIP	
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	12/30/15		60745	MANUEL J PERREIRA PERREIRA, MANUEL J	23.12		FUEL FLD PREP EQUIP	
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	12/30/15		60745	MANUEL J PERREIRA PERREIRA, MANUEL J	15.19		FUEL-FLD PREP EQUIP	
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	12/30/15		60745	MANUEL J PERREIRA PERREIRA, MANUEL J	9.60		FUEL-FLD PREP EQUIP	
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	12/30/15		60745	MANUEL J PERREIRA PERREIRA, MANUEL J	7.72		FUEL-FLD PREP EQUIP	
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	12/30/15		60745	MANUEL J PERREIRA PERREIRA, MANUEL J	6.33		FUEL-FLD PREP EQUIP	
						64.75			
1511 POLICE-SUPPORT SERVICE	7495 PROF AND SPEC SERVICES	12/30/15	112871	12442	MELVIN W KING DBA POLYGRAPH PROFESSIONALS	200.00	15-P220	SITTER, S. POLYGRAPH	
						200.00			
2081 WATER-OPERATIONS	7560 ADVERTISING & PUBLIC REL	12/30/15	112872	19412	PRESORT CENTER OF FRESNO, LLC PRESORT CENTER OF FRESNO, LLC	669.73	41000347	WATER FLYER INSERT	

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2081 WATER-OPERATIONS	7560 ADVERTISING & PUBLIC REL	12/30/15	112872...	19412	PRESORT CENTER OF FRESNO, LLC PRESORT CENTER OF FRESNO, LLC	2,268.92	41000959	RATE INCREASE HEARING	
2031 REFUSE	7470 PRINTING	12/30/15		19412	PRESORT CENTER OF FRESNO, LLC PRESORT CENTER OF FRESNO, LLC	325.73	41001489	HOLIDAY SCHEDULE	
2031 REFUSE	7470 PRINTING	12/30/15		19412	PRESORT CENTER OF FRESNO, LLC PRESORT CENTER OF FRESNO, LLC	394.52	41001489	XMAS TREE ROUNDUP	
1210 FINANCE-UTILITY BILLING	7455 POSTAGE AND FREIGHT	12/30/15		19412	PRESORT CENTER OF FRESNO, LLC PRESORT CENTER OF FRESNO, LLC	8.82	410016672	11/30-12/04/15	
1210 FINANCE-UTILITY BILLING	7455 POSTAGE AND FREIGHT	12/30/15		19412	PRESORT CENTER OF FRESNO, LLC PRESORT CENTER OF FRESNO, LLC	7.75	410016916	12/07-12/11/15	
1210 FINANCE-UTILITY BILLING	7455 POSTAGE AND FREIGHT	12/30/15		19412	PRESORT CENTER OF FRESNO, LLC PRESORT CENTER OF FRESNO, LLC	824.72	410017112	2015-12 DELINQ	
1210 FINANCE-UTILITY BILLING	7455 POSTAGE AND FREIGHT	12/30/15		19412	PRESORT CENTER OF FRESNO, LLC PRESORT CENTER OF FRESNO, LLC	37.68	410017112	2015-12 FINALS	
1210 FINANCE-UTILITY BILLING	7470 PRINTING	12/30/15		19412	PRESORT CENTER OF FRESNO, LLC PRESORT CENTER OF FRESNO, LLC	153.33	410017112	2015-12 PRINTING	
1201 FINANCE-ACCOUNTING	7455 POSTAGE AND FREIGHT	12/30/15		19412	PRESORT CENTER OF FRESNO, LLC PRESORT CENTER OF FRESNO, LLC	251.99	410017120	PSTG FLAT 1-3/16	
1201 FINANCE-ACCOUNTING	7600 SPECIAL DEPARTMENTAL EXP	12/30/15		19412	PRESORT CENTER OF FRESNO, LLC PRESORT CENTER OF FRESNO, LLC	61.50	410017120	PRNT FLAT 1-3/16	
						5,004.69			

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1610 FIRE-ADMIN/SUPPRESSION	7305 CALL FIREFIGHTERS	12/30/15	112873	12669	JOSHUA M PUERNER PUERNER, JOSHUA M	60.00		11/21/15	
						60.00			
1513 POLICE-OPERATIONS	7495 PROF AND SPEC SERVICES	12/30/15	112874	63540	PYRAMID SYSTEMS, INC PYRAMID SYSTEMS, INC	3,600.00	CLOSE	CABINETS/CABINET TOP REPL	
						3,600.00			
2081 WATER-OPERATIONS	7495 PROF AND SPEC SERVICES	12/30/15	112875	63730	QUAD KNOFF, INC QUAD KNOFF, INC	480.00	82676	2015-10 PROF SVCS	
1524-001 GRANTS	814662 BIKE/PED PLN-GEN PLN	12/30/15		63730	QUAD KNOFF, INC QUAD KNOFF, INC	26,111.24	82900	10/25-11/21 UPDATE	
2104 ACCUM CAPITAL OUTLAY	813602 GENERAL/MASTR PLAN UPDATE	12/30/15		63730	QUAD KNOFF, INC QUAD KNOFF, INC	9,792.03	82902	10/25-11/21 UPDATE	
						36,383.27			
1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EXP	12/30/15	112876	19575	R & B SUPPLY CO, INC R & B SUPPLY CO, INC	238.77	47910	50' WATER HOSE	
						238.77			
1610 FIRE-ADMIN/SUPPRESSION	7495 PROF AND SPEC SERVICES	12/30/15	112877	00000961	TAYLOR BROTHERS, INC DBA R E S COM	40.00	1392475	MONTHLY PEST CONTROL	
						40.00			
1610 FIRE-ADMIN/SUPPRESSION	7305 CALL FIREFIGHTERS	12/30/15	112878	19014	CRISTIAN RAMOS RAMOS, CRISTIAN	60.00		11/18/15	

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60.00									
2104 ACCUM CAPITAL OUTLAY	816660 HCD GRNT-SHERWOOD PK	12/30/15	112879	17884	RAYMOND FIGUEROA DBA RAY FIGUEROA CONSTRUCTION	88,000.00	1199	CURBING/EQUIPMENT	
240 L/M AD90-1 T606 PINECSTLE	7600 SPECIAL DEPARTMENTAL EXP	12/30/15		17884	RAYMOND FIGUEROA DBA RAY FIGUEROA CONSTRUCTION	5,400.00	1200	CONCRETE CURBING	
93,400.00									
1610 FIRE-ADMIN/SUPPRES SION	7460 DUPLICATING EXPENSE	12/30/15	112880	15361	RAY MORGAN CO, INC RAY MORGAN CO, INC	124.28	1100079	PRINTER MTCE	
124.28									
1450-014 CDBG ENTITLEMENT 2014/15	815657 HOUSING REHAB-15 ENT	12/30/15	112881	10381	LESTER COOPER DBA RED'S ROOFING CO	7,780.00	3167	ROOF/1293 E FLORINDA	
7,780.00									
246 L/M AD92-2 CIELO EN TIERR	7600 SPECIAL DEPARTMENTAL EXP	12/30/15	112882	64704	RICHARD K GONZALES DBA RICHARD'S TREE SERVICE	1,800.00	2117	REMOVE PALM TREE	
1,800.00									
2040 FLEET MAINTENANCE	7433 FUEL AND LUBE MAINTENANCE	12/30/15	112883	65300	ROE OIL COMPANY ROE OIL COMPANY	1,329.57	131854CT	2015-11 FUEL PD/CORP	
2040 FLEET MAINTENANCE	7433 FUEL AND LUBE MAINTENANCE	12/30/15		65300	ROE OIL COMPANY ROE OIL COMPANY	1.64	132091	2015-11 FINANCE CHRG	
1,331.21									

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1710 PARKS & REC-ADMIN	7450 PUBLICATIONS AND DUES	12/30/15	112884	19454	S E S A C INC S E S A C INC	1,230.00	4167701	MUSIC LIC CY16	
						1,230.00			
2010 PW-ADMINISTRATION & ENGR	7770 TRAINING/TRAVEL/MEETING	12/30/15	112885	13100	CALIF STATE UNIVERSITY SACRAMENTO SACRAMENTO, CALIF STATE UNIVERSITY	560.00	TR DOCK	REG/FRESNO/3/7-10	
						560.00			
1460-001 HOME REVOLVING REUSE FUND	7531 ADMINISTRATIVE EXPENSES	12/30/15	112886	19544	ANTHONY SALDATE DBA SALDATE INSPECTION GROUP	250.00	11182015	535 CLAIREMONT/HOME INSP	
						250.00			
2040 FLEET MAINTENANCE	7495 PROF AND SPEC SERVICES	12/30/15	112887	67223	SAN JOAQUIN VALLEY AIR POLLUTION SAN JOAQUIN VALLEY AIR POLLUTION	360.00	C241117	C331-1-2/C333-2-2	
						360.00			
2071 WASTEWATER TREATMENT PLNT	7495 PROF AND SPEC SERVICES	12/30/15	112888	67223	SAN JOAQUIN VALLEY AIR POLLUTION SAN JOAQUIN VALLEY AIR POLLUTION	72.00	240679	BURN PERMIT 142192	
						72.00			
1412 BUILDING INSPECTION	7450 PUBLICATIONS AND DUES	12/30/15	112889	00001806	SAN JOAQUIN VALLEY CHAPTER OF ICC SAN JOAQUIN VALLEY CHAPTER OF ICC	30.00		ROCHA CY16 MBRSHIP	
1412 BUILDING INSPECTION	7450 PUBLICATIONS AND DUES	12/30/15		00001806	SAN JOAQUIN VALLEY CHAPTER OF ICC SAN JOAQUIN VALLEY CHAPTER OF ICC	30.00		SUTTON CY16 MBRSHIP	
1412 BUILDING INSPECTION	7450 PUBLICATIONS AND DUES	12/30/15		00001806	SAN JOAQUIN VALLEY CHAPTER OF ICC SAN JOAQUIN VALLEY CHAPTER OF ICC	30.00		WEBB CY16 MBRSHIP	

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90.00									
511 MISC CASH DEPOSITS TRUST	3001-1 REC-AUDITORIUM DEP TRUST	12/30/15	112890	19600	REGINA SANTIAGO SANTIAGO, REGINA	250.00	2002493	REFUND DEP CIVIC 7782	
250.00									
2672 CMAQ FUNDS	814624 SIXTH ST PEDESTRIAN FAC	12/30/15	112934	54250	WITBRO INC DBA SEAL RITE PAVING	135,577.94		#1 10/12-11/30/15	
135,577.94									
1610 FIRE-ADMIN/SUPPRES SION	7495 PROF AND SPEC SERVICES	12/30/15	112935	11856	SHAW'S AIR CONDITIONING & HEATING SHAW'S AIR CONDITIONING & HEATING	587.00	0000004180	WATER FILTER-ICE MACHINE	
587.00									
1512-1 POLICE-RECORDS	7495 PROF AND SPEC SERVICES	12/30/15	112936	19440	SHRED-IT US JV LLC DBA SHRED-IT USA LLC	132.26	9408589364	DOC SHREDDING	
132.26									
511 MISC CASH DEPOSITS TRUST	3001-1 REC-AUDITORIUM DEP TRUST	12/30/15	112937	19476	SIERRA PACIFIC BAND BOOSTERS SIERRA PACIFIC BAND BOOSTERS	(15.00)	2002491	MINUS BALANCE OWED	
511 MISC CASH DEPOSITS TRUST	3001-1 REC-AUDITORIUM DEP TRUST	12/30/15		19476	SIERRA PACIFIC BAND BOOSTERS SIERRA PACIFIC BAND BOOSTERS	1,000.00	2002491	REFUND CIVIC DEP #607	
985.00									
2011 PW-STREET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/30/15	112938	18518	D L H TOOLS INC DBA SIGNMAX	114.72	0022862-IN	SIGNS, W16-7P/W16-9P	

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2011 PW-STREET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	12/30/15	112938...	18518	D L H TOOLS INC DBA SIGNMAX	148.81	0022943-IN	SIGNS, W11-2, YELLOW	
						263.53			
2040 FLEET MAINTENANCE	7433 FUEL AND LUBE MAINTENANCE	12/30/15	112939	69578	SILVAS OIL CO INC SILVAS OIL CO INC	10,119.43	835695	CLEAR DIESEL	
2040 FLEET MAINTENANCE	7433 FUEL AND LUBE MAINTENANCE	12/30/15		69578	SILVAS OIL CO INC SILVAS OIL CO INC	1,184.01	835695	ROAD TAX	
						11,303.44			
2181 TRANSPORTN FACLT IMP FEE	815665 LCY REALIGN-SH43/SIERRA	12/30/15	112940	69580	SIMON COMPANY, INC SIMON COMPANY, INC	6,000.00		APPR/LACEY REALIGNMNT	
						6,000.00			
1610 FIRE-ADMIN/SUPPRES SION	7305 CALL FIREFIGHTERS	12/30/15	112941	19015	JOSHUA RYAN SNODGRASS SNODGRASS, JOSHUA RYAN	60.00		11/07/15	
						60.00			
1610 FIRE-ADMIN/SUPPRES SION	7305 CALL FIREFIGHTERS	12/30/15	112942	19016	JESSE SOLORIO SOLORIO, JESSE	60.00		11/29/15	
						60.00			
1610 FIRE-ADMIN/SUPPRES SION	7780 UTILITIES-ELECTRICITY	12/30/15	112943	70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	737.10		2015-11 #2	
2020 AIRPORT - OPERATING	7780 UTILITIES-ELECTRICITY	12/30/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	916.14		2015-11	

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2072 SANITARY SEWER COLLECTION	7780 UTILITIES-ELECTRICITY	12/30/15	112943...	70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	69.15		2015-11	
249 L/M AD94-1 T712 GATEWAY E	7780 UTILITIES-ELECTRICITY	12/30/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	51.47		2015-11	
253 L/M AD97-02 T742 SUMMRFLD	7780 UTILITIES-ELECTRICITY	12/30/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	27.49		2015-11	
254 L/M AD97-03 T743 CNTRY CR	7780 UTILITIES-ELECTRICITY	12/30/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	83.57		2015-11	
266 L/M AD04-04 T802-3 SIERRA	7780 UTILITIES-ELECTRICITY	12/30/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	76.99		2015-11	
267 L/M AD05-01 MISSION PARK	7780 UTILITIES-ELECTRICITY	12/30/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	26.24		2015-11	
271 L/M AD09-02 T843 LENNAR	7780 UTILITIES-ELECTRICITY	12/30/15		70950	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	93.60		2015-11	
						2,081.75			
1512-1 POLICE-RECORDS	7770 TRAINING/TRAVEL/MEETING	12/30/15	112944	13339	MARIBEL V STINSON STINSON, MARIBEL V	437.00	EXP 11/01-06	EXP/CORONADO/11/1-6	
						437.00			
2020 AIRPORT - OPERATING	815648 T-SHADE RESTORATION PROJ	12/30/15	112945	77718	SUBURBAN PIPE & STEEL, INC SUBURBAN PIPE & STEEL, INC	45,033.37		#2 11/24-12/11/15	
						45,033.37			

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1315 COMPUTER MAINTENANCE	7495 PROF AND SPEC SERVICES	12/30/15	112946	16784	SWAGIT PRODUCTIONS, LLC SWAGIT PRODUCTIONS, LLC	50.00	6528	2015-11 AUDIO STREAM	
						50.00			
2020 AIRPORT - OPERATING	815648 T-SHADE RESTORATION PROJ	12/30/15	112947	74370	TECHNICON ENGINEERING SERVICE, INC TECHNICON ENGINEERING SERVICE, INC	320.00	8019	MATERIAL INSPEC ARPT	
2020 AIRPORT - OPERATING	815648 T-SHADE RESTORATION PROJ	12/30/15		74370	TECHNICON ENGINEERING SERVICE, INC TECHNICON ENGINEERING SERVICE, INC	320.00	8058	WELDING INSPECT ARPT	
2020 AIRPORT - OPERATING	815648 T-SHADE RESTORATION PROJ	12/30/15		74370	TECHNICON ENGINEERING SERVICE, INC TECHNICON ENGINEERING SERVICE, INC	320.00	8117	WELDING INSPECT ARPT	
						960.00			
1110 CITY MANAGER-CITY CLERK	7320 COMMUNICATIONS	12/30/15	112948	16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	51.17	73752953-0	2015-12	
1111 PERSONNEL	7320 COMMUNICATIONS	12/30/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	36.55	73752953-0	2015-12	
1201 FINANCE-ACCOUNTING	7320 COMMUNICATIONS	12/30/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	43.86	73752953-0	2015-12	
1210 FINANCE-UTILITY BILLING	7320 COMMUNICATIONS	12/30/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	43.86	73752953-0	2015-12	
1315 COMPUTER MAINTENANCE	7320 COMMUNICATIONS	12/30/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	29.24	73752953-0	2015-12	

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1411 PLANNING	7320 COMMUNICATIONS	12/30/15	112948...	16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	29.24	73752953-0	2015-12	
1412 BUILDING INSPECTION	7320 COMMUNICATIONS	12/30/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	80.41	73752953-0	2015-12	
1413 CITY HFD PUBLIC HSG AUTH	7320 COMMUNICATIONS	12/30/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	21.93	73752953-0	2015-12	
1511 POLICE-SUPPORT SERVICE	7320 COMMUNICATIONS	12/30/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	652.08	73752953-0	2015-12	
1610 FIRE-ADMIN/SUPPRESSION	7320 COMMUNICATIONS	12/30/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	168.13	73752953-0	2015-12	
1710 PARKS & REC-ADMIN	7320 COMMUNICATIONS	12/30/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	29.24	73752953-0	2015-12	
1719 PARKS & REC-YOUTH SERV	7320 COMMUNICATIONS	12/30/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	14.62	73752953-0	2015-12	
1720 PARKS & REC-ADULT/SPCL	7320 COMMUNICATIONS	12/30/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	7.31	73752953-0	2015-12	
1721 PARKS & REC-COMM PROM/EVT	7320 COMMUNICATIONS	12/30/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	7.31	73752953-0	2015-12	
1722 PARKS & REC-PARKS	7320 COMMUNICATIONS	12/30/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	14.62	73752953-0	2015-12	

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2010 PW-ADMINISTRATION & ENGR	7320 COMMUNICATIONS	12/30/15	112948...	16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	131.58	73752953-0	2015-12	
2011 PW-STREET MAINTENANCE	7320 COMMUNICATIONS	12/30/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	14.62	73752953-0	2015-12	
2031 REFUSE	7320 COMMUNICATIONS	12/30/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	21.93	73752953-0	2015-12	
2040 FLEET MAINTENANCE	7320 COMMUNICATIONS	12/30/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	14.62	73752953-0	2015-12	
2071 WASTEWATER TREATMENT PLNT	7320 COMMUNICATIONS	12/30/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	65.79	73752953-0	2015-12	
2072 SANITARY SEWER COLLECTION	7320 COMMUNICATIONS	12/30/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	14.62	73752953-0	2015-12	
2081 WATER-OPERATIONS	7320 COMMUNICATIONS	12/30/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	29.24	73752953-0	2015-12	
2100 BUILDING MAINTENANCE	7320 COMMUNICATIONS	12/30/15		16263	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	21.93	73752953-0	2015-12	
						1,543.90			
2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	12/30/15	112949	00001477	TEREX UTILITIES INC TEREX UTILITIES INC	250.00	2294173	GENIE MAINLIFT INSPECTION	
						250.00			

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2011 PW-STREET MAINTENANCE	7720 STREET CONST & MAINT MTRL	12/30/15	112950	45921	TERRY JOHNSON TRUCKING, INC TERRY JOHNSON TRUCKING, INC	1,957.47	86372	ASPHALT, SC3000, 23.93	
2011 PW-STREET MAINTENANCE	7720 STREET CONST & MAINT MTRL	12/30/15		45921	TERRY JOHNSON TRUCKING, INC TERRY JOHNSON TRUCKING, INC	966.62	86372	BASE ROCK, 3/4", 49.57 TO	
						2,924.09			
2040 FLEET MAINTENANCE	7433 FUEL AND LUBE MAINTENANCE	12/30/15	112951	19383	TESEI PETROLEUM INC TESEI PETROLEUM INC	1,443.73	13656	ROAD TAX	
2040 FLEET MAINTENANCE	7433 FUEL AND LUBE MAINTENANCE	12/30/15		19383	TESEI PETROLEUM INC TESEI PETROLEUM INC	14,268.45	13656	UNLEADED GASOLINE	
						15,712.18			
2081 WATER-OPERATIONS	7450 PUBLICATIONS AND DUES	12/30/15	112952	75310	TOKAY SOFTWARE TOKAY SOFTWARE	640.00	15599	BFD SUP 02/16-01/17	
						640.00			
1610 FIRE-ADMIN/SUPPRES SION	7305 CALL FIREFIGHTERS	12/30/15	112953	12670	PETER A TORRES TORRES, PETER A	60.00		11/11 & 11/29/15	
						60.00			
520 TRAFFIC SAFETY FUND	4305-005 PARKING FINES-LEMOORE	12/30/15	112954	19596	TOYOTA LSE TRST LSR TOYOTA LSE TRST LSR	55.00	REFUND	L0009975 PARKING RFD	
						55.00			
2081 WATER-OPERATIONS	7450 PUBLICATIONS AND DUES	12/30/15	112955	77563	U S C FOUNDATION CROSS CONNECTION U S C FOUNDATION CROSSCONNECTION	674.50	13033	2016 MEMBERSHIP	

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
						674.50			
001 GENERAL FUND	1480 REVOLVING POSTAGE	12/30/15	112956	00000181	U S POSTAL SERVICE (HASLER) UNITED STATES POSTAL SERVICE	3,000.00	68775-121515	2015-12 CMRS-METER	
						3,000.00			
2081 WATER-OPERATIONS	7650 CHEMICALS	12/30/15	112957	17478	UNIVAR UNIVAR	177.12	F0838932	BLANKET PURCHASE ORDER	
2081 WATER-OPERATIONS	7650 CHEMICALS	12/30/15		17478	UNIVAR UNIVAR	488.84	F0839509	BLANKET PURCHASE ORDER	
2081 WATER-OPERATIONS	7650 CHEMICALS	12/30/15		17478	UNIVAR UNIVAR	226.70	F0839511	BLANKET PURCHASE ORDER	
2081 WATER-OPERATIONS	7650 CHEMICALS	12/30/15		17478	UNIVAR UNIVAR	162.94	F0839512	BLANKET PURCHASE ORDER	
2081 WATER-OPERATIONS	7650 CHEMICALS	12/30/15		17478	UNIVAR UNIVAR	311.72	F0839513	BLANKET PURCHASE ORDER	
2081 WATER-OPERATIONS	7650 CHEMICALS	12/30/15		17478	UNIVAR UNIVAR	354.23	F0839514	BLANKET PURCHASE ORDER	
2081 WATER-OPERATIONS	7650 CHEMICALS	12/30/15		17478	UNIVAR UNIVAR	340.06	F0839613	BLANKET PURCHASE ORDER	
2081 WATER-OPERATIONS	7650 CHEMICALS	12/30/15		17478	UNIVAR UNIVAR	481.76	F0839614	BLANKET PURCHASE ORDER	

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2081 WATER-OPERATIONS	7650 CHEMICALS	12/30/15	112957...	17478	UNIVAR UNIVAR	255.04	F0839820	BLANKET PURCHASE ORDER	
2081 WATER-OPERATIONS	7650 CHEMICALS	12/30/15		17478	UNIVAR UNIVAR	297.55	F0839829	BLANKET PURCHASE ORDER	
2081 WATER-OPERATIONS	7650 CHEMICALS	12/30/15		17478	UNIVAR UNIVAR	212.54	F0839830	BLANKET PURCHASE ORDER	
2081 WATER-OPERATIONS	7650 CHEMICALS	12/30/15		17478	UNIVAR UNIVAR	262.13	F0839831	BLANKET PURCHASE ORDER	
						3,570.63			
2071 WASTEWATER TREATMENT PLNT	7550-001 OTHER CONTR-SOLAR SYSTEM	12/30/15	112958	17453	UNWIRED BROADBAND INC UNWIRED BROADBAND INC	69.95	2870099	WIRELESS-BLANKET PO	
						69.95			
3950 PROP 84-GRANT	814664 CONSOLIDATN-3 WTR SYSTEMS	12/30/15	112959	77820	PROVOST & PRITCHARD INC DBA V M S PROVOST	8,708.92	56042	2015-10 PROF SVCS	
						8,708.92			
1201 FINANCE-ACCOUNTING	7412 EQUIPMENT MAINTENANCE	12/30/15	112960	00001664	VALLEY NETWORK SOLUTIONS INC VALLEY NETWORK SOLUTIONS INC	310.00	15-121725S	FINANCE PRINTER/MAKING WH	
						310.00			
1610 FIRE-ADMIN/SUPPRES SION	7305 CALL FIREFIGHTERS	12/30/15	112961	19434	VICTORIA MARIE VELONZA-SALAZAR VELONZA-SALAZAR, VICTORIA MARIE	60.00		11/13/15	
						60.00			

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EXP	12/30/15	112962	17949	VERBENA NURSERY VERBENA NURSERY	1,693.13	3585	CALLISTEMON 5GAL	
1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EXP	12/30/15		17949	VERBENA NURSERY VERBENA NURSERY	126.00	3585	ESTIMATED SHIPPING/HANDLI	
1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EXP	12/30/15		17949	VERBENA NURSERY VERBENA NURSERY	1,128.75	3588	CALLISTEMON LIL JOHN 5BSH	
1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EXP	12/30/15		17949	VERBENA NURSERY VERBENA NURSERY	84.00	3588	ESTIMATED SHIPPING/HANDLI	
						3,031.88			
1511 POLICE-SUPPORT SERVICE	7320 COMMUNICATIONS	12/30/15	112963	15858	MCI NETWORK SERV, INC DBA VERIZON BUSINESS SERVICES	607.53	69643288	CLETS SYSTEM SV100362	
						607.53			
1610 FIRE-ADMIN/SUPPRES SION	7320 COMMUNICATIONS	12/30/15	112964	35904	VERIZON WIRELESS VERIZON WIRELESS	1,064.95	9756847140	272128171 WIRELESS	
						1,064.95			
1412 BUILDING INSPECTION	7320 COMMUNICATIONS	12/30/15	112965	35904	VERIZON WIRELESS VERIZON WIRELESS	207.35	9756863818	2015-12 542008968	
						207.35			
1511 POLICE-SUPPORT SERVICE	7320 COMMUNICATIONS	12/30/15	112966	35904	VERIZON WIRELESS VERIZON WIRELESS	964.16	9756912978	472560080 NEW PLAN G4	
						964.16			

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1719 PARKS & REC-YOUTH SERV	7600 SPECIAL DEPARTMENTAL EXP	12/30/15	112967	78970	WAL MART WAL MART	144.11	03402	BLANKET PURCHASE ORDER	
1720 PARKS & REC-ADULT/SPCL	7600 SPECIAL DEPARTMENTAL EXP	12/30/15		78970	WAL MART WAL MART	364.46	03820	ON THE MOVER BLANKET PO	
1719 PARKS & REC-YOUTH SERV	7600 SPECIAL DEPARTMENTAL EXP	12/30/15		78970	WAL MART WAL MART	129.93	04025	BLANKET PURCHASE ORDER	
1719 PARKS & REC-YOUTH SERV	7600 SPECIAL DEPARTMENTAL EXP	12/30/15		78970	WAL MART WAL MART	71.28	04341	BLANKET PURCHASE ORDER	
1719 PARKS & REC-YOUTH SERV	7600 SPECIAL DEPARTMENTAL EXP	12/30/15		78970	WAL MART WAL MART	131.87	06443	BLANKET PURCHASE ORDER	
1719 PARKS & REC-YOUTH SERV	7600 SPECIAL DEPARTMENTAL EXP	12/30/15		78970	WAL MART WAL MART	102.47	09254	BLANKET PURCHASE ORDER	
						944.12			
2040 FLEET MAINTENANCE	7495 PROF AND SPEC SERVICES	12/30/15	112968	15978	WATERDROPS EXPRESS CAR WASH LLC WATERDROPS EXPRESS CAR WASH LLC	56.00	596616	2015-11 LACEY CARWASH	
						56.00			
2040 FLEET MAINTENANCE	7495 PROF AND SPEC SERVICES	12/30/15	112969	15978	WATERDROPS EXPRESS CAR WASH LLC WATERDROPS EXPRESS CAR WASH LLC	284.00	596673	2015-11 11TH AVE WASH	
						284.00			
1719 PARKS & REC-YOUTH SERV	7470 PRINTING	12/30/15	112970	83451	XEROX CORP XEROX CORP	165.51	82533424	2015-11	

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1721 PARKS & REC-COMM PROM/EVT	7470 PRINTING	12/30/15	112970...	83451	XEROX CORP XEROX CORP	165.51	82533424	2015-11	
						331.02			
2081 WATER-OPERATIONS	7601 SYS REPR/NON-INVENT ITEMS	12/30/15	112971	18502	ZENNER PERFORMANCE METERS INC ZENNER PERFORMANCE METERS INC	17,737.50	0028927-IN	BARB WIRE, STEALTH	
2081 WATER-OPERATIONS	7601 SYS REPR/NON-INVENT ITEMS	12/30/15		18502	ZENNER PERFORMANCE METERS INC ZENNER PERFORMANCE METERS INC	1,451.25	0028927-IN	LID LOCK, STEALTH W/ EXTE	
2081 WATER-OPERATIONS	7601 SYS REPR/NON-INVENT ITEMS	12/30/15		18502	ZENNER PERFORMANCE METERS INC ZENNER PERFORMANCE METERS INC	654.68	0028927-IN	PIT INSTALL KIT, STEALTH	
2081 WATER-OPERATIONS	7601 SYS REPR/NON-INVENT ITEMS	12/30/15		18502	ZENNER PERFORMANCE METERS INC ZENNER PERFORMANCE METERS INC	17,737.50	0028928-IN	BARB WIRE, STEALTH, ST2BW	
2081 WATER-OPERATIONS	7601 SYS REPR/NON-INVENT ITEMS	12/30/15		18502	ZENNER PERFORMANCE METERS INC ZENNER PERFORMANCE METERS INC	1,451.25	0028928-IN	LID LOCK, W/ EXTENSION	
2081 WATER-OPERATIONS	7601 SYS REPR/NON-INVENT ITEMS	12/30/15		18502	ZENNER PERFORMANCE METERS INC ZENNER PERFORMANCE METERS INC	654.68	0028928-IN	PIT INSTALL KIT, STEALTH	
2081 WATER-OPERATIONS	7601 SYS REPR/NON-INVENT ITEMS	12/30/15		18502	ZENNER PERFORMANCE METERS INC ZENNER PERFORMANCE METERS INC	7,745.38	0029756-IN	BARB WIRE, STEALTH, ST2BW	
2081 WATER-OPERATIONS	7601 SYS REPR/NON-INVENT ITEMS	12/30/15		18502	ZENNER PERFORMANCE METERS INC ZENNER PERFORMANCE METERS INC	633.71	0029756-IN	LOCK LID, STEALTH W/ EXTE	
2081 WATER-OPERATIONS	7601 SYS REPR/NON-INVENT ITEMS	12/30/15		18502	ZENNER PERFORMANCE METERS INC ZENNER PERFORMANCE METERS INC	285.87	0029756-IN	PIT INSTALL KIT, STEALTH	

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
						48,351.82			
1610 FIRE-ADMIN/SUPPRESSION	7495 PROF AND SPEC SERVICES	12/30/15	112972	00001654	ZOLL DATA SYSTEMS, INC ZOLL DATA SYSTEMS, INC	4,656.00	9021102	RESCUENET MAINT	
						4,656.00			
2031 REFUSE	7495 PROF AND SPEC SERVICES	12/30/15	112973	17685	ZONAR SYSTEMS INC ZONAR SYSTEMS INC	89.81	SI257443	READER DWNLOAD STATN	
2031 REFUSE	7495 PROF AND SPEC SERVICES	12/30/15		17685	ZONAR SYSTEMS INC ZONAR SYSTEMS INC	7,964.88	SI258620	SRVC/INSPECT GSM SVC	
						8,054.69			
2672 CMAQ FUNDS	815626 TRAF SIG/11TH AV & HOUSTN	12/30/15	112974	84680	ZUMWALT HANSEN, INC ZUMWALT HANSEN, INC	6,373.00	11040	10/23-12/01/15 WO#4	
						6,373.00			
						1,547,804.84			



AGENDA STAFF REPORT

MEETING DATE: 1/5/2016

AGENDA SECTION: A

SUBJECT:

Public Works: Conduct a public hearing for the Landscape Assessment District No. 15-02 and adopt the attached Resolution 16-02-R establishing the formation of the district and confirming the levy and collection of annual assessments.

RECOMMENDATION:

That the City Council, by motion:

1. Conduct a public hearing for formation of Landscape Assessment District No. 15-02 in accordance with the Landscape and Lighting Act of 1972.
2. Adopt the attached Resolution 16-02-R establishing the formation of Landscape Assessment District No. 15-02 and confirming levy and collection of annual assessments.

BACKGROUND:

Conditions of approval for the development of Tract No. 823, The Greens II Subdivision, require the developer to form a Landscape Assessment District in conformance with the Landscape and Lighting Act of 1972, to provide a funding mechanism for the maintenance of decorative block fencing, decorative fencing, landscaping, and irrigation system improvements along Grangeville Boulevard and 9-1/4 Avenue located adjacent to Tract No. 823 and interior street lighting within Tract 823.

At the November 3, 2015 meeting, the City Council passed a Resolution of Intent (15-57-R) which set this meeting as the time to hold a public hearing regarding the formation of a new Landscape Assessment District for Tract No. 823, The Greens II Subdivision, and to receive comments from any affected property owner(s) located within the proposed Landscape Assessment District area, giving their consent to formation of the District. The sole owner of all property contained within the boundaries of Tract 823 has signed a ballot in support of formation of Landscape Assessment District No. 15-02.

Also at the November 3, 2015 meeting, the City Council approved resolution 15-57-R and approved an engineer's report detailing an estimate of district maintenance costs. The attached resolution 16-02-R authorizes the creation of Landscape Assessment District No. 15-02 and the levy and collection of annual assessments.

FISCAL IMPACT:

Approval of the district will create a funding mechanism to maintain common area landscape and interior street lights located adjacent to and within the Tract No. 823, The Greens II Subdivision. The City of Hanford will be responsible for coordinating maintenance for the district and administering the district's funding account.

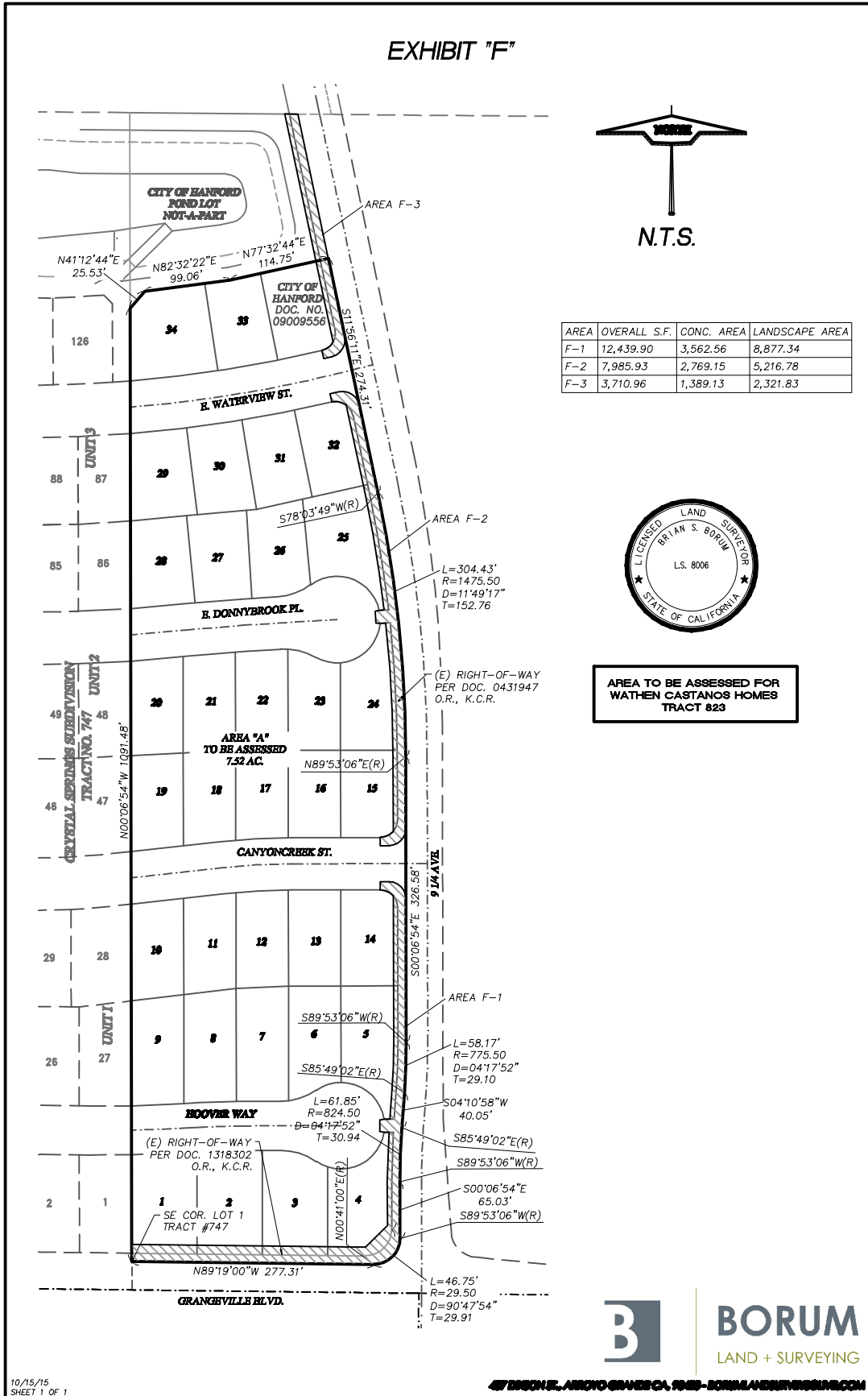
ATTACHMENTS:

Tract # 823-Location Map

Resolution Establishing Formation LAD 15-02

Tract # 823 - LAD Ballot

EXHIBIT "F"



Attachment: Tract # 823-Location Map (1265 : Tract No. 823, The Greens Subdivision LAD)

RECORDING REQUESTED BY:

CITY OF HANFORD

WHEN RECORDED RETURN TO:

City Clerk
 CITY OF HANFORD
 319 North Douty Street
 Hanford, California 93230

RESOLUTION NO. 16-02-R

**RESOLUTION OF THE CITY COUNCIL OF
 THE CITY OF HANFORD ESTABLISHING THE FORMATION
 OF ASSESSMENT DISTRICT NO. 15-02,
 TRACT NO. 823 – THE GREENS II SUBDIVISION
 AND CONFIRMING LEVY AND COLLECTION OF ANNUAL ASSESSMENTS**

At a regular meeting of the City Council of the City of Hanford, duly called and held on January 5, 2016, at 7:00 p.m., it was moved by Council Member _____, seconded by Council Member _____, and duly carried that the following resolutions be adopted:

WHEREAS, on November 3, 2015, the City Council of the City of Hanford adopted a resolution initiating proceedings for the creation of Landscape Assessment District No. 15-02 pursuant to the Landscape and Lighting Act of 1972 (“District”) for Tract No. 823 – The Greens II Subdivision;

WHEREAS, on November 3, 2015, the City Council of the City of Hanford adopted a resolution of intention to create the District, levy and assessment and to confirm the Engineer’s Report, which is incorporated herein by reference, with regards to the District;

WHEREAS, at its regular meeting on November 3, 2015, the City Council for the City of Hanford did approve the Engineer’s Report which: (1) gave a full and detailed description of the improvements and boundaries of the District and any zones therein; (2) identified the proposed

assessments upon assessed lots and parcels of land within the District; (3) established that each lot or parcel of real property which is within the District and which is subject to the levy of assessment is receiving a special benefit from the public improvements and maintenance thereof identified in the Engineer's Report above and beyond any general benefit to the general public; and (4) established that the special benefit is proportionate to the amount of the assessment. At said meeting, the City Council also adopted a resolution of intention scheduling a public hearing to be held on January 5, 2016, at the hour of 7:00 p.m. and also stating its intention at said public hearing to create the District and to levy the proposed assessment as set forth in the Engineer's Report for the District;

WHEREAS, the City Council for the City of Hanford provided written notice of the public hearing as required by Section 54954.6 of the California Government Code and Article XIID, Section 4(e) of the California Constitution;

WHEREAS, a public hearing was held by the City Council for the City of Hanford on January 5, 2016, at the hour of 7:00 p.m. in the City of Hanford Council Chambers at the Civic Auditorium, 400 North Douty Street, Hanford, California at which time affected property owners were afforded an opportunity to give oral testimony and submit written ballots identifying the affected property owners' support or opposition to the creation of the District and the levy of the proposed assessment;

WHEREAS, the written ballots were received and tabulated at the public hearing. All affected property owners voted in support of the creation of the District and levy of the assessment identified in the Engineer's Report.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Hanford hereby confirms the Assessment Diagram as originally identified and proposed in the Engineer's

Report and does hereby create Landscape and Lighting Assessment District 15-02 pursuant to the Landscape and Lighting Act of 1972 for Tract No. 823– The Greens II Subdivision, in accordance with the provisions of the Landscape and Lighting Act of 1972;

RESOLVED FURTHER, that the City Council of the City of Hanford hereby confirms the Assessment Diagram and assessment contained in the Engineer’s Report and levies the assessment for the fiscal year 2016-2017 as stated in the Engineer’s Report in the amount of \$6,707.50.

RESOLVED FURTHER, commencing with the calendar year 2016-2017, and January 1 of each calendar year (“Adjustment Date”) thereafter during the life of the District, the Total Annual Subdivision Assessment amount for the next calendar year shall be an amount equal to the greater of:

- (i) the Total Annual Subdivision Assessment amount in effect immediately prior to the Adjustment Date; or
- (ii) the product obtained by multiplying the Total Annual Subdivision Assessment in effect immediately prior to the Adjustment Date by a fraction, the numerator of which is the Index published nearest but prior to the Adjustment Date and the denominator of which is the Index published nearest but prior to January 1 of the first year the Subdivision Assessment became effective.

The term “Index” means the Consumer Price Index for Urban Wage Earners and Clerical Worker, San Francisco-Oakland-San Jose Consolidated Statistical Area, 1982-1984, equals 100, published by the Bureau of Labor Statistics of the United States Department of Labor. If the Bureau of Labor Statistics revises the Index, the Bureau of Labor Statistics will be the sole judge of the comparability of successive indexes, but if that agency fails to supply indexes that it deems

comparable or if no succeeding index is published, the City shall determine an appropriate alternative published price index.

Passed and adopted at a regular meeting of the City Council of the City of Hanford on January 5, 2016, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

JUSTIN MENDES
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 _____, 2016.

Date: _____

City Clerk

Attachment: Resolution Establishing Formation LAD 15-02 (1265 : Tract No. 823, The Greens Subdivision LAD)

RECORDING REQUESTED BY:

CITY OF HANFORD

AND WHEN RECORDED MAIL TO:

CITY CLERK
City of Hanford
319 N. Douty St.
Hanford, CA 93230

(SPACE ABOVE FOR RECORDER'S USE)

LANDSCAPE ASSESSMENT DISTRICT BALLOT

OWNER NAME: WC Hanford 823, LLC., a California Limited Liability Company

OWNER 802 W. Pinedale Ste 104
ADDRESS: Fresno, CA 93711

DEVELOPER: Wathen Castanos Homes, Inc., a California Corporation

DEVELOPER 802 W. Pinedale Ste 104
ADDRESS: Fresno, CA 93711

APN: 014-143-086

OWNER:

- (☒) I / we support the formation of Assessment District No. 15-02 for Tract No. 823, The Greens II, Lots 1-34, and the levy and collection of annual assessments.
- (☐) I / we oppose the formation of Assessment District No. 15-02 for Tract No. 823, The Greens II, Lots 1-34, and the levy and collection of annual assessments.

WC Hanford 823, LLC., a California Limited Liability Company

By: 
Joshua E. Peterson, Managing Member

DEVELOPER:

- (☒) I / we support the formation of Assessment District No. 15-02 for Tract No. 823, The Greens II, Lots 1-34, and the levy and collection of annual assessments.
- (☐) I / we oppose the formation of Assessment District No. 15-02 for Tract No. 823, The Greens II, Lots 1-34, and the levy and collection of annual assessments.

Wathen Castanos Homes, Inc., a California Corporation

By: 
Joshua E. Peterson, President

Attachment: Tract # 823 - LAD Ballot (1265 : Tract No. 823, The Greens Subdivision LAD)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF FRESNO

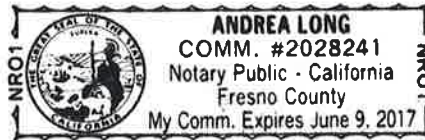
On DECEMBER 23, 2015 before me, ANDREA LONG, Notary Public, personally appeared

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

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

WITNESS MY HAND AND OFFICIAL SEAL.

Signature: Andrea Long



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF FRESNO

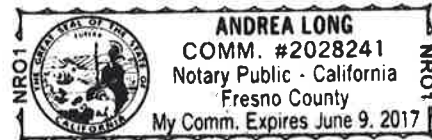
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I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS MY HAND AND OFFICIAL SEAL.

Signature: Andrea Long





AGENDA STAFF REPORT

MEETING DATE: 1/5/2016	AGENDA SECTION: B
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SUBJECT:

Community Development: Approve Addendum No. 1 to Negative Declaration No. 2010-02 and approve GENERAL PLAN AMENDMENT NO. 2014-05 which proposes to update the previous Housing Element for the City of Hanford. The Housing Element includes analysis of the City's housing needs, as well as updated policies and programs to encourage the construction, rehabilitation, and preservation of housing for all economic segments of the community.

RECOMMENDATION:

STAFF RECOMMENDATION

Staff recommends that the City Council:

1. Approve Addendum No. 1 to Negative Declaration No. 2010-02 for General Plan Amendment No. 2014-05.
2. Approve General Plan Amendment No. 2014-05 based on the finding in Resolution 16-01-R.

RECOMMENDED MOTION

1. I move to approve Addendum No. 1 to Negative Declaration No. 2010-02 for General Plan Amendment No. 2014-05. (Roll call vote).
2. I move to adopt Resolution No. 16-01-R approving General Plan Amendment No. 2014-05. (Roll call vote).

BACKGROUND:

General Plan Amendment No. 2014-05 proposes to update the previous Housing Element for the City of Hanford. The Housing Element includes analysis of the City's housing needs, as well as updated policies and programs to encourage the construction, rehabilitation, and preservation of housing for all economic segments of the community.

State law requires each jurisdiction in Kings County to prepare an updated Housing Element for the 2016-2024 planning period. The County and its four incorporated cities have again followed a collaborative process in preparing a joint Housing Element document. As described below, the joint Housing Element includes data, analysis, and general goals and policies covering the entire county. However, each jurisdiction has separate programs that apply only to that jurisdiction. In adopting the Housing Element, no jurisdiction is required to adopt programs that apply to another jurisdiction.

The comprehensive General Plan update, currently underway, is not expected to include further revisions to the Housing Element, although the General Plan should reflect implementation actions described in Chapter 5 of the Housing Element (see Key Issues discussion below).

A public workshop regarding the Housing Element update was held by the City Council on October 21, 2014. The draft Housing Element was subsequently submitted to the California Department of Housing and Community Development (HCD) for review as required by state law. On November 24, 2015, HCD issued a letter (**Exhibit A**) finding that some revisions to the Draft Housing Element were necessary to fully address the requirements of state law. In response to HCD's comments, a revised draft Housing Element has been prepared. Responses to HCD's comments, as well as the revised Housing Element, are attached to the Planning Commission Resolution (**Exhibit D**) and discussed further in the Key Issues section below.

On December 8, 2015, the Planning Commission held a public hearing for General Plan Amendment No. 2014-05 and a synopsis of the Housing Element was presented. The Planning Commission recommended approval of the Addendum to the Negative Declaration No. 2010-02 for General Plan Amendment No. 2014-05 and recommended approval by adopting Resolution No. 2015-31 for General Plan Amendment No. 2014-05 (**Exhibit D**).

PROJECT EVALUATION

The General Plan is the City's primary planning policy document and includes state-mandated elements that set forth objectives, principles, standards, and goals to guide orderly development. The City's current Housing Element, covering the 2009-2014 planning period, was adopted in 2010. State law now establishes requirements for updating Housing Elements on an eight-year cycle, concurrent with each update to the Regional Transportation Plan. Within the Kings County Association of Governments (KCAG) region, the 2016-2024 planning period is referred to as the 5th Housing Element Cycle, in reference to the five required updates since the comprehensive revision to state housing element law in 1980.

Pursuant to state law, draft Housing Elements must be submitted to HCD for review prior to adoption. The state legislature has granted HCD the authority to promulgate detailed guidelines

for the preparation of Housing Elements, and also to issue opinions regarding whether local Housing Elements substantially comply with the requirements of state law. A finding of substantial compliance by HCD is referred to as Housing Element certification.

Housing Element certification is desirable for several reasons. The General Plan establishes the foundation for a city's exercise of local zoning and land-use regulatory powers. State law provides a presumption of validity for a Housing Element that has been certified by HCD. As a result, a certified Housing Element can help support a city's land-use authority in the event of a legal challenge. In addition, some grant funding programs require a certified Housing Element as a prerequisite for eligibility. Over the years, proposals have been introduced in the state legislature to impose penalties on cities and counties that do not to obtain certification (such as withholding gas tax revenues), but no such penalties are presently in effect.

The state legislature has determined that the availability of housing is of vital statewide importance; and attainment of decent housing, and a suitable living environment for every Californian, is a priority of the highest order. Achievement of this goal requires cooperation between governments and the private sector to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.

In accordance with Section 65583 of the California *Government Code*, the Housing Element must include the following components:

- A review of the previous Housing Element's goals, policies, objectives, and programs to ascertain the effectiveness of each of these components, as well as the overall effectiveness of the Housing Element;
- An assessment of housing needs and an inventory of resources and constraints related to meeting these needs;
- A statement of goals, policies, and quantified objectives related to maintenance, preservation, improvement, and development of housing; and
- A policy program that provides a schedule of actions that the City intends to undertake to implement the policies set forth in the Housing Element.

Housing Element Organization

The 2016-2024 Housing Element is organized into the following six chapters and three appendices:

- **Chapter 1: Introduction** describes the purpose, organization, and requirements of the Housing Element;
- **Chapter 2: Housing Needs Assessment** analyzes the demographic, economic, and housing trends and describes the housing needs of each jurisdiction's residents;
- **Chapter 3: Resources and Opportunities** analyzes resources for housing, including land, financial and administrative resources, and opportunities for energy conservation;

- **Chapter 4: Constraints** analyzes both governmental and non-governmental constraints to housing production;
- **Chapter 5: Housing Plan** describes each jurisdiction's strategies and actions for the construction, conservation, rehabilitation, and preservation of housing;
- **Chapter 6: Glossary** provides definitions of the terms used in the Housing Element;
- **Appendix A: Evaluation of the Prior Housing Element** describes each jurisdiction's progress in implementing the programs contained in the prior Housing Element;
- **Appendix B: Land Inventory** provides a parcel-level inventory of land suitable for housing development in each jurisdiction;
- **Appendix C: Public Participation Summary** describes opportunities for public review of the new Housing Element and how comments have been addressed.

While the new Housing Element has been extensively revised to include updated demographic information and reflect changed circumstances, the policies and programs are not substantially different from the existing Housing Element.

Key Issues

The Housing Element update involves two key issues: 1) identification of adequate sites for housing development to accommodate projected population growth at all income levels; and 2) zoning regulations pertaining to affordable housing and persons with special needs.

Adequate Sites for Housing

A key requirement of state law is that each jurisdiction demonstrate the availability of adequate sites with appropriate zoning to accommodate residential development commensurate with its assigned share of regional growth needs as described in the Regional Housing Needs Assessment (RHNA).

At the beginning of each Housing Element cycle, KCAG prepares a RHNA Plan in consultation with HCD. The RHNA identifies the number of new housing units each jurisdiction must accommodate through its land-use plans and zoning regulations. It is important to note that the RHNA establishes *planning targets, not development quotas*. No penalty is imposed on cities if actual development does not achieve the RHNA allocations, as long as adequate sites for potential development have been identified.

Chapter 3 and Appendix B of the Housing Element include an analysis of each jurisdiction's assigned share of the region's housing needs and the availability of sites that could accommodate new housing development commensurate with the RHNA. Hanford's RHNA allocation for the new planning period is 4,832 housing units distributed among income categories as follows:

2016-2024 RHNA Allocation City of Hanford

Very Low	Low	Moderate	Above Moderate	Total
1,097*	821	865	2,049	4,832

*Per state law, half of the very-low units are assumed to be in the extremely-low category Source: KCAG, 1/28/2015

The very-low- and low-income categories of the RHNA allocation normally receive the most attention because state law requires cities to establish appropriate development standards to address these needs. Under state law, zoning that allows multi-family development at a density of 20 units/acre or more is deemed appropriate to facilitate development of housing that is affordable to very-low- and low-income households in Kings County. As indicated in HCD's review letter, state law also includes a provision allowing jurisdictions to identify sites with maximum densities of less than 20 units/acre as suitable for lower-income housing if supporting analysis can be provided based on market demand, financial feasibility, and development experience.

The previous 2009-2014 Housing Element relied upon sites in the RM-3 zone (15 units/acre maximum) to satisfy a portion of the lower-income RHNA allocation. HCD certified the Housing Element based on the City's commitment to designate additional sites allowing higher density. The new General Plan proposes to increase allowable densities for multi-family development, however HCD has again raised this issue in its review of the draft Housing Element. If HCD does not accept the City's analysis of suitable densities for lower-income housing, stringent standards could be imposed in connection with the zoning amendment to allow increased densities such as a minimum density of 20 units/acre for future developments on rezoned sites. Staff will continue working with HCD to resolve this issue during the final Housing Element review and certification process.

Zoning Regulations for Affordable Housing and Persons with Special Needs

State law requires all jurisdictions to adopt zoning standards and procedures to facilitate affordable housing development and accommodate persons with disabilities and other special needs. The previous Housing Element included program commitments to revise zoning regulations in conformance with these requirements, and on March 10, 2015, Municipal Code Amendment 2014-07 was approved in compliance with state law as follows:

- A. (*Density Bonus*)** a request to amend Section 17.39.040 by deleting Section 17.39.040.C.4 and revising Section 17.39.040.E.1 to allow the reviewing authority to approve the Density Bonus.
- B. (*Emergency Shelters*)** a request to add "Emergency Shelter" definition to Section 17.04.030 and to add Emergency Shelter requirements to Section 17.24.011.G, and delete Section 17.24.020.G from the Ordinance.

C. (Transitional/Supportive) a request to add three definitions to Section 17.04.030; “Supportive Housing, Target Population, Transitional Housing”.

D. (Farmworker Housing) a request to revise “Agriculture” under Section 17.04.030 definitions and add “Employee Housing” to Section 17.04.030 definitions.

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

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

In its review letter, HCD questioned two issues related to the City’s zoning regulations.

Parking requirements for emergency shelters: The parking ratio of one space per five beds plus one space for each staff person on duty is identified as a potential constraint to the establishment of shelters. In response, the City notes that this ratio is similar to most other cities in California and is less than the City requires in the same zone for rest homes, nursing homes, convalescent homes, and homes for the aged, which require one space for each employee of the daytime shift, plus one space for each four beds. Therefore, no changes to parking requirements are proposed at this time.

Definition of *family*: The Zoning Code defines *family* as “A single residential unit or person or group of persons living together as a domestic unit in a single residential unit.” In its review, HCD identified this definition as a potential constraint on housing for persons with disabilities. In response, Program 3.12 has been revised to include a commitment to review this definition and initiate a code amendment, if necessary, to ensure conformance with applicable law. Staff will work with the City Attorney regarding this issue.

HCD Review and Certification of the Housing Element

Cities and counties are required to submit adopted Housing Elements to HCD for review and certification. The Draft Housing Element has been revised in response to HCD’s comments, as summarized in **Exhibit B**. Following adoption by the City Council, the Housing Element will be submitted to HCD for final review and certification.

GENERAL PLAN AMENDMENT NO. 2014-05

GENERAL PLAN FINDINGS

Notice Finding:

- A. That the public hearing on the proposed General Plan Amendment was properly noticed in accordance with state law and the Hanford Municipal Code. This finding can be made, based on the following:

1. Notice of public hearing and environmental assessment was published in the Hanford Sentinel (the newspaper of general circulation) at least 10 days prior to the public hearing.

Consistency Finding:

- B. That the General Plan Amendment is compatible, integrated, and internally consistent with existing policies of the General Plan. This finding can be made based on the following:
 2. The review by staff of the proposed general plan amendment with the existing General Plan indicates internal consistency and that no policy conflicts exist with the text or the land-use map.

Compliance with Senate Bill 18

The processing of general plan amendments is subject to compliance with SB 18, or California Government Code 65352.3. SB 18 requires that when processing a general plan amendment, agencies must consult with the Native American Heritage Commission (NAHC) and offer potentially affected tribal organizations an opportunity to request participation in the amendment process through consultation. Staff sent letters to each of the affected tribes requesting notification from those tribes desiring to participate. No comments were received as of the preparation of this report.

FINDINGS FOR APPROVAL

GENERAL PLAN AMENDMENT 2014-05

1. That notice of the proposed General Plan Amendment was provided to the Native American Heritage Commission and the referred tribal agencies in accordance with California Government Code 65352.3 (SB18).
2. That Addendum No. 1 to Negative Declaration No. 2010-02 adopted for the 2016-2024 Housing Element was prepared for the proposed General Plan Amendment in accordance with the California Environmental Quality Act.
3. That the proposed General Plan Amendment is internally consistent with the General Plan and that no policy conflicts exist with the text or the land use map.
4. That the proposed 2016-2024 Housing Element amendment, as set forth in Attachment 1 (**Exhibit B**) and incorporated herein by reference, addresses the comments of HCD and substantially complies with the requirements of state housing element law (Government Code Sec. 65580 et seq.).

ENVIRONMENTAL ASSESSMENT

Initial Study/Negative Declaration (IS/ND) No. 2010-02 was adopted by the City Council on June 1, 2010 for the 2009-2014 Housing Element update. That IS/ND concluded that the Housing Element would not result in a significant impact on the environment. The Draft 2016-2024 Housing Element update does not propose any changes to City policies or development regulations that would result in new significant environmental impacts or a substantial increase in the severity of impacts analyzed in the previous IS/ND, therefore an Addendum has been prepared pursuant to CEQA Guidelines Sections 15162 and 15164. (See Exhibit C)

PUBLIC COMMENTS

Public hearing notice for the proposed General Plan Amendment was published in the newspaper on December 23, 2015. The Community Development Department has not received comments on General Plan Amendment No. 2014-05 as of the preparation of this report.

Applicant

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

FISCAL IMPACT:

On September 16, 2014, the City Council authorized a Joint 2014 Kings County Housing Element Update and budget allocation of approximately \$44,896 over a two-year budget cycle. Funds to cover this cost are available in the General plan Update Capital Project budget. The total \$44,896 has been fully paid.

ATTACHMENTS:

EXHIBIT A: HCD letter November 24, 2015
EXHIBIT B: Responses to HCD Comments-Hanford
EXHIBIT C: Addendum to Negative Declaration No. 2010-02
EXHIBIT D: Planning Commission Resolution 2015-31
EXHIBIT E: Kings County 2016-2024 Housing Element Draft
EXHIBIT E: 2016-2024 Housing Element Appendices
EXHIBIT F: CC Resolution 16-01-R

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



November 24, 2015

Ms. Darlene Mata, Director
Community Development Department
City of Hanford
315-321 North Douty Street
Hanford, CA 93230

Dear Ms. Mata:

RE: The City of Hanford's 5th Cycle (2016-2024) Draft Housing Element

Thank you for submitting Hanford's draft housing element update which was received for review on September 25, 2015. Pursuant to Government Code (GC) Section 65585(b), the Department is reporting the results of its review. Our review was facilitated by various communications including a conversation with Mr. John Douglas, of J.H. Douglas & Associates, on November 10, 2015.

The draft housing element addresses most statutory requirements; however, revisions will be necessary to comply with State housing law (GC, Article 10.6). The enclosed Appendix describes changes needed to comply with remaining statutory requirements.

To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the City must adopt its housing element within 120 calendar days from the statutory due date of January 31, 2016 for KCAG localities. If adopted after this date, GC Section 65588(e)(4) requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For information on housing element adoption requirements, please visit our website at: http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including commenters on the draft housing element and organizations that represent lower-income and special needs households, by making information regularly available, considering and incorporating comments where appropriate.

HCD Review of Hanford's Housing Element
November 24, 2015
Page 2

The Department appreciates the dedication you and Mr. John Douglas provided in preparation of the housing element and looks forward to receiving Hanford's adopted element. We are committed to assisting the City of Hanford in addressing all statutory requirements of housing element law. If you have any questions or need technical assistance, please contact Greg Nickless, of our staff, at (916) 274-6244.

Sincerely,



Glen A. Campora
Assistant Deputy Director

Enclosures

APPENDIX CITY OF HANFORD

The following changes would bring the City of Hanford's housing element into compliance with Article 10.6 of the Government Code (GC). Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on the Department's website at: www.hcd.ca.gov/hpd. Among other resources, the Housing Element section contains the technical assistance tool, Building Blocks for Effective Housing Elements (Building Blocks), available at: www.hcd.ca.gov/hpd/housing_element2/index.php and includes the Government Code addressing State housing element law and other resources.

A. Housing Needs, Resources, and Constraints

1. *Include an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of zoning and public facilities and service to these sites (Section 65583(a)(3)). The inventory of land suitable for residential development shall be used to identify sites that can be developed for housing within the planning period (Section 65583.2).*

Sites Listing: While the element lists sites by size, general plan designation and other factors, it must also list sites by zone.

Appropriate Densities to Accommodate Lower Income Households: While the element notes existing densities are sufficient to facilitate housing affordable to lower income households, it must also include:

- An analysis, including, but not limited to, factors such as market demand, financial feasibility and development experience within the identified zone(s) demonstrating how the adopted densities can accommodate the RHNA for lower-income households; or
- For communities with densities that meet specific standards (at least 20 units per acre for Hanford), no analysis is required other than identifying sufficient sites to accommodate the RHNA for lower-income households (Section 65583.2(c)(3)). See the *Building Blocks* at http://www.hcd.ca.gov/hpd/housing_element2/SIA_zoning.php#zoning.

Suitability of Small Sites: Many of the high density sites listed in Appendix B are small (less than one acre), which may render the provision of affordable housing infeasible. For example, assisted housing developments utilizing State or federal financial resources typically include 50-80 units. The element must include analysis demonstrating the potential of these sites to accommodate new residential development, given necessary economies of scale particularly for new multifamily rental development affordable to lower-income households. The analysis should describe existing and/or proposed policies or incentives the City will offer to facilitate small lot development, especially lot consolidation opportunities. Depending on the outcome of the analysis, the element may need to identify additional, appropriately sized, sites that facilitate the development of housing for lower-income households.

2. *Analyze potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures (Section 65583(a)(5)).*

Land Use Controls: The element should specifically analyze height requirements for impacts on the cost and supply of housing and the ability to achieve maximum densities.

Emergency Shelters (Development Standards): Page 4-11 of the element notes a parking requirement of one space per five beds for emergency shelters. The element should analyze the requirement as a potential constraint and include programs as appropriate to address identified constraints.

Housing for Persons with Disabilities: Given the potential uncertainty and impacts of terms such as "domestic", the element should include an analysis of the definition of family for its impacts on housing for persons with disabilities and add programs as appropriate.

3. *Analyze any special housing needs such as elderly, persons with disabilities, including with a developmental disability; large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter (Section 65583(a)(7)).*

Special Housing Needs: While the element includes some identification and analysis of special housing needs, it must quantify and analyze the housing needs of farmworkers. For more information, see the enclosed data and the *Building Blocks* at http://www.hcd.ca.gov/housing-policy-development/housing-element/hn_shn_home.php.

B. Housing Programs

1. *Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period.... (Section 65583(c)).*

To address the program requirements of GC Section 65583(c)(1-6), and to facilitate implementation, housing element programs should include definitive implementation timelines for :

- Program 3.9 (Affordable Housing Assistance), and
- Program 3.10 (Farmworker and Employee Housing).

2. *Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels.... Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, the program shall provide for sufficient sites with zoning that permits owner-occupied and rental multifamily residential use by-right, including density and development standards that could accommodate and facilitate the feasibility of housing for very low- and low-income households (Section 65583(c)(1)).*

As noted in Finding A1, the element does not include a complete sites listing and analysis; therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis of sites, the City may need to add or revise programs to address a shortfall of sites and zoning for a variety of housing types.

For example, the element may need to include a program to provide sites with zoning that allows owner-occupied and rental multifamily uses by-right sufficient to accommodate the remaining need for lower-income households. By-right, pursuant to 65583.2(i) means, among other things, local government review must not require a CUP, planned unit development or other discretionary review or approval.

3. *The housing element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households (Section 65583(c)(2)).*

As noted in Finding A3, the element requires an analysis of special housing needs. Depending upon the results of that analysis, the City may need to revise or add programs to address the housing needs of persons with developmental disabilities and farmworkers.

4. *The housing element shall contain programs which address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing (Section 65583(c)(3)).*

As noted in Finding A2, the element requires an analysis of potential governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.

5. *The housing program shall promote equal housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin or color (Section 65583(c)(5)).*

While Program 3.13 will continue to support both education and enforcement efforts for fair housing, the City should commit to additional locations or methods to ensure fair housing information is promoted and disseminated throughout the community. Please refer to the following technical assistance resource on the *Building Blocks'* website at http://www.hcd.ca.gov/hpd/housing_element2/PRO_eho.php

C. Public Participation

Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the element shall describe this effort (Section 65583(c)(8)).

While the element includes a general summary of the public participation process, it does not demonstrate how the City has or will make a diligent effort to include all segments of the community. For example, few comments have been received and further effort to obtain input has not been described. Additional efforts to include all segments of the community should be considered to demonstrate diligent efforts and the element should describe the success of outreach efforts, public comments and how the element considered and incorporated public comments.

In addition, the Department encourages the City to consider the San Joaquin Valley Fair Housing and Equity Assessment as part of the housing element update. For more information, please see <http://www.hcd.ca.gov/housing-policy-development/docs/san-joaquin-fair-housing020915.pdf>.

D. Other

Other Elements of the General Plan: For your information, other elements of the general plan must be updated on or before the next adoption of the housing element. The safety and conservation elements of the general plan must include analysis and policies regarding fire and flood hazard management (GC Section 65302(g)). Also, the land-use element must address disadvantaged communities (unincorporated island or fringe communities within spheres of influence areas or isolated long established "legacy" communities) based on available data, including, but not limited to, data and analysis applicable to spheres of influence areas pursuant to GC Section 56430. The Department urges the City to consider these timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: http://opr.ca.gov/docs/SB244_Technical_Advisory.pdf and http://opr.ca.gov/docs/Final_6.26.15.pdf.

HCD Review of Hanford's Housing Element
November 24, 2015
Appendix - Page 5 of 5

Water Sewer Priority: For your information, Government Code Section 65589.7 requires water and sewer providers to establish specific procedures and grant priority water and sewer service to developments with units affordable to lower-income households. The statute also requires local governments to immediately deliver the housing element to water and sewer providers. The Department recommends including a cover memo describing the City's housing element, including the City's housing needs and share of the regional housing need.

Exhibit 1

**HCD Comments and Responses
City of Hanford**

HCD Comment*	Housing Element Page	Response
A.1 Zoning for Sites Inventory		What are the General Plan and zoning designations for the Downtown East Precise Plan area? Need to identify which parcels allow 45 du/ac vs 22 du/ac Table A-3c (Housing Authority project?)
A.1 Appropriate Densities to Accommodate Lower Income Households		
A.1 Suitability of Small Sites	5-22	In order to facilitate lot consolidation for small parcels, Program 3.9 in the Housing Plan (Chapter 5) has been revised to include a commitment for fee reductions and concurrent processing of lot mergers for multi-family projects that include units affordable to lower-income households.
A.2 Land Use Controls	4-19/20	As noted in Table 4-7 the height limit is 35 feet in all multi-family residential zones, which can accommodate 3-story development. The element has been revised to expand on this issue.
A.2 Emergency Shelters	4-18	Emergency shelters require off-street parking at a rate of one space per 5 beds plus one space for each staff person on duty. This requirement typical of other jurisdictions in California and is less than the City requires in the same zone for rest homes, nursing homes, convalescent homes, and homes for the aged, which require one space for each employee of the daytime shift, plus one space for each 4 beds.
A.2 Definition of "Family"	4-15	City attorney?
A.3 Farmworker Housing Needs	2-31 4-16	Farmworker housing needs are described in Chapter 2. According to recent Census data there are an estimated 1,575 farmworkers living in Hanford, which represents about 19% of the county's total farmworker population. As noted in Chapter 4, Hanford's zoning regulations permit employee housing in conformance with state law (Health and Safety Code Sections 17021.5 and 17021.6).

HCD Comment*	Housing Element Page	Response
B.1 Implementation Timelines	5-22	Programs 3.9 and 3.10 have been revised to include more specific implementation timelines.
B.2 Adequate Sites		
B.3 Persons with Developmental Disabilities and Farmworkers		As noted under A.3 above, the element has been revised to address this comment.
B.4 Governmental Constraints		As noted under A.2 above, the element has been revised to address these comments.
B.5 Fair Housing	5-23	Program 3.13 has been expanded to identify additional actions the City will take to disseminate fair housing information.
C. Public Participation	C-1 Chapter 5	Appendix C includes a description of the public participation process during preparation of the Housing Element update. As noted in this appendix, notices of all meetings were mailed to an extensive list of persons and organizations, many of whom represent the interests of lower-income households and persons with special needs. Public comments and revisions in response to those comments are summarized in Table C-3. The San Joaquin Valley Fair Housing and Equity Assessment (SJVFEA) was also reviewed during preparation of the Housing Element, and while Hanford was the only Kings County jurisdiction specifically addressed in that report, the Housing Plans (Chapter 5) for all of the jurisdictions include fair housing programs that are responsive to the recommendations contained in the SJVFEA report.
D. Other Elements of the General Plan	1-5	Chapter 1 includes discussion of the relationship between the Housing Element and other elements of the General Plan. The element has been revised to include a reference to recent changes in state law related to the Land Use Element and unincorporated island, fringe, or legacy communities.
D. Water and Sewer Priority	4-28	The analysis of water and wastewater service in Chapter 4 has been revised to include a reference to Government Code Sec. 65589.7, which requires jurisdictions to provide copies of Housing Elements to local water and wastewater providers upon adoption, and also requires those providers to

HCD Comment*	Housing Element Page	Response
		grant priority to developments that include units affordable to lower-income households.

*Letter of November 24, 2015

**Addendum No. 1 to
Initial Study/Negative Declaration No. 2010-02
City of Hanford
2016-2024 Housing Element
December 8, 2015**

Overview

On June 1, 2010, the City Council adopted Negative Declaration (ND) 2010-02 for the 2009-2014 Housing Element. The City is now required to adopt an updated Housing Element for the 2016-2024 planning period. The purpose of this addendum is to demonstrate that the 2016-2024 Housing Element Update would not result in any of the conditions under which a subsequent Environmental Impact Report ("EIR") or Negative Declaration would be required pursuant to Public Resources Code Section 21166 or CEQA Guidelines Sections 15162 and 15164.

Purpose of an Addendum

CEQA and the CEQA Guidelines establish the type of environmental documentation that is required when changes to a project occur or new information arises after an EIR is certified or a Negative Declaration adopted for a project. CEQA Guidelines Section 15162 establishes criteria for determining whether more detailed information, such as the preparation of a Subsequent or Supplemental EIR, is needed, and Section 15164 defines the appropriate use of addendums to previous EIRs and negative declarations.

CEQA Guidelines Section 15162(a) states:

When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines on the basis of substantial evidence in the light of the whole record, one or more of the following:

(1) Substantial changes are proposed in the project, which will require major revisions in the previous EIR 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 to be undertaken, which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.

(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 shows any of the following:

a. The project will have one or more significant effects not discussed in the EIR.

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

d. Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more effects on the environment but the project proponents decline to adopt the mitigation measure.

CEQA Guidelines Section 15164(b) states: “An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.”

The following analysis demonstrates that the 2016-2024 Housing Element Update does not raise any new environmental issues and requires only minor technical changes or additions to the previous Negative Declaration to satisfy the requirements of CEQA.

Project Description

State law requires each jurisdiction in Kings County to prepare an updated Housing Element for the 2016-2024 planning period. The County and its four cities have again followed a collaborative process in preparing a joint Housing Element document covering all five jurisdictions. The joint Housing Element includes data, analysis, and general goals and policies covering the entire county. However, each jurisdiction has separate programs that apply only to that jurisdiction. No major changes to conditions, requirements, or the statutory framework that raise new potentially significant environmental impacts not previously considered have occurred with respect to the Housing Element, and the proposed 2016-2024 Housing Element Update would not make substantial changes to City housing policies or land-use regulations. The new Housing Element is comprised of the following sections:

Chapter 1: Introduction

This chapter provides an overview of the Housing Element and a summary of the public participation process. No policy or regulatory changes are proposed in this section, and none of the changes reflected in this section would result in the potential for significant environmental impacts not previously considered in the 2010 ND.

Chapter 2: Housing-Needs Assessment

This section has been revised to reflect more recent demographic data, trends and special housing needs. Most of the demographic information is based on the 2010 Census or the American Community Survey. This appendix also describes the new Regional Housing Needs Assessment (RHNA), which identifies housing growth needs for the new planning period, as summarized below:

Regional Housing Needs Assessment (RHNA)

The City's assigned share of regional housing need is an important component of the Housing Element. The Kings County Association of Governments (KCAG) is responsible for allocating a portion of the region's new housing need to each jurisdiction. Hanford's share of the regional housing need for the new Housing Element cycle is 4,832 units. The table below shows the distribution of new housing need by income category that has been allocated to the City in the RHNA. One of the key requirements of the Housing Element is to identify adequate sites with appropriate zoning that could accommodate new housing development commensurate with the assigned need in each income category. It should be emphasized that the RHNA is a planning target, not a development mandate or quota. State law does not require cities to achieve their RHNA targets or build housing.

**2016-2024 RHNA Allocation
City of Hanford**

Very Low	Low	Moderate	Above Moderate	Total
1,097*	821	865	2,049	4,832

*Per state law, half of the very-low units are assumed to be in the extremely-low category
Source: KCAG, 1/28/2015

Chapter 3 and Appendix B of the Housing Element present an inventory and analysis of available sites that could accommodate the level of development assigned to Hanford through the RHNA process. No substantial changes to Housing Element programs are proposed in connection with the new RHNA allocation that were not previously considered in the 2010 ND.

This section of the Housing Element also discusses various categories of special needs, including the elderly, persons with disabilities, large families, female-headed households, farmworkers and the homeless. No substantial changes in development regulations are proposed with respect to these special needs that were not previously considered in the 2010 ND.

Chapter 3: Resources and Opportunities

This section describes the City's land resources that could accommodate housing development, as well as financial and administrative resources, and opportunities to foster energy conservation. None of the changes reflected in this section would change development regulations or result in the potential for significant environmental impacts not previously considered in the 2010 ND.

Chapter 4: Constraints

This chapter analyzes City plans and regulations that guide housing development. The most noteworthy changes reflect the completion of several state-mandated Code amendments related to housing for persons with special needs during the previous planning period. No changes to land-use plans or regulations are proposed in connection with the 2016-2024 Housing Element. This chapter also discusses non-governmental constraints such as infrastructure availability and development costs. None of the changes reflected in this appendix would change development regulations or result in the potential for new significant environmental impacts that were not previously considered in the 2010 ND.

Chapter 5: Housing Plan

This chapter presents the City's goals, objectives, policies, and programs for the 2016-2024 planning period. Most of the changes in this chapter reflect the completion of Zoning Code amendments related to housing for persons with special needs. No substantial changes to programs are proposed, and no new potentially significant impacts not previously considered in the 2010 ND would result from adoption of the revised Housing Element.

Chapter 6: Glossary

This appendix contains definitions for terms commonly used in the Housing Element. None of the changes reflected in this section would change development regulations or result in the potential for significant environmental impacts.

Appendix A: Evaluation of the Prior Housing Element

This appendix contains a review of the goals, policies and programs from the previous element and identifies the City's accomplishments as well as changes that are appropriate for the new planning period based on changed circumstances. None of the revisions reflected in this evaluation would change development regulations or result in the potential for significant environmental impacts that were not previously considered in the 2010 ND.

Appendix B: Land Inventory

This appendix includes a parcel-specific listing of properties with potential for housing development. None of the changes reflected in this section would change development regulations or result in the potential for significant environmental impacts.

Appendix C: Public-Participation Summary

This appendix describes opportunities for public involvement during the 2016-2024 Housing Element update process. None of the changes reflected in this section would change development regulations or result in the potential for significant environmental impacts.

Environmental Analysis and Conclusions

Because adoption of the 2016-2024 Housing Element would not substantially change the City's land-use designations or development regulations, no new potentially significant environmental effects would occur that were not previously analyzed in the Negative Declaration prepared for the prior Housing Element. Therefore, pursuant to CEQA Guidelines Section 15164, an addendum is the appropriate CEQA document for the 2016-2024 Housing Element update. There is no substantial evidence that adoption of the Housing Element update will result in new significant environmental impacts, or impacts that would be more severe than described in the previous Negative Declaration. Consequently, a subsequent or supplemental EIR or IS/ND is not required.

RESOLUTION NO. 2015-31

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD
RECOMMENDING APPROVAL TO THE CITY COUNCIL OF GENERAL PLAN
AMENDMENT NO. 2014-05, A REQUEST TO AMEND THE HOUSING ELEMENT
FOR THE 2016-2024 PLANNING PERIOD**

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on December 8, 2015, at 7:00 p.m., it was moved by Commissioner **JOHNSTON**, and seconded by Commissioner **NAHAL**, that the following resolution be adopted:

WHEREAS, state law requires each jurisdiction in California to adopt a General Plan, which includes a Housing Element; and

WHEREAS, each jurisdiction within Kings County is required by state law to prepare an update to its Housing Element for the 2016-2024 planning period; and

WHEREAS, on October 21, 2014 the City Council conducted a study session regarding the 2016-2024 Housing Element; and

WHEREAS, in compliance with Section 65585 of the California Government Code, the Draft Housing Element was transmitted to the California Department of Housing and Community Development (HCD) for review; and

WHEREAS, on November 24, 2015 HCD issued a letter reporting its findings on the Draft Housing Element, which has been reviewed and considered by the Planning Commission; and

WHEREAS, the City's responses to each and every HCD comment, along with a summary of revisions made in the Draft Housing Element to address those comments, are set forth in Attachment 1, incorporated herein by reference; and

WHEREAS, the City of Hanford Planning Commission considered the general plan amendment at its regularly scheduled meeting on December 8, 2015; and,

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

WHEREAS, an addendum to Negative Declaration No. 2010-02 for the 2009-2014 Housing Element was prepared in compliance with the California Environmental Quality Act ("CEQA") and the City of Hanford Municipal Code and Policies.

NOW, THEREFORE, BE IT RESOLVED, on the basis of the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing, the Planning Commission hereby makes the following findings:

1. That notice of the proposed General Plan Amendment was provided to the Native American Heritage Commission and the referred tribal agencies in accordance with California Government Code 65352.3 (SB18).
2. That the addendum to Negative Declaration No. 2010-02 prepared for the 2009-2014 Housing Element satisfies the requirements of CEQA for the 2016-2024 Housing Element Update. There is no substantial evidence in the record that the 2016-2024 Housing Element Update would have a significant effect on the environment. The addendum reflects the independent judgment of the Planning Commission.
3. That the proposed general plan amendment is internally consistent with the General Plan and that no policy conflicts exist with the text or the land use diagram.
4. That the proposed 2016-2024 Housing Element amendment, as set forth in Attachment 1 and incorporated herein by reference, addresses the comments of HCD and substantially complies with the requirements of state housing element law (Government Code Sec. 65580 et seq.).

BE IT FURTHER RESOLVED that the City of Hanford Planning Commission recommends approval to the City Council of General Plan Amendment No. 2014-05.

MOTION PASSED at a regular meeting of the Planning Commission of the City of Hanford held on the 8th day of December 2015, by the following vote:

AYES:	Commissioners JOHNSTON, NAHAL, DOUGLAS, PADEN, HAM
NOES:	Commissioners NONE
ABSTAIN:	Commissioners NONE
ABSENT:	Commissioners NONE

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

I, **Darlene R. Mata**, Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 8th day of December, 2015.

Darlene R. Mata, Secretary

ATTACHMENT 1

HCD Comments and Responses

City of Hanford

ATTACHMENT 2

2016-2024 Housing Element

2016 – 2024 HOUSING ELEMENT

**County of Kings
City of Avenal
City of Corcoran
City of Hanford
City of Lemoore**

Draft | December 2015

Acknowledgements

The 2016-2024 Kings County Housing Element update is a cooperative effort of Kings County and the Cities of Avenal, Corcoran, Hanford and Lemoore.

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Chapter 1. Introduction

A. Planning Context

Kings County is located within the agriculturally rich San Joaquin Valley, with Fresno County to the north and west, Tulare County to the east, and Kern County to the south. Created in 1893, Kings County was carved from the western portion of Tulare County and later added another 100 square miles from Fresno County. The Kings River, from which the County derives its name, runs along the northern edges and flows south towards the center of the County. Historically, this river flowed farther south to what was once Tulare Lake. Now referred to as the Tulare Lake Basin, this area is extensively used for agricultural crop production.

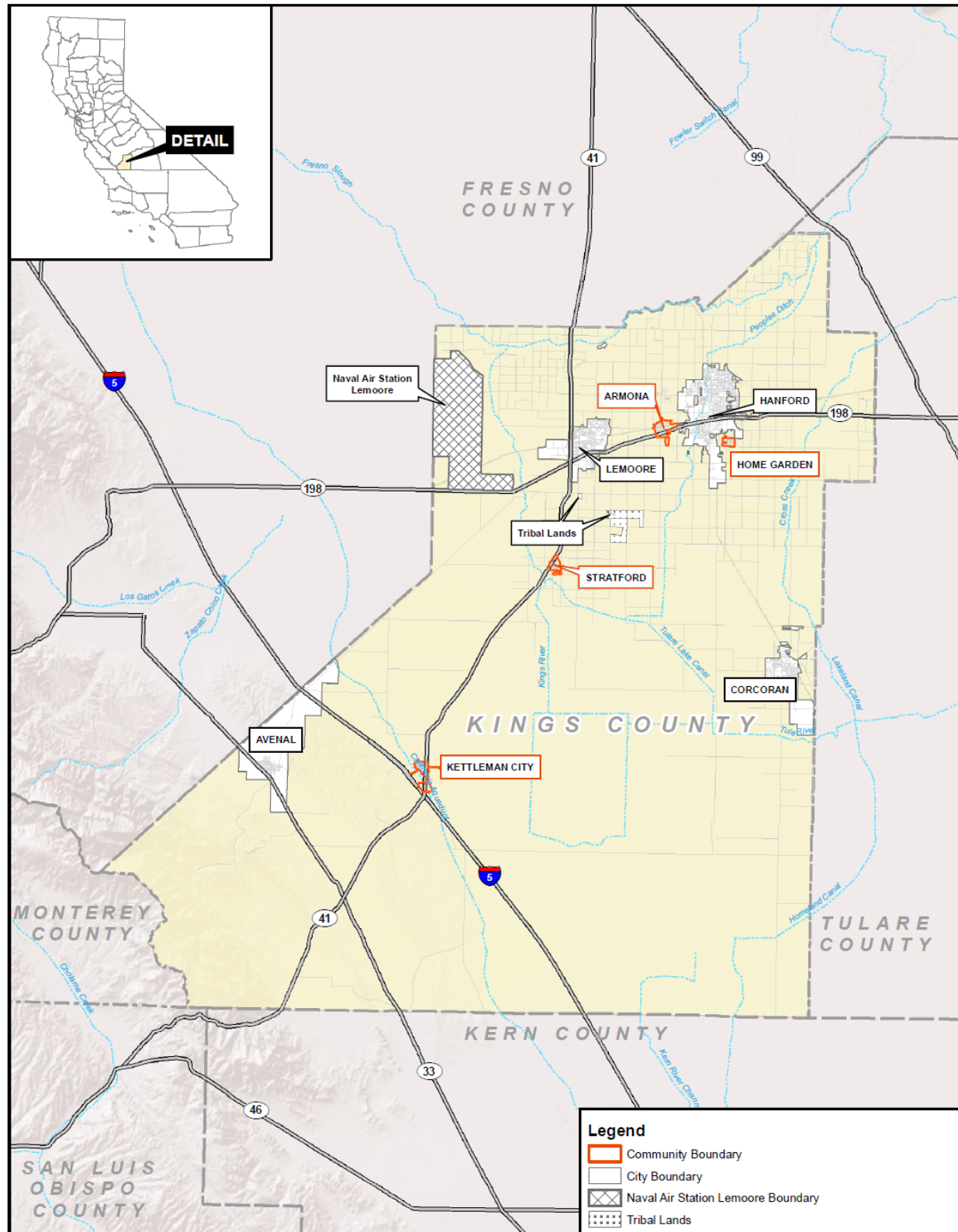
Kings County is comprised of four cities (Avenal, Corcoran, Hanford, and Lemoore), four unincorporated community service areas (Armona, Home Garden, Kettleman City, and Stratford), and a few other smaller community pockets. According to the California Department of Finance, approximately 150,000 people lived in Kings County as of January 2015, with approximately 13,500 of those housed within the three state prison facilities. The Lemoore Naval Air Station houses approximately 4,900 naval personnel and dependents in approximately 1,630 housing units, while the Santa Rosa Rancheria is home to about 500 Tachi Yokut Indians on 1,535 acres of tribal land.

Access through the County and to other major outside destinations is provided by a network of highways and railroads. While Interstate 5 and State Route 99 provide routes to the Los Angeles and San Francisco Bay metropolitan areas, State Route 41 connects the valley with the Central Coast and Yosemite National Park. State Route 198 provides access to Sequoia National Park. The Burlington Northern Santa Fe Railroad connects Kings County to Sacramento and Bakersfield while the San Joaquin Valley Railroad connects to Huron to the west and Visalia and Porterville to the east. The County's transportation network has played a key role in its economic development. Agriculture remains the predominant landscape of Kings County, with approximately 84% of its land area used for agriculture. While dairy products are the County's leading commodity, the agricultural industry is diversified with cotton, cattle, field crops, seeds, fruit & nuts, vegetables, apiary products, livestock & poultry, and other related products also having a significant presence.

As Kings County begins the 2016-2024 planning period, California is in its fourth consecutive year of drought conditions and water supply is expected to continue to be a serious challenge for both urban and agricultural users.

Chapter 1. Introduction

Figure 1 – Regional Location Map



B. Methodology

1. Purpose and Statutory Authority

The Housing Element is mandated by §§65580-65589 of the California *Government Code*. State Housing Element law requires that each city and county identify and analyze existing and projected housing needs within their jurisdiction and prepare goals, policies, programs and quantified objectives to further the development, improvement, and preservation of housing. To that end, state law requires that the housing element:

- Identify adequate sites to facilitate and encourage the development, maintenance and improvement of housing for households of all economic levels, including persons with special needs;
- Remove, as legally feasible and appropriate, governmental constraints to the production, maintenance, and improvement of housing for persons of all income levels;
- Assist in the development of adequate housing to meet the needs of low- and moderate-income households;
- Conserve and improve the condition of housing and neighborhoods, including existing affordable housing;
- Promote equal housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability; and
- Preserve lower-income publicly-assisted housing developments within each community.

The Housing Element is organized into the following major sections:

- Analysis of the demographic, housing, and special needs characteristics and trends in Kings County jurisdictions (Chapter 2).
- Analysis of land, financial, and organizational resources available to address the housing goals in Kings County (Chapter 3).
- Review of potential market, governmental, and environmental constraints that affect Kings County jurisdictions' ability to address their housing needs (Chapter 4).
- The Housing Plan to address identified housing needs, including housing goals, policies and programs (Chapter 5).
- Evaluation of each jurisdiction's accomplishments toward meeting the goals and objectives set forth in the previous Housing Element (Appendix A).
- A detailed land inventory of suitable sites for housing development (Appendix B).

2. Framework for the Joint Kings County Housing Element

In California, it is typical for each city or county to prepare and maintain its own General Plan and housing element. However, in Kings County the four cities and the County have chosen to collectively

Chapter 1. Introduction

prepare a joint Countywide housing element with administrative support from the Kings County Community Development Agency. While unusual, this collaborative approach to the housing element has a number of advantages, including the following:

- Over the past several decades, the trend in dealing with complex public policy issues has been toward a regional approach to problem-solving. Existing housing element law embodies this principle through the regional housing needs allocation (RHNA) process. Perhaps the most recent and far-reaching example of this regional approach is Senate Bill 375, the landmark global warming legislation. SB 375 establishes a framework for regional planning and “Sustainable Communities Strategies” intended to reduce greenhouse gas emissions through land use, housing and transportation policies.
- Housing markets are regional in nature and do not stop at jurisdictional boundaries. Coordinated regional strategies offer the potential to be more effective in addressing housing needs than when each jurisdiction operates individually.
- In difficult economic times such as these, economies of scale accruing from shared resources can result in significant cost savings to jurisdictions that jointly prepare housing elements.

3. Data Sources

In preparing the Housing Element, various sources of information were consulted. The 2010 decennial Census and the annual American Community Survey updates were used as the primary sources of demographic information. However, other sources supplemented the Census data where available and relevant, including the following:

- Housing conditions surveys conducted by the jurisdictions;
- Population and housing data from the California Department of Finance (DOF);
- Employment data from the California Employment Development Department (EDD);
- Local economic data from the Kings County Economic Development Corporation;
- Housing market data from the Kings County Board of Realtors;
- Population and housing characteristics from Naval Air Station Lemoore;
- Point-in-time homeless data provided by Kings/Tulare Continuum of Care;
- Land use data based on the General Plans and zoning ordinances of each jurisdiction; and
- Regional housing needs information prepared by the Kings County Association of Governments.

4. Relationship to the General Plans

State law requires that the Housing Element be consistent with other elements of jurisdictions’ General Plans. Policies and programs set forth in this Housing Element are consistent with policies and programs in other elements of the respective General Plans. However, if during the implementation of this Housing Element any inconsistencies with other portions of the General Plans are identified, appropriate amendments to maintain internal consistency will be proposed. For example, Government Code Sec.

C. Community Involvement

65302.1 requires jurisdictions within the San Joaquin Valley to include in appropriate elements of the General Plan analysis, policies and feasible implementation measures to improve air quality. This Housing Element supports this provision of state law through its identification of sites for development of a variety of housing types in appropriate locations consistent with the regional growth forecast, regional housing needs plan, and regional transportation plans.

Government Code Sec. 65302 requires amendments to the Safety and Conservation elements to include analysis and policies regarding flood hazard and management information upon the next revision of the Housing Element after January 1, 2009. Sec. 65302.10 also requires each jurisdiction to amend the Land Use Element to identify unincorporated island, fringe, or legacy communities inside or near its boundaries upon each revision of the Housing Element. If necessary, amendments to those elements will be processed in order to maintain consistency between elements.

C. Community Involvement

State law requires local governments to make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element. To that end, each jurisdiction has provided opportunities for residents, interested parties, and local officials to participate in the update process and offer recommendations regarding housing needs and strategies to address those needs.

The public participation process for this Housing Element involved four major stages:

1. Public workshops and meetings in each of the four cities and the unincorporated County during the preparation of the Draft Housing Element;
2. Publication of the Draft Housing Element and subsequent review by the California Department of Housing and Community Development (HCD);
3. Revisions to the Housing Element to address comments from HCD and publication of a revised Draft Housing Element;
4. Public hearings before the Planning Commission and City Council of each city and the Planning Commission and Board of Supervisors of Kings County prior to adoption of the final Housing Element.

For details regarding the public meetings and hearings, as well as a summary of issues raised during the update process, please refer to Appendix C.

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Chapter 2. Housing Needs Assessment

The availability of decent and affordable housing for residents is an important housing goal. To accomplish this goal, a comprehensive assessment of housing needs provides the basis for developing responsive policies and programs. This chapter presents and analyzes demographic, economic, and housing characteristics and their impact upon housing needs in the cities of Avenal, Corcoran, Hanford, and Lemoore and unincorporated Kings County. The Housing Plan (Chapter 5) provides the policies and strategies to address identified housing needs.



A. Population and Household Characteristics

Housing needs in Kings County are largely determined by population and employment growth, coupled with various demographic variables. Characteristics such as age, household size, occupation, and income combine to influence the type of housing needed and its affordability.

1. Population Trends

Kings County is comprised of four incorporated cities (Avenal, Corcoran, Hanford, and Lemoore), four unincorporated community service areas (Armona, Home Garden, Kettleman City, and Stratford), and a few other smaller community pockets. According to the California Department of Finance (DOF), Kings County had a total population of 149,721 in 2015; however, about 11% of that is represented by persons in group quarters, primarily the state prisons and Naval Air Station Lemoore (Table 2-1).

Table 2-1
Kings County Population Growth, 1990-2015

Jurisdiction	Household Population				Change 1990-2015	
	1990	2000	2010	2015	Persons	%
Avenal	5,505	7,973	9,082	9,095	3,590	65.2%
Corcoran	8,309	9,539	12,573	12,630	4,321	52.0%
Hanford	29,927	40,839	53,068	54,603	24,676	82.5%
Lemoore	13,606	19,710	24,514	25,308	11,702	86.0%
Unincorporated	32,122	31,271	32,165	31,502	(620)	(1.9%)
County Totals	89,469	109,332	131,402	133,138	43,669	48.8%

Note: All numbers exclude persons in group quarters (State prisons and Naval Air Station Lemoore)

Sources: U.S. Census; Cal. Dept. of Finance, E5 & E8 Population & Housing Estimates, May 2015

During the past 25 years, Hanford has seen the largest population increase with about 57% of Kings County's total growth. Lemoore also experienced substantial growth during this period, with a population increase of 86%. Avenal and Corcoran saw population increases of about 65% and 52%, respectively, during the 1990-2015 time period. The unincorporated county has experienced a small decline in population since 1990.

Chapter 2. Housing Needs Assessment

According to DOF¹, Kings County's household population (i.e., excluding group quarters) is projected to reach approximately 167,000 by the year 2030, a gain of about 25% over 2015 levels.

2. Age Characteristics

Although population growth strongly affects total demand for new housing, housing needs are also influenced by age characteristics. Typically, different age groups have distinct lifestyles, family characteristics, incomes, and housing preferences. As people move through each stage of life, their housing needs and preferences also change. Age characteristics are therefore important in planning for the changing housing needs of residents.

Coupled with housing prices, the homeownership rate is related to householder age. Homeownership rates tend to increase with the age and income of the householder.

Housing needs often differ by age group. For instance, most young adults (under 34) are single or starting families. Housing needs for younger adults are addressed through apartments or first-time homeownership opportunities. Middle-aged residents (34-64) may already be homeowners, are usually in their prime earning years and have dependents living at home, and thus tend to seek larger homes. Seniors often own a home but, due to limited income or disabilities, may need assistance to remain in their homes. As life expectancies increase, the 65+ age group is projected to be the fastest-growing population segment, resulting in increasing need for assisted living and care facilities.

As shown in Table 2-2, Corcoran has the lowest percentage of children while Hanford has the highest percentage of seniors age 65+.

Table 2-2
Age Distribution

Age Group	Avenal	Corcoran	Hanford	Lemoore	Kings County
Total population	15,001	24,043	54,195	24,616	151,806
Under 5 years	10.5%	5.2%	8.0%	10.3%	8.4%
5 to 19 years	21.0%	14.9%	24.6%	23.3%	22.3%
20 to 29 years	18.2%	17.4%	15.1%	17.7%	17.3%
30 to 64 years	45.4%	57.0%	42.0%	41.4%	43.8%
65 to 84 years	4.4%	4.8%	8.9%	6.6%	7.3%
85 years and over	0.6%	0.6%	1.4%	0.8%	1.0%
Median age	30.1	36.1	31.7	28.7	31.1

Source: Census 2009-2013 ACS, Table S0101

3. Race and Ethnicity

As shown in Table 2-3, the largest racial/ethnic groups in Kings County in 2000 were Hispanics (51%) and Non-Hispanic Whites (35%). Asian, African American and other groups together comprised about 12% of the County total.

¹ California, Department of Finance, P-4 Report, Population Projections for California Counties 2015-2030, March 2015.

A. Population and Household Characteristics

Table 2-3
Race and Ethnicity

Racial/Ethnic Group	Avenal	Corcoran	Hanford	Lemoore	Unincorp	Kings County
Not Hispanic or Latino	28.2%	37.4%	52.9%	60.0%	53.3%	49.1%
-White	15.4%	19.4%	41.1%	41.0%	42.2%	35.2%
-Black or African American	9.9%	14.6%	4.4%	5.9%	3.9%	6.7%
-American Indian/Alaska Native	0.5%	0.5%	0.6%	0.8%	1.6%	0.8%
-Asian	0.7%	0.7%	4.1%	7.8%	2.7%	3.5%
-Native Hawaiian/Pacific Islander	0.0%	0.0%	0.1%	0.4%	0.2%	0.1%
-Other races or 2+ races	1.7%	2.1%	2.6%	4.0%	2.7%	2.7%
Hispanic or Latino (any race)	71.8%	62.6%	47.1%	40.0%	46.7%	50.9%
Total	100%	100%	100%	100%	100%	100%

Source: 2010 Census, Table DP-1

4. Household Type and Overcrowding

A household refers to the people occupying a home, such as a family, a single person, or unrelated persons living together. Families often prefer single-family homes or condominiums to accommodate children, while single persons generally occupy smaller apartments or condominiums. Single-person households often include seniors or young adults.

Table 2-4 displays household composition by community as reported by the Census ACS. Families comprised approximately 77% of all households within Kings County. Countywide, the proportion of single households was approximately 18%. However, the percentage of single households varied by location. The cities of Hanford (20.5%) and Lemoore (19.5%) had the highest percentage of single-person households.

As noted earlier, Kings County has a significant population of people living in group quarters who are not counted as households. Avenal and Corcoran State Prisons are counted in the total population figures, but are not counted as households. The same is true for persons living on-base at Naval Air Station Lemoore.

Table 2-4
Household Characteristics

Age Group	Avenal	Corcoran	Hanford	Lemoore	Uninc.	Kings County
Total households	2,727	3,516	17,161	8,072	9,309	40,785
Family households	82.5%	77.4%	75.5%	73.3%	83.0%	77.4%
With own children under 18 years	48.6%	48.2%	41.8%	38.5%	44.1%	42.7%
Married-couple family	53.6%	50.5%	53.3%	45.9%	62.8%	53.8%
With own children under 18 years	33.0%	31.6%	27.7%	23.6%	33.3%	28.9%
Male householder, no wife present	11.1%	8.2%	8.1%	7.0%	7.6%	8.0%
With own children under 18 years	3.8%	4.6%	5.3%	4.1%	3.6%	4.5%
Female householder, no husband present	17.7%	18.8%	14.1%	20.4%	12.6%	15.6%
With own children under 18 years	11.8%	12.0%	8.8%	10.8%	7.2%	9.3%
Nonfamily households	17.5%	22.6%	24.5%	26.7%	17.0%	22.6%
Householder living alone	14.8%	17.7%	20.5%	19.5%	12.7%	17.9%
65 years and over	5.8%	5.5%	7.9%	6.6%	6.1%	6.9%
Average household size	4.08	3.61	3.11	3.05	na	3.28

Source: Census 2009-2013 ACS, Table DP-2

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Overcrowding

Overcrowding is often closely related to household income and the cost of housing. The U.S. Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens; and to be severely overcrowded when there are more than 1.5 occupants per room. Overcrowded households are usually a reflection of the lack of adequate income for housing.

Table 2-5 details the percentage of households that live in overcrowded situations. Overcrowding is more prevalent among renters than owners. Avenal showed the highest rate of overcrowding, with over 23% of renters and 8% of owners reporting more than one person per room. About 18% of Corcoran renters reported overcrowding or severe overcrowding.

Table 2-5
Overcrowding by Tenure

Persons per Room	Avenal	Corcoran	Hanford	Lemoore	Uninc.	Kings County
Total households	2,727	3,516	17,161	8,072	9,309	40,785
Owner occupied:	996	1,605	9,658	4,363	4,505	21,127
0.50 or less	42.9%	49.3%	63.2%	63.1%	57.0%	59.8%
0.51 to 1.00	49.3%	41.6%	32.5%	33.0%	34.6%	34.5%
1.01 to 1.50	4.6%	6.5%	3.2%	3.0%	6.7%	4.2%
1.51 to 2.00	3.2%	2.5%	0.6%	1.0%	1.8%	1.2%
2.01 or more	0.0%	0.0%	0.4%	0.0%	0.1%	0.2%
Renter occupied:	1,731	1,911	7,503	3,709	4,804	19,658
0.50 or less	25.9%	42.2%	49.9%	53.1%	42.0%	45.7%
0.51 to 1.00	50.4%	39.8%	36.5%	40.1%	50.9%	42.2%
1.01 to 1.50	13.9%	12.5%	11.2%	5.5%	5.9%	9.2%
1.51 to 2.00	8.3%	4.9%	1.6%	0.8%	1.2%	2.3%
2.01 or more	1.5%	0.6%	0.9%	0.5%	0.0%	0.6%

Source: Census 2009-2013 ACS, Table B25014

5. Household Income and Overpayment

Along with housing prices and rents, household income is the most important factor affecting housing opportunities within Kings County. Housing choices such as tenure (owning versus renting), housing type, and location are dependent on household income. On the other hand, however, household size and type often affect the proportion of income that can be spent on housing. Table 2-6 shows the median household income of each community as reported by the Census ACS.

Table 2-6
Median Household Income

Jurisdiction	Median Household Income	% of County
Avenal	\$ 28,794	60%
Corcoran	\$ 32,914	68%
Hanford	\$ 52,614	109%
Lemoore	\$ 53,711	112%
Unincorporated	N/A	N/A
Kings County	\$ 48,133	100%

Source: Census 2009-2013 ACS

The median household income for the entire County was reported as \$48,133. Hanford and Lemoore had the highest median household incomes at approximately \$52,600 and \$53,700, respectively. This is likely due to the larger proportion of these cities' workforces with "white-collar" jobs.

A. Population and Household Characteristics

Avenal and Corcoran had median households below the County average, at \$28,794 and \$32,914, respectively. In both communities, a larger proportion of the workforce held “blue-collar” jobs such as farming, construction, extraction, manufacturing, production, transportation, and material moving.

Although median household income is a common benchmark for comparison, the distribution of household income also provides a useful measure of housing needs in a community. In housing analysis, households are typically grouped into categories, expressed relative to the Area Median Income (AMI) and adjusted for family size. Using State of California income thresholds, the income groups analyzed were as follows:

- Extremely low income: Up to 30% of AMI
- Very low income: 31-50% of AMI
- Low income: 51-80% of AMI
- Moderate income: 81-120% of AMI
- Upper income: Above 120% of AMI

Table 2-7 estimates the number of households within each income category in each jurisdiction as reported in HUD Comprehensive Housing Affordability Strategy (CHAS) data based on the 2007-2011 Census ACS. In comparison to other cities, Avenal and Corcoran had the highest percentage of extremely-low-, very-low- and low-income households. Countywide, 43% of all households had extremely-low, very-low and low incomes. Hanford and Lemoore had the highest proportion of residents with moderate and above-moderate incomes.

Extremely Low Income Households

In 2006 state law was amended (Assembly Bill 2634) to add the Extremely-Low-Income (ELI) category (up to 30% AMI) to the required analysis of household characteristics and housing growth needs. Due to their limited incomes, these households have the greatest difficulty finding suitable housing at an affordable price. Further discussion of housing costs and affordability, as well as housing growth needs by income category is provided later in this chapter.

Table 2-7
Household Income Distribution by Tenure

Income Category	Avenal	Corcoran	Hanford	Lemoore	Uninc.	Kings County
Owners						
<= 30%	4.9%	5.2%	2.1%	6.4%	5.6%	4.1%
>30% to <=50%	4.5%	12.4%	5.8%	4.1%	7.7%	6.4%
>50% to <=80%	28.8%	26.9%	12.4%	8.7%	15.5%	14.4%
>80% to <=100%	24.3%	13.9%	9.4%	10.2%	11.1%	11.1%
>100%	37.4%	41.6%	70.1%	70.5%	60.4%	64.0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Renters						
<= 30%	33.7%	28.0%	13.5%	11.3%	12.6%	16.5%
>30% to <=50%	31.0%	26.5%	16.7%	9.5%	15.2%	17.6%
>50% to <=80%	7.5%	22.2%	20.1%	23.2%	27.7%	21.3%
>80% to <=100%	5.6%	9.6%	11.6%	12.1%	10.1%	10.5%
>100%	22.0%	13.4%	38.0%	43.7%	34.7%	34.1%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Source: HUD CHAS data based on Census 2007-2011 ACS

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Housing Overpayment

State and federal housing law defines *overpayment* as a household paying more than 30% of gross income for housing expenses, including utilities. Housing overpayment is especially problematic for lower-income households that have limited resources for other living expenses.

As shown in Table 2-8, a significant portion of lower-income households in each community overpaid for housing according to HUD CHAS data (special tabulations based on the Census ACS). However, the overpayment rate varied by tenure and income level. More than half of all very-low- and extremely-low-income households in all jurisdictions, both owners and renters, were reported to be overpaying. In most communities, however, more renter households than owner households were overpaying. Few households with incomes above the median faced overpayment – often less than 10% of households.

Table 2-8
Household Overpayment by Tenure

Income Category	Avenal	Corcoran	Hanford	Lemoore	Uninc.	Kings County
Owners						
<= 30%	100.0%	72.2%	69.0%	57.1%	72.7%	68.9%
>30% to <=50%	72.7%	60.5%	59.8%	77.8%	64.5%	64.0%
>50% to <=80%	45.7%	67.7%	51.0%	55.3%	46.4%	52.3%
>80% to <=100%	27.1%	43.8%	37.0%	79.8%	41.8%	45.3%
>100%	8.8%	9.7%	18.5%	20.4%	22.6%	19.0%
Total	31.3%	39.6%	27.8%	34.3%	34.5%	31.6%
Renters						
<= 30%	92.8%	95.8%	75.0%	74.3%	52.6%	78.0%
>30% to <=50%	79.7%	65.9%	80.7%	96.8%	75.7%	78.9%
>50% to <=80%	29.0%	40.5%	48.5%	50.7%	46.0%	46.6%
>80% to <=100%	13.0%	24.2%	55.7%	27.8%	30.1%	38.6%
>100%	0.0%	4.3%	7.5%	4.2%	3.8%	5.2%
Total	58.8%	56.2%	42.7%	34.6%	35.2%	42.5%

Source: HUD CHAS data based on Census 2007-2011 ACS

B. Employment Trends

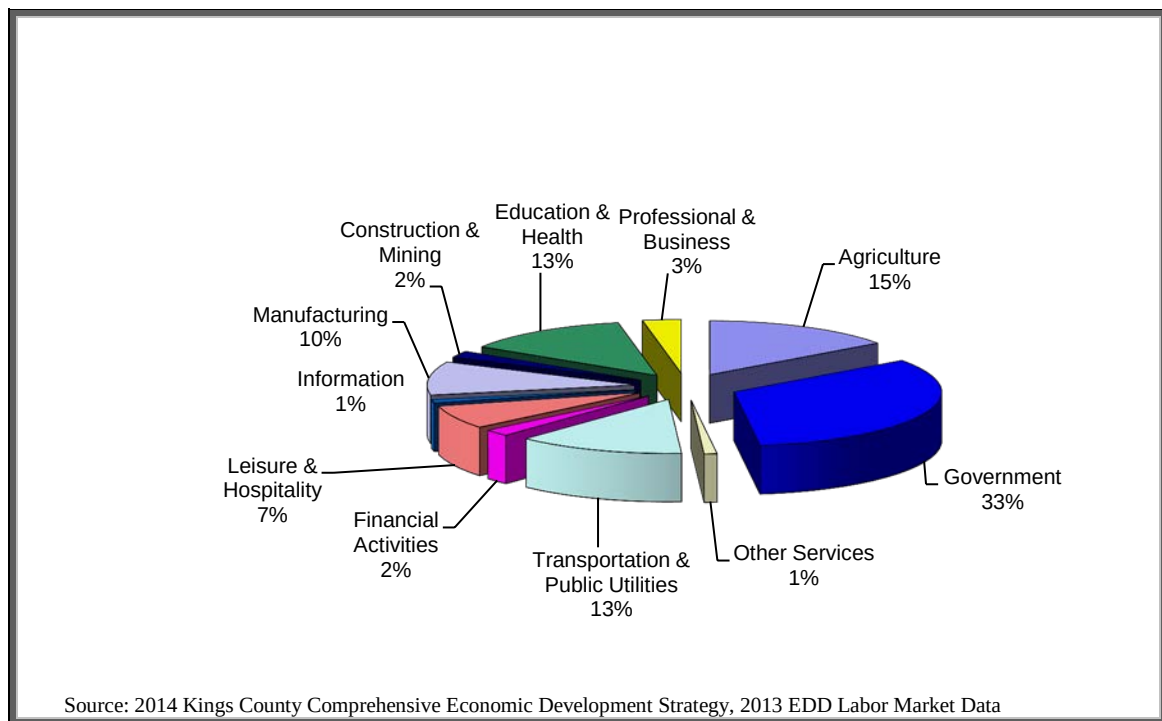
B. Employment Trends

Kings County's economy has an important impact on housing needs. Employment growth typically results in increased housing demand in areas that serve as regional employment centers. Moreover, the type of occupation and income levels for new employment also affects housing demand. This section describes the economic and employment patterns in Kings County and how these patterns influence housing needs.

1. Employment by Industry

Kings County supports a diversified economy as shown in Figure 2. Government represents the largest sector (due in large part to state prisons) and provided 33% of all jobs in the County as of 2013. Agriculture represented 15% of jobs, while Education & Health and Transportation & Public Utilities each provided 13% of employment.

Figure 2 – Kings County Employment by Industry



In August 2014, the Kings County's civilian labor force was approximately 59,500, with an unemployment rate of 10.6% (not seasonally adjusted). In reviewing the annual data for 2013, Kings County had 60,000 people in its labor force and an unemployment rate of 13.5%. In comparing the County unemployment rate to California, the August 2014 rate was 7.4% and 8.9% for the annual average for 2013. Historically, agriculture and government have dominated Kings County's economy. Agriculturally-oriented counties tend to have higher unemployment rates and greater seasonal variations in unemployment. Kings County is ranked 8th among California counties in agricultural production. According to the Kings County 2013 Annual Agricultural Crop Report, milk remains the county's leading commodity, followed by cotton (second) and cattle (third). With the entire state in a severe drought, it is uncertain to what extent future water supplies will affect agricultural employment.

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Table 2-9 through Table 2-13 summarize the major employers for the jurisdictions of Kings County. Given the rural nature of the unincorporated communities, employment and economic activity is concentrated in the cities.

Table 2-9
Major Employers - Avenal

Employer	Employees	Industry
Avenal State Prison	1,143	Correctional Facility
Keenan Farms	200	Agricultural
Paramount Child Development Center	15	Pre-School Child Care
City of Avenal	47	Government

Source: October 2014, Kings Economic Development Corporation

Table 2-10
Major Employers - Corcoran

Employer	Employees	Industry
J.G. Boswell Company	1,300	Agricultural
J.G. Boswell Company Tomato	167	Agricultural
MidState Precast	45	Precast Concrete
Camfil Farr Company	50	Industrial Air Filters
Sawtelle & Rosprim	22	Machine Shop/ Fabrication
Proctor & Crookshanks Companies	50	Ready-Mixed Concrete
Hansen Ranches/ Equipment	50	Agricultural
Buttonwillow Warehouse Company	33	Fertilizer, Pesticides, Grain
City of Corcoran	75	Government
Lakeland Dusters	23	Aviation
Corcoran Machine Works	12	Machine Shop/ Fabrication
Corcoran State Substance Abuse Treatment Facility	1,854	Correctional Facility
Corcoran State Prison I	2,163	Correctional Facility

Source: October 2014, Kings Economic Development Corporation

Table 2-11
Major Employers - Hanford

Employer	Employees	Industry
Olam Spices & Vegetables	425	Onions/Garlic Processing
Exopack	77	Multiwall Packaging/ Bags
Excelsior Farming	630	Field Fruit
Del Monte	1,240	Tomato Processing
Marquez Brothers International Inc.	288	Mexican Cheese Products
Central Valley Meats	460	Meat Packing/ Processing
Netto Ag, Inc.	115	Custom Harvesting
Warmerdam Packing	650	Fruit Packing
Kings County School District	4,058	Education/ Schools
Adventist Health/ Central Valley Network	2,200	Health Care
Nichols Farms	316	Pistachios
City of Hanford	261	Government
Kings County Government Center	1,365	Government
Wal-mart	500	Retail Store

Source: October 2014, Kings Economic Development Corporation

B. Employment Trends

Table 2-12
Major Employers - Lemoore

Employer	Employees	Industry
Leprino Foods- East	308	Mozzarella Cheese
Leprino Foods- West	970	Mozzarella Cheese
Olam Tomato	1,000	Tomato Processing
K-Mart	110	Retail
Crisp Warehouse	50	Farm Warehousing
Agusa Inc.	35	Dehydrated Tomato
Naval Air Station Lemoore	7,600 (civilians)	Naval Air Station
Blair Air and Ground	20	Agricultural/ Aviation
Tachi Palace Hotel & Casino	1,500	Casino & Hotel
City of Lemoore	144	Government

Source: October 2014, Kings Economic Development Corporation

Table 2-13
Major Employers – Kings County Unincorporated

Employer	Employees	Industry
(Armona)		
Valley Pump & Dairy Systems	20	Irrigation Pumps
Bennett & Bennett Inc.	12	Pipe
Central Valley Cabinet	10	Wood Kitchen Cabinets
Raven's Deli	9	Restaurant/ Dried Beef
(Kettleman City)		
FedEx Facility	125	Parcel Shipping
Conway Express	30	Cargo Trucking
Waste Management	37	Hazardous Waste Disposal
Bravo Farms	30	Highway Retail
(Stratford)		
J.C. Diversifield	150	Agricultural Processing
Orton Equipment Company	23	Farm Equipment Sales

Source: October 2014, Kings Economic Development Corporation

2. Occupations Held by Residents

Occupations held by residents determine the income earned by a household and their corresponding ability to afford housing. Higher paying jobs provide broader housing opportunities for residents, while lower-paying jobs limit housing options. Understanding employment and occupation patterns can thus provide insight into present housing needs. Table 2-14 describes the number and type of jobs held by residents in each community based on recent Census estimates.

Table 2-14
Occupations Held by Civilians

Jurisdiction	Avenal	Corcoran	Hanford	Lemoore	Unincorp.	Kings County
Management, business, science, and arts occupations	2.8%	11.8%	28.7%	33.3%	22.9%	24.9%
Service occupations	23.9%	20.8%	25.1%	22.5%	19.8%	23.0%
Sales and office occupations	13.5%	19.2%	21.8%	17.1%	16.9%	18.9%
Natural resources, construction, & maintenance occupations	48.5%	32.6%	13.3%	12.5%	23.9%	19.8%
Production, transportation, & material moving occupations	11.2%	15.6%	11.0%	14.7%	16.6%	13.4%

Source: Census 2009-2013 ACS, Table DP-3

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In Hanford and Lemoore, a higher proportion of residents held managerial, business or financial related employment. These types of “white-collar” jobs typically pay higher salaries and thus allow residents to afford a greater choice of housing opportunities. However, service occupations, sales/office positions, and “blue-collar” positions typically pay relatively lower wages. Residents in these occupations have more limited ability to afford housing and, in some cases, are in the greatest need of affordable housing and assistance.

3. Jobs-Housing Balance and Commute Patterns

Commuting patterns in Kings County have an important implication for housing needs. Larger employers in the County (e.g., three state prisons, Naval Air Station Lemoore, and agricultural industries) generate a significant number of jobs. However, the workforce employed at these institutions or in the agricultural industries may live in other communities for a variety of reasons, including preferences, the availability of suitable housing, or other reasons.

Commuting patterns show the relationship between where people live and where they work. Long commuting distances increase traffic congestion that strains the existing overcrowded road and highways infrastructure systems that are often in need of maintenance. Long commuting distances also contributes to poor air quality, increases expenses to the commuting workforce, and has been shown to have negative consequences on personal health. One of the aims of the Regional Housing Needs Allocation (RHNA) Plan is to direct new housing growth to employment centers in order to balance the jobs-housing ratio and decrease commuting distances.

The table below details the workforce that resides within the Kings County region. Roughly 80% of the approximate 54,000-person workforce stays within the Kings County area for employment. The remaining workforce is employed outside the County, with less than 1% working outside the State (see Table 2-15).

Table 2-15
Work Location of Kings County Residents

Work Location	Residents	Percentage
In Kings County	43,298	79.5%
Outside Kings County	10,947	20.1%
Outside of California	217	0.4%
Total	54,462	100%

Source: Census 2008-2012 ACS

When considering the work locations of city residents within the Kings County region as illustrated in Table 2-16, the City of Hanford has the largest concentration of workers at 45.5% that live and work within their jurisdictional limits. As the largest jurisdiction in the Kings County region, the City of Hanford has the lowest proportion of residents at 54.4% who commute to jobs elsewhere in Kings County. The City of Avenal has the largest proportion of residents who commute to jobs outside of their home city at 76.6%, followed closely by the City of Lemoore at 69.6%. According to recent Census estimates, 38% of residents work in their city of residence, with 62% commuting to other work locations in Kings County. Interestingly, this is a shift from the 2000 Census data, where 48% of residents worked in their home city and 36% commuted to work elsewhere in Kings County.

When considering work locations of residents in Kings County, the jobs-housing balance can be explored. The jobs-housing balance refers to the approximate distribution of employment opportunities and workforce population in respect to a geographic area. Research has shown that a jobs-housing balanced area is less likely to have residents who commute long distances in a vehicle. Residents may also be more

B. Employment Trends

likely to walk, cycle, or use public transportation when there is a balanced jobs-housing ratio. There is a general consensus that a balance of jobs to housing within an area can contribute to more sustainable travel in the form of shorter work trip distances. In looking at job locations and travel patterns in the Kings County region, the City of Hanford has the most balanced jobs-housing ratio or the most opportunities for residents to live near their place of employment.

Table 2-16
Work Locations of City Residents

Residence Location	Avenal		Corcoran		Hanford		Lemoore		All Cities	
	No.	%	No.	%	No.	%	No.	%	No.	%
Same City	1,196	23.4%	1,644	41.8%	9,174	45.5%	3,223	30.4%	15,237	38.0%
Elsewhere in Kings County	3,913	76.6%	2,288	58.2%	10,989	54.4%	7,380	69.6%	24,570	62.0%
Totals	5,109	100%	3,932	100%	20,163	100%	10,603	100%	39,807	100%

Source: Census 2008-2012 ACS

C. Housing Characteristics

This section describes the housing characteristics and conditions that affect housing needs in Kings County. Important housing stock characteristics include housing type, tenure, vacancy rates, age, condition, cost and affordability.



1. Housing Type

The California Department of Finance (DOF) provides annual estimates of the number of housing units by type for each jurisdiction based on reported building and demolition permits. DOF estimated that Kings County had a total of 44,888 housing units in 2015, representing a growth of 1,021 new units (2%) countywide since 2010. As is typical in small towns and rural areas, the majority of housing stock in all jurisdictions is comprised of single-family detached houses. Single-family attached (condominium) units represent just 4.9% of all units countywide. Approximately 18% of the county's housing stock consisted of multi-family projects, such as apartments and townhomes. The remaining 4.4% of housing units in Kings County were mobile and manufactured homes. As shown in Table 2-17, Avenal had the highest total percentage of multi-family units while Lemoore had the highest proportion of larger multi-family developments with five or more units. Unincorporated areas had the highest percentage of mobile homes.

Table 2-17
Housing Units by Type

Jurisdictions	Housing Units	Percent of Housing by Type				
		Single-Family Detached	Single Family Attached	Multi-Family (2-4 units)	Multi-Family (5+ units)	Mobile homes
Avenal	2,434	62.4%	3.3%	17.7%	12.2%	4.4%
Corcoran	4,009	73.7%	3.3%	10.7%	7.4%	4.9%
Hanford	19,133	73.5%	3.3%	8.9%	12.1%	2.2%
Lemoore	8,977	71.0%	3.7%	8.5%	13.3%	3.4%
Unincorporated	10,335	74.5%	10.0%	4.7%	1.5%	9.3%
Kings County	44,888	72.6%	4.9%	8.5%	9.5%	4.4%

Source: California Department of Finance, E-5 Report, May 2015

2. Housing Tenure and Vacancy Rates

Housing tenure (owner vs. renter) influences several aspects of the local housing market. Residential mobility is influenced by tenure, with ownership housing evidencing a lower turnover rate than rental housing. The vacancy rate also indicates the match between the demand and supply of housing. Table 2-18 details housing tenure and vacancies in Kings County and incorporated communities according to the 2010 Census. Vacancy rates of 5% to 6% for rental housing and 1.5% to 2.0% for ownership housing are generally considered to be optimum. A higher vacancy rate may indicate an excess supply of units, a softer market, and result in lower housing prices. A lower vacancy rate may indicate a shortage of housing and high competition for available housing, which generally leads to higher housing prices and diminished affordability.

C. Housing Characteristics

Table 2-18
Household Tenure and Vacancy Rates

Housing Type	Avenal		Corcoran		Hanford		Lemoore		Uninc.		Kings County	
	Units	%	Units	%	Units	%	Units	%	Units	%	Units	%
Occupied housing units	2,222	92.2%	3,594	90.8%	17,492	94.6%	8,196	94.9%	9,729	93.8%	41,233	94.0%
Owner-occupied housing units	1,011	42.0%	1,851	46.8%	10,208	55.2%	4,323	50.1%	4,936	47.6%	22,329	50.9%
Avg HH size of owner-occupied units	4.03		3.57		3.05		3.14		3.13		3.17	
Renter-occupied housing units	1,211	50.2%	1,743	44.0%	7,284	39.4%	3,873	44.9%	4,793	46.2%	18,904	43.1%
Avg HH size of renter-occupied units	4.13		3.42		3.01		2.83		3.49		3.21	
Vacant housing units	188	7.8%	364	9.2%	1,001	5.4%	436	5.1%	645	6.2%	2,634	6.0%
For rent	66	2.7%	235	5.9%	355	1.9%	209	2.4%	190	1.8%	1,055	2.4%
Rented, not occupied	7	0.3%	8	0.2%	21	0.1%	13	0.2%	9	0.1%	58	0.1%
For sale only	30	1.2%	33	0.8%	255	1.4%	87	1.0%	64	0.6%	469	1.1%
Sold, not occupied	3	0.1%	9	0.2%	54	0.3%	12	0.1%	42	0.4%	120	0.3%
For seasonal or occasional use	27	1.1%	16	0.4%	46	0.2%	14	0.2%	51	0.5%	154	0.4%
All other vacants	55	2.3%	63	1.6%	270	1.5%	101	1.2%	289	2.8%	778	1.8%
Homeowner vacancy rate (%)	2.9		1.7		2.4		2.0		n.a.		2.0	
Rental vacancy rate (%)	5.1		11.8		4.6		5.1		n.a.		5.3	
Total housing units	2,410	100%	3,958	100%	18,493	100%	8,632	100%	10,374	100%	43,867	100%

Source: 2010 Census, Table DP-1

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According to the Census, the housing vacancy rate in Kings County totaled 2.0% among for-sale units and 5.3% for rental units. However, the vacancy rate varied among communities. Corcoran had the highest rental vacancy rate at 11.8% yet the lowest vacancy rate among for-sale units at 1.7%. Avenal had the highest vacancy rates among for-sale units (2.9%). Hanford and Lemoore had the highest homeownership rates, at 55% and 50% respectively.

3. Housing Conditions

Housing conditions are an important indicator of quality of life in Kings County communities. Like any asset, housing ages and deteriorates over time. If not regularly maintained, structures can deteriorate and discourage reinvestment, depress neighborhood property values, and even become health hazards. Thus maintaining and improving housing quality is an important goal for communities.

Housing age can be an indicator of the need for housing rehabilitation. As shown in Table 2-19, recent Census estimates reported that over half of all housing in Kings County has been built since 1980, reflecting the significant housing growth in recent decades. Approximately 49% of the homes Countywide exceeded 35 years of age.

Most homes require increased maintenance after 30 years. Common repairs include a new roof, painting, plumbing, appliances and fixtures. Homes older than 50 years often require more substantial repairs (e.g., new siding, plumbing, or upgrades to electrical systems) in order to maintain the useful life and quality of the structure. Moreover, lead-based paint hazards are also more common in homes built before 1978 and particularly for homes built more than 50 years ago.

Table 2-19
Age of Housing Stock

Housing Type	Avenal		Corcoran		Hanford		Lemoore		Uninc		Kings County	
	Units	%	Units	%	Units	%	Units	%	Units	%	Units	%
Total housing units	2,874	100%	3,784	100%	18,777	100%	8,662	100%	10,037	100%	44,134	100%
Built 2010 or later	0	0.0%	56	1.5%	87	0.5%	0	0.0%	45	0.4%	188	0.4%
Built 2000 to 2009	595	20.7%	652	17.2%	3,087	16.4%	1,688	19.5%	1,793	17.9%	7,815	17.7%
Built 1990 to 1999	422	14.7%	302	8.0%	4,034	21.5%	1,984	22.9%	1,403	14.0%	8,145	18.5%
Built 1980 to 1989	349	12.1%	750	19.8%	2,729	14.5%	1,606	18.5%	1,181	11.8%	6,615	15.0%
Built 1970 to 1979	465	16.2%	553	14.6%	3,215	17.1%	1,440	16.6%	1,866	18.6%	7,539	17.1%
Built 1960 to 1969	225	7.8%	610	16.1%	2,036	10.8%	743	8.6%	1,151	11.5%	4,765	10.8%
Built 1950 to 1959	245	8.5%	339	9.0%	1,774	9.4%	667	7.7%	1,120	11.2%	4,145	9.4%
Built 1940 to 1949	308	10.7%	335	8.9%	611	3.3%	166	1.9%	589	5.9%	2,009	4.6%
Built 1939 or earlier	265	9.2%	187	4.9%	1,204	6.4%	368	4.2%	889	8.9%	2,913	6.6%

Source: Census 2009-2013 ACS, Table DP4

As part of the 2010 Housing Element update process, each jurisdiction in Kings County conducted a comprehensive survey of housing conditions within their community. The surveys were based upon criteria developed by the California Department of Housing and Community Development. Housing was classified according to five categories – sound, minor repair, moderate repair, substantial repair, or dilapidated. Table 2-20 summarizes the results of these housing conditions surveys. Housing conditions do not appear to have changed significantly since those surveys were conducted.

C. Housing Characteristics

Lemoore found the fewest problems, with 82% of the housing stock reported in sound condition. This is not surprising since Lemoore also has the newest housing stock. Hanford reported over three-quarters of its housing stock in sound condition. Avenal and Corcoran reported the highest proportions of structures with problems. In Avenal, 42% were in need of repair (minor, moderate or substantial) and 9% were considered dilapidated. In Corcoran, 55% of homes required repairs and 8% were dilapidated.

The housing plans for each of the jurisdictions include programs to improve housing conditions by providing grants or loans to assist low- and moderate-income households with housing repairs and rehabilitation. However, because funding for these programs has been reduced due to the statewide dissolution of redevelopment agencies, other funding sources must be found.

Table 2-20
Housing Conditions

Jurisdiction	Housing Conditions				
	Sound	Minor Repair	Moderate Repair	Substantial Repair	Dilapidated
Avenal	49%	7%	22%	13%	9%
Corcoran	37%	18%	28%	9%	8%
Hanford	73%	19%	8%	<1%	<1%
Lemoore	82%	15%	3%	<1%	<1%
Unincorporated Community Districts and Public Utility District	<1%	24%	47%	15%	14%

Source: Housing Conditions Reports for individual jurisdictions (2008-09)

4. Housing Affordability

State law establishes five income categories for purposes of housing programs based on the area (i.e., County) median income (“AMI”): extremely-low (30% or less of AMI), very-low (31-50% of AMI), low (51-80% of AMI), moderate (81-120% of AMI) and above-moderate (over 120% of AMI). Housing affordability is based on the relationship between household income and housing expenses. According to HUD and the California Department of Housing and Community Development², housing is considered “affordable” if the monthly housing cost (including utilities) is no more than 30% of a household’s gross income.

Table 2-21 shows current (2015) affordable rent levels and estimated affordable purchase prices for jurisdictions in Kings County by income category. Based on state-adopted standards, the maximum affordable monthly rent for extremely-low-income households is \$606, while the maximum affordable rent for very-low-income households is \$724. The maximum affordable rent for low-income households is \$1,158, while the maximum for moderate-income households is \$1,738. Maximum purchase prices are more difficult to determine due to variations in mortgage interest rates and qualifying procedures, down payments, special tax assessments, homeowner association fees, property insurance rates, etc. With this caveat, the maximum home purchase prices by income category shown in Table 2-21 have been estimated based on typical conditions in Kings County.

² HCD memo of 4/15/2015 (<http://www.hcd.ca.gov/hpd/hrc/rep/state/inc2k15.pdf>)

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Table 2-21
Income Categories and Affordable Housing Costs

2015 County Median Income = \$57,900	Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (<30%)	\$24,250	\$606	\$110,000
Very Low (31-50%)	\$28,950	\$724	\$130,000
Low (51-80%)	\$46,300	\$1,158	\$210,000
Moderate (81-120%)	\$69,500	\$1,738	\$315,000
Above moderate (120%+)	>\$69,500	>\$1,738	>\$315,000

Assumptions:

- Based on a family of 4
- 30% of gross income for rent + utilities or principle/interest/taxes/insurance
- 10% down payment, 3.75% interest, 1.5% taxes and insurance

Source: Cal. HCD; J.H. Douglas & Associates

a. Housing Prices

Recent new home developments in Kings County (Table 2-22) had sales prices ranging from \$190,000 to \$350,000. Comparing these new home sales prices with the affordability categories shown in Table 2-21 above shows that most new single-family detached homes were priced within the moderate-income range, although some new homes were within the low-income affordability range. Real estate listings for resale single-family homes (Table 2-23) show that most asking



Copper Valley - Hanford

prices are in the lower-income range in Avenal, Corcoran and the unincorporated areas of the County and in the moderate and above-moderate categories in Hanford and Lemoore.

Table 2-22
New Home Prices - Kings County

Jurisdiction	Project/Builder	Price Range	Income Category
Avenal	Custom	\$190,000 - \$219,000	Low/Moderate
Corcoran	Pheasant Ridge	\$176,000 - \$245,000	Low/Moderate
Hanford	Independence-Chateau Series/Lennar (1)	\$254,000 - \$350,000	Moderate/Above Mod
	Sagecrest/Wathen Castanos (2)	\$280,000+	Moderate/Above Mod
	The Crossings/Blue Mountain (3)	\$240,000+	Moderate/Above Mod
	Hartley Grove/San Joaquin Valley Homes (4)	\$190,900+	Low/Moderate
Lemoore	The Greens/ Wathen Castanos	\$230,000+	Moderate/Above Mod
	Silva Estates/ Daley Homes (5)	Mid-\$200,000s+	Moderate/Above Mod

(1) <http://www.lennar.com/New-Homes/California/Fresno-Central-Valley/Hanford/Independence-Chateau-Series>

(2) <http://www.wchomes.com>

(3) <http://www.thecommunitycrossings.com/>

(4) <http://www.toptennewhomes.com/hanford/community-1505/hartley-grove>

(5) <http://www.toptennewhomes.com/lemoore/community-1447/silva-estates>

Source: J.H. Douglas & Associates, 2015

C. Housing Characteristics

A relatively small but important component of the housing market is represented by mobile homes. As of 2015, Kings County had approximately 2,000 mobile homes, located primarily in unincorporated, rural areas. Typical sales prices for new mobile homes range from approximately \$24,000 for a small (600 to 800 square feet) single-wide economy model to \$72,000 or more for a large (1,800 to 1,900 square feet) double/triple wide model³, and represent an affordable homeownership option for many households.

³ Source: <http://www.mh-quote.com>, 4/2015

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Table 2-23
Resale Home Listings - Kings County

Area (ZIP Code)	Price	Income Category	Year Built	Size	Bdrms.	Baths	Listing Broker
Avenal							
1004 E Shasta St, Avenal, CA 93204	\$85,000		1947	1,312	2	2	
305 W Merced St, Avenal, CA 93204	\$139,000		1967	1,476	3	2	
304 E San Mateo St, Avenal, CA 93204	\$169,500		1951	1,520	5	3	Century 21
Corcoran							
604 Estes Ave, Corcoran, CA 93212	\$154,900		1954	2,238	4	3	Century 21 Jordan-Link & Company
1509 Heffner Ave, Corcoran, CA 93212	\$149,900		1960	1,350	3	2	Cal-Econ Realty
920 San Joaquin Ave, Corcoran, CA 93212	\$120,000		2008	1,292	4	2	1st Class Realty Co
1816 Estes Ave, Corcoran, CA 93212	\$119,000		2002	1,223	4	2	Century 21
251 Sierra Ave, Corcoran, CA 93212	\$140,000		2008	1,694	3	2	
Hanford (93230)							
	\$230,000		2012	1,575	4	2.5	
	\$325,000		1958	1,724	3	2	Modern Broker
1156 E Myrtle St, Hanford, CA 93230	\$165,000		1982	1,447	3	1.5	RE/MAX All Estates
2912 Christopher Cir, Hanford, CA 93230	\$215,000		1994	1,513	4	2	
	\$249,500		1989	2,050	3	2	TDH Property Pros
	\$450,000		1961	2,224	3	2	Century 21
	\$360,000		2001	2,288	4	2.5	
	\$260,000		2000	2,484	4	3	
	\$249,000		2006	1,872	3	2	RE/MAX All Estates
	\$360,000		2003	2,888	5	3	
Lemoore							
	\$222,000		2003	1,830	3	2	
	\$245,000		2005	2,085	4	2	
	\$223,000		2002	1,754	4	2	
	\$265,900		2008	1,935	4	2	RE/MAX All Estates
	\$255,000		2003	1,645	4	2	
	\$209,000		2003	1,754	4	2	Century 21
	\$299,999		2003	2,757	5	3	
Unincorporated							
	\$140,000		1979	1,130	3	2	Century 21
	\$110,000		1936	936	3	1	For sale by owner
313 Carter St, Kettleman City, CA 93239	\$84,900		1957	936	3	1	
	\$62,000		1930	1,148	3	1	
	\$59,000		n.a.	914	3	1	For sale by owner

Note: All listings are SFD

Source: Sample of listings on Zillow.com, 4/11/2015

C. Housing Characteristics

b. Rental Market

For many lower-income households, rental housing is an affordable option. Shown below in Table 2-24, nearly all recently-built apartments in Kings County are affordable to lower-income households, including both income-restricted and new market-rate units with extensive amenities (such as The Grove in Lemoore). Income-restricted projects also include units affordable at the very-low- and extremely-low-income level.

In addition to the newer market-rate apartment projects shown here, Kings County has a substantial number of assisted multi-family projects that were built prior to the last planning period. As discussed later in this chapter, Kings County has approximately 25 multi-family projects financed with a variety of local, state, and federal funds. These projects provide approximately 1,500 units of affordable housing to extremely-low-, very-low- and low-income individuals, families, seniors, and disabled persons (see Table 2-33 on page 2-37).



El Palmar Apartments - Avenal



Market-rate duplex - Hanford



The Grove - Lemoore



Cinnamon Villas - Lemoore

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Table 2-24
Apartment Rents – Kings County

Jurisdiction/Project	Address	No. Units	Rent by Unit Size			
			1 Bdrm	2 Bdrms	3 Bdrms	4 Bdrms
Avenal						
El Palmar*	1112 E. Whitney	81	--	\$410-441	\$622-685	\$725-735
Hearthstone Village*	1217 S 7th Ave	81	--	\$345-720	\$396-730	\$443-755
Corcoran						
Sierra Vista Apts.*	1830 Dairy Ave.	69	--	\$342-607	\$396-699	\$443-799
Kings Manor Apts.*	1420 North Ave	80	--	\$345-677	\$396-725	--
Avalon Family Apts.*	2502 Hanna Ave.	56		\$345-737	\$396-848	\$443-947
Hanford						
Windgate Village Apts.	536 E. Grangeville	54	\$750	\$950	--	--
Centennial Place**	485 Centennial Dr.	176	\$950	\$1,150	\$1,325	--
Edgewater Isle	500 Northstar		\$839	\$939-1,169	\$1,229	--
River Oaks	580 W. Fargo Ave.		\$744-803	\$888-977	\$1,125-1,365	--
(no project name)	109 E. Third St.	3	--	\$800	--	--
(no project name)	576 S. Douty St.	2	--	\$835	--	--
(no project name)	320-340 N. East St.	4	--	\$850	--	--
Lemoore						
College Park Apts.	899 Dogwood	120	\$865	\$1,030-1,045	--	--
Silva		48	--	\$795-995	\$1,025-1125	--
Montgomery Crossings*	1150 Tammy Lane	57	--	\$354-700	\$393-806	\$436-899
Cinnamon Villas*	335 W. Cinnamon Dr.	80	\$268-\$594	\$325-\$651	--	--
Valley Oak (Butler)	1165 Hanford-Armona Rd.	73	\$935	\$1055-1095	\$1,195	--
The Grove***	341 North 19 1/2 Ave.		\$965-975	\$1,150-1,165	\$1,330-1,340	--
Unincorporated area						
Railroad Ave. fourplex	10842 Railroad Av, Armona	4	--	\$700	--	--

*Income-restricted affordable units

**Opened in 2015, high-end amenities (15.2 du/ac) <http://www.centennialplacehanford.com/photogallery.aspx>

***Opened in 2015, high-end amenities <http://www.thegrovelemoore.com/index.aspx>

Source: J.H. Douglas & Associates, 2015

D. Special Needs Groups

Certain groups have greater difficulty in finding decent, affordable housing due to special circumstances. Special circumstances may be related to one's income, family characteristics, and disability status among others. In Kings County, persons and households with special needs include seniors, families with children (large households and single-parents with children) military personnel, agricultural employees, persons with disabilities, and the homeless. This section analyzes these special needs groups and identifies resources and programs designed to address these needs.

1. Seniors

According to recent Census estimates, Kings County had approximately 5,023 owner-occupied households and 1,971 renter-occupied households that were headed by seniors age 65 years and older (Table 2-25). In all jurisdictions, the majority of seniors were homeowners.

Senior households have special housing needs primarily due to three concerns – physical disabilities or limitations, limited income, and higher medical costs. Lemoore had the lowest



D. Special Needs Groups

percentage of owner-occupied units with householders over 65 (18%), while Hanford had the highest percentage of renter householders over age 65 (12%).

Table 2-25
Elderly Households by Tenure

Age of Householder	Avenal		Corcoran		Hanford		Lemoore		Uninc		Kings County	
	HH	%	HH	%	HH	%	HH	%	HH	%	HH	%
Owner occupied:	996	100%	1,605	100%	9,658	100%	4,363	100%	4,505	100%	21,127	100%
<65	725	72.8%	1,274	79.4%	7,307	75.7%	3,576	82.0%	3,222	71.5%	16,104	76.2%
65 to 74	184	18.5%	136	8.5%	1,297	13.4%	402	9.2%	719	16.0%	2,738	13.0%
75 to 84	40	4.0%	124	7.7%	772	8.0%	265	6.1%	418	9.3%	1,619	7.7%
85+	47	4.7%	71	4.4%	282	2.9%	120	2.8%	146	3.2%	666	3.2%
Renter occupied:	1,731	100%	1,911	100%	7,503	100%	3,709	100%	4,804	100%	19,658	100%
<65	1,606	92.8%	1,719	90.0%	6,617	88.2%	3,369	90.8%	4,376	91.1%	17,687	90.0%
65 to 74	125	7.2%	100	5.2%	482	6.4%	268	7.2%	240	5.0%	1,215	6.2%
75 to 84	0	0.0%	65	3.4%	308	4.1%	72	1.9%	158	3.3%	603	3.1%
85+	0	0.0%	27	1.4%	96	1.3%	0	0.0%	30	0.6%	153	0.8%

Source: Census 2009-2013 ACS, Table B25007

Seniors require a variety of housing options, depending on their life circumstance. While over 70% of seniors were homeowners, a variety of factors such as fixed retirement incomes, rising health care costs and physical disabilities can result in deferred home maintenance. Each jurisdiction's housing plan includes grant or loan programs to help seniors with repairs. Seniors with mobility disabilities may also require home modifications to improve accessibility and facilitate independent living. All jurisdictions have programs to ensure reasonable accommodation for persons with disabilities.

Senior renters, while facing similar income and mobility limitations as homeowners, are often at greater risk due to rising housing costs. To address these needs, the Housing Authority administers Section 8 rent subsidy vouchers for extremely-low- and very-low-income seniors. In addition, subsidized rental projects provide affordable housing options for many seniors.

The Kings/Tulare Area Agency on Aging and the Kings County Commission on Aging provide leadership at the local level in developing systems for home- and community-based services that maintain seniors in the least restrictive environment for as long as possible. Each jurisdiction also provides other types of supportive services for seniors. However, at some point in time, seniors may require a more supportive living environment. Congregate care facilities, residential care facilities, and skilled nursing facilities provide a wide range of housing, supportive, and medical services for seniors requiring additional care. The majority of independent and supportive residential environments are located in the most urbanized portions of the County in Hanford and Lemoore.

2. Female-Headed Households

Female-headed households have special housing needs including affordable housing, accessible daycare, health care, and other supportive services. Female-headed households comprised about 15% of all households in Kings County. State law recognizes that these households face challenges due to a combination of income levels, child care expenses, and housing availability. As shown in Table 2-26, the proportion of female-headed households ranged from about 13% in the unincorporated area to over 20%

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in Hanford. In all jurisdictions, the percentage of female-headed households who rent is significantly greater than those who own their homes.

Table 2-26
Household Type by Tenure

Housing Type	Avenal		Corcoran		Hanford		Lemoore		Uninc		Kings County	
	HH	%	HH	%	HH	%	HH	%	HH	%	HH	%
Total Households	2,727	100%	3,516	100%	17,161	100%	8,072	100%	9,309	100%	40,785	100%
Family households:	2,249	82.5%	2,721	77.4%	12,960	75.5%	5,914	73.3%	7,722	83.0%	31,566	77.4%
Married-couple family:	1,463	53.6%	1,774	50.5%	9,147	53.3%	3,709	45.9%	5,845	62.8%	21,938	53.8%
Owner	711	26.1%	1,073	30.5%	6,641	38.7%	2,717	33.7%	2,982	32.0%	14,124	34.6%
Renter	752	27.6%	701	19.9%	2,506	14.6%	992	12.3%	2,863	30.8%	7,814	19.2%
Other family:	786	28.8%	947	26.9%	3,813	22.2%	2,205	27.3%	1,877	20.2%	9,628	23.6%
Male householder, no wife present:	302	11.1%	287	8.2%	1,393	8.1%	562	7.0%	706	7.6%	3,250	8.0%
Owner-	138	5.1%	104	3.0%	582	3.4%	243	3.0%	341	3.7%	1,408	3.5%
Renter-	164	6.0%	183	5.2%	811	4.7%	319	4.0%	365	3.9%	1,842	4.5%
Female householder, no husband present:	484	17.7%	660	18.8%	2,420	14.1%	1,643	20.4%	1,171	12.6%	6,378	15.6%
Owner	67	2.5%	187	5.3%	705	4.1%	561	6.9%	415	4.5%	1,935	4.7%
Renter-	417	15.3%	473	13%	1,715	10%	1,082	13%	756	8%	4,443	11%
Nonfamily households:	478	17.5%	795	22.6%	4,201	24.5%	2,158	26.7%	1,587	17.0%	9,219	22.6%
Owner-	80	2.9%	241	6.9%	1,730	10.1%	842	10.4%	767	8.2%	3,660	9.0%
Renter-	398	14.6%	554	15.8%	2,471	14.4%	1,316	16.3%	820	8.8%	5,559	13.6%

Source: Census 2009-2013 ACS, Table B25007

3. Large Families

Large families represented approximately 20% of all owner households and about 21% of all renter households in Kings County (Table 2-27). Large households are most prevalent in Avenal (37% of owners and 31% of renters) while Hanford and Lemoore have the lowest proportions of large households.

Large families may have difficulty finding housing units that are large enough to accommodate their needs while still being affordable. The Housing Authority helps address the needs of these families by providing rental assistance in the form of Section 8 vouchers for extremely-low- and very-low-income households. Vouchers provide the difference between the market rent charged for the unit and the amount of rent that can be afforded by the household, typically no more than 30% of household income.

D. Special Needs Groups**Table 2-27
Household Size by Tenure**

Household Size	Avenal		Corcoran		Hanford		Lemoore		Uninc		Kings County	
	HH	%	HH	%	HH	%	HH	%	HH	%	HH	%
Owner	996	100%	1,605	100%	9,658	100%	4,363	100%	4,505	100%	21,127	100%
1	80	8.0%	226	14.1%	1,500	15.5%	672	15.4%	599	13.3%	3,077	14.6%
2	317	31.8%	393	24.5%	2,988	30.9%	1,524	34.9%	1,418	31.5%	6,640	31.4%
3	48	4.8%	282	17.6%	2,096	21.7%	690	15.8%	806	17.9%	3,922	18.6%
4	180	18.1%	263	16.4%	1,587	16.4%	602	13.8%	546	12.1%	3,178	15.0%
5	154	15.5%	210	13.1%	801	8.3%	434	9.9%	635	14.1%	2,234	10.6%
6	136	13.7%	135	8.4%	392	4.1%	314	7.2%	327	7.3%	1,304	6.2%
7+	81	8.1%	96	6.0%	294	3.0%	127	2.9%	174	3.9%	772	3.7%
Renter	1,731	100%	1,911	100%	7,503	100%	3,709	100%	4,804	100%	19,658	100%
1	324	18.7%	396	20.7%	2,013	26.8%	902	24.3%	580	12.1%	4,215	21.4%
2	243	14.0%	322	16.8%	1,611	21.5%	1,168	31.5%	1,159	24.1%	4,503	22.9%
3	270	15.6%	387	20.3%	1,307	17.4%	563	15.2%	933	19.4%	3,460	17.6%
4	354	20.5%	278	14.5%	1,073	14.3%	649	17.5%	1,008	21.0%	3,362	17.1%
5	197	11.4%	210	11.0%	654	8.7%	250	6.7%	702	14.6%	2,013	10.2%
6	217	12.5%	186	9.7%	637	8.5%	84	2.3%	250	5.2%	1,374	7.0%
7+	126	7.3%	132	6.9%	208	2.8%	93	2.5%	172	3.6%	731	3.7%

Source: Census 2009-2013 ACS, Table B25009

Whereas providing rental assistance helps meet the needs of extremely-low- and very-low-income households, the underlying need for affordable housing units must also be addressed. As discussed in Table 2-33, Assisted Housing Units (page 2-37), Kings County has a total of over 2,500 units of subsidized affordable housing. The majority of these projects are located in Hanford and Lemoore. The Housing Plan (Chapter 5) sets forth programs to encourage the construction of additional affordable rental and ownership housing.

4. Military Personnel and Veterans

The U.S. Navy plays a critical role in Kings County economy and its housing market. Lemoore is home to the Naval Air Station Lemoore (NASL). Commissioned in 1961, NASL serves as the master training center for carrier-based fighter squadrons for the United States Pacific Fleet. According to NASL, military personnel at the base totaled approximately 7,500 enlistees and officers in 2009. Of those, approximately 40% were single and 60% had families.

There are currently (2015) 1,630 residential units on base, plus additional quarters for approximately 2,400 single personnel. On-base housing does not fully satisfy the total housing need for base personnel and their families. In addition to Navy personnel, approximately 2,700 civilians are employed on-base. Because of the housing shortfall, military personnel and civilians must find accommodations in nearby communities.

The basic housing allowance provided to Navy personnel ranges from \$837 to \$1,422 for single individuals and from \$1,035 to \$1,692 for families. Single-service members, grade E-1 through



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E-4, are typically required to live on-base, while enlistees with their families must compete for remaining base family housing without any preference based on their pay grade.

In addition to active personnel, military veterans comprised a significant need group. According to recent Census estimates, approximately 10,600 military veterans lived within Kings County.

5. Agricultural Employees

Kings County is one of the state's major agricultural areas, ranking 8th among California counties in total agricultural production. According to the Kings County Agricultural Commissioner, 92% of the total land area in the County is devoted to farm land. Table 2-28 shows the County's leading agricultural products.

Recent Census data estimated that about 16% of employed Kings County residents worked in farming and related industries. Of these, about 37% lived in unincorporated areas (Table 2-29). Of the four cities, Avenal was home to the greatest number of farmworkers.

Farmworkers have special housing needs due to their relatively low wages. According to California Employment Development Department⁴, wages for farmworkers in the San Joaquin Valley ranged from \$12 to 14/hour, which is equivalent to approximately \$25,000/year for full-time work. As a result, farmworkers often overpay for housing (in relation to their income) and/or live in overcrowded and substandard living situations.

The nature of agricultural work also affects the specific housing needs of farmworkers. For instance, farmworkers employed on a year-round basis generally live with their families and need permanent affordable housing much like other lower-income households. Migrant farmworkers who follow seasonal harvests generally need temporary housing only for the workers themselves.

California has a statewide shortage of farmworker housing projects. For instance, the number of agricultural employee housing facilities registered with the State of California Department of Housing and Community Development (HCD) has

Table 2-28
Leading Agricultural Crops, Kings County

Crop	Rank	Value
Milk	1	\$773,219,000
Cotton	2	\$318,098,000
Cattle and Calves	3	\$179,265,000
Almonds	4	\$122,689,000
Pistachios	5	\$110,196,000
Walnuts	6	\$98,288,000
Tomatoes, processed	7	\$97,494,000
Alfalfa	8	\$84,957,000
Corn, Silage	9	\$69,573,000
Grapes	10	\$46,638,000

Source: Kings County Crop Report, 5/20/2014

Table 2-29
Farmworkers by Jurisdiction

Jurisdiction of Residence	Number of Farmworkers	% of County Total
Avenal	2,173	26%
Corcoran	894	11%
Hanford	1,575	19%
Lemoore	633	8%
Unincorporated	3,051	37%
Kings County	8,326	100%

Source: 2009-2013 Census ACS, Table DP-3



⁴ <http://www.labormarketinfo.edd.ca.gov/data/ca-agriculture.html>

D. Special Needs Groups

dramatically declined since the 1950s. Between 1955 and 1982, grower-registered facilities declined from 9,000 to 1,414 camps. By 1998, only 500 camps were registered with HCD, none of which were in Kings County. According to growers, the dramatic decline in labor camps is due to the high cost of maintaining housing and the climate of litigation facing growers who maintain camps. Additionally, most farm owners/managers hire the majority of their workers through temporary agencies for planting, picking, pruning, or other specific tasks, so that providing full-time housing for workers is not practical.

Although no farmworker camps exist in Kings County, the County does have a significant number of government-subsidized housing projects (e.g., Section 515 and public housing) that house farmworkers and their families. Many farmworkers live in mobile homes on the farming site. A new farmworker housing project was completed in Hanford during the 2003-2008 planning period. That project involved the renovation of an existing former motel into temporary and/or long-term, permanent agricultural employee housing. The project included 24 units plus parking, courtyard, children's play areas and open space.

The Constraints analysis (Chapter 4) contains a discussion of each jurisdiction's land use and zoning policies and regulations regarding farmworker housing. In communities with large farmworker populations, farmworker housing needs are met through homeownership assistance and rehabilitation loans. The majority of loans under both types of programs are issued to people working in the agricultural industry. Moreover, the majority of occupants of Section 515 projects and other subsidized projects also are employed in the farming industry. In Lemoore the farmworker population is significantly smaller, although many farmworkers also access standard homeownership and/or rehabilitation loans. The Housing Plan (Chapter 5) includes programs to address the housing and supportive services needs of farmworkers.

6. Persons with Disabilities

Because of the multitude of possible functional limitations that may present as disabilities, and in the absence of information on external factors that influence disability, surveys like the Census Bureau's ACS are limited to capturing difficulty with only selected activities. As such, people identified by the ACS as having a disability are, in fact, those who exhibit difficulty with specific functions and may, in the absence of accommodation, have a disability. In an attempt to capture a variety of characteristics that encompass the definition of disability, the ACS identifies serious difficulty with four basic areas of functioning – hearing, vision, cognition, and ambulation.⁵

Disabilities are most common among senior citizens. According to recent Census estimates, the proportion of people 65 years of age and over reporting some type of physical disability ranged from 39% in the unincorporated area to 52% in Avenal. The incidence of disabilities affecting the working age population was considerably less, ranging from about 8% in the unincorporated county to 13% in Corcoran (see Table 2-31).

Developmental Disabilities

As defined by federal law, “developmental disability” means a severe, chronic disability of an individual that:

⁵ Source: *American Community Survey 2013 Subject Definitions*. Beginning in 2008, questions on disability represent a conceptual and empirical break from earlier years of the ACS. Hence, the Census Bureau does not recommend any comparisons of current disability data to 2007 and earlier ACS disability data, or to disability estimates from the 2000 Census.)

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- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 18;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency;
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census Bureau does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. Kings County is served by the Central Valley Regional Center⁶ (CVRC) which is based in Fresno. During 2014, CVRC served approximately 16,200 clients, of which about 900 to 1,000 lived in Kings County (Table 2-30). CVRC provides diagnosis, evaluation, and case management services. The Center also operates approximately 20 small group homes for mentally disabled clients and placement services to help clients find affordable, independent housing (typically Section 8 units). The Kings County Rehabilitation Center in Hanford also offers rehabilitation, vocational and life training, and operates four group homes for mentally and physically handicapped individuals.

Table 2-30
Persons with Developmental Disabilities Receiving Services from CVRC

Living Arrangement	Avenal	Corcoran	Hanford	Lemoore	Armona	Kettleman City	Stratford
Own home	53	68	418	197	34	<10	<10
Independent/Supportive Living	<10	10	63	15	0	0	0
Intermediate Care Facility	0	0	34	0	0	0	0
Community Care Facility	0	<10	39	0	0	0	0
Foster/Family Home	0	<10	<10	<10	0	0	0
Other	0	0	<10	0	0	0	0

Source: CA Dept. of Developmental Services, 2014

⁶ www.cvrc.org

D. Special Needs Groups**Table 2-31
Disabilities by Age**

Disability Type by Age	Avenal		Corcoran		Hanford		Lemoore		Unincorporated		Kings County	
	Persons	%	Persons	%	Persons	%	Persons	%	Persons	%	Persons	%
Population under 5 years w/disability	11	0.7%	0	0.0%	0	0.0%	0	0.0%	5	0.2%	16	0.1%
With a hearing difficulty	0	0.0%	0	0.0%	0	0.0%	0	0.0%	5	0.2%	5	0.0%
With a vision difficulty	11	0.7%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	11	0.1%
Population 5 to 17 years w/disability	44	1.6%	115	3.8%	547	4.6%	294	6.0%	323	4.7%	1,323	4.5%
With a hearing difficulty	26	0.9%	36	1.2%	109	0.9%	28	0.6%	56	0.8%	255	0.9%
With a vision difficulty	0	0.0%	10	0.3%	52	0.4%	53	1.1%	98	1.4%	213	0.7%
With a cognitive difficulty	0	0.0%	68	2.3%	352	3.0%	219	4.5%	170	2.5%	809	2.7%
With an ambulatory difficulty	0	0.0%	5	0.2%	156	1.3%	11	0.2%	30	0.4%	202	0.7%
With a self-care difficulty	0	0.0%	5	0.2%	159	1.3%	17	0.3%	25	0.4%	206	0.7%
Population 18 to 64 years w/disability	541	8.6%	980	13.1%	3,347	10.6%	1,107	7.7%	1,422	7.8%	7,397	9.5%
With a hearing difficulty	250	4.0%	108	1.4%	771	2.5%	286	2.0%	353	1.9%	1,768	2.3%
With a vision difficulty	217	3.5%	209	2.8%	484	1.5%	203	1.4%	254	1.4%	1,367	1.8%
With a cognitive difficulty	229	3.7%	335	4.5%	1,238	3.9%	482	3.3%	628	3.5%	2,912	3.7%
With an ambulatory difficulty	283	4.5%	570	7.6%	2038	6.5%	518	3.6%	623	3.4%	4032	5.2%
With a self-care difficulty	138	2.2%	214	2.9%	612	1.9%	227	1.6%	297	1.6%	1488	1.9%
With an independent living difficulty	198	3.2%	339	4.5%	1330	4.2%	383	2.7%	448	2.5%	2698	3.5%
Population 65 years and over w/disability	311	52.1%	426	46.6%	2146	40.3%	848	46.7%	1182	38.6%	4913	41.9%
With a hearing difficulty	64	10.7%	192	21.0%	860	16.1%	396	21.8%	437	14.3%	1949	16.6%
With a vision difficulty	24	4.0%	95	10.4%	356	6.7%	78	4.3%	280	9.1%	833	7.1%
With a cognitive difficulty	44	7.4%	131	14.3%	566	10.6%	184	10.1%	273	8.9%	1198	10.2%
With an ambulatory difficulty	240	40.2%	250	27.3%	1559	29.3%	503	27.7%	713	23.3%	3265	27.9%
With a self-care difficulty	96	16.1%	100	10.9%	537	10.1%	176	9.7%	181	5.9%	1090	9.3%
With an independent living difficulty	183	30.7%	199	21.7%	951	17.8%	400	22.0%	520	17.0%	2253	19.2%

Note: Numbers represent persons, not disabilities. Persons may report more than one type of disability
Source: 2009-2013 ACS Table S1810

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State and federal law mandate minimum accessibility standards for housing. For example, local governments that use federal housing funds must meet federal accessibility guidelines for new construction and substantial rehabilitation. At least 5% of the units must be accessible to persons with mobility impairments, and an additional 2% must be accessible to persons with sensory impairments. New multi-family housing must be built so that: 1) the public and common use portions of such units are readily accessible to and usable by disabled persons; 2) the doors allowing passage into and within such units can accommodate wheelchairs; and 3) all units contain adaptive design features. In addition, state law requires all jurisdictions to provide reasonable accommodation in the application of housing policies and regulations (see Chapter 4. Constraints for additional discussion).

7. Homeless

Homelessness is often the result of multiple factors that converge in a person's life. The combination of loss of employment, inability to find a job because of the need for retraining, and high housing costs lead to some individuals and families losing their housing. For others, the loss of housing is due to chronic health problems, physical disabilities, mental health disabilities or drug and alcohol addictions along with an inability to access the services and long-term support needed to address these conditions.

Obtaining an accurate assessment of the magnitude of the homeless population is difficult because many individuals are not visibly homeless but rather live with relatives or friends, in hotels/motels or shelters, and other temporary accommodations. In an attempt to address the needs of homeless people in Kings County, the Kings/Tulare County Continuum of Care Coordinating Group conducted a Point-in-Time ("PIT") survey of homeless people in these two counties in January 2015 (Table 2-32). The study used HUD's definition of homelessness, which is defined as people who reside in emergency shelters, transitional housing, or places not meant for human habitation such as cars, parks, sidewalks, and abandoned buildings.

Based on the 2015 survey, the following portrait of homeless people emerged.

- 40% are chronic homeless
- 33% have a chronic health condition
- 41% suffer from mental illness
- 23% are victims of domestic violence
- 31% have a physical disability
- 23% have a substance abuse problem
- 7% are veterans
- 9% are unaccompanied children or young adults under age 25

As of 2015, 49% of the homeless population was housed in temporary living arrangements. Of this total, 30% lived in transitional housing and 19% were in emergency shelters. Just over half were living on the streets or in a car. (Note: Avenal and Lemoore were not included in the PIT survey, therefore the estimates of homeless persons for those cities are based on the observations of police officers or other city staff.)

**Table 2-32
Homeless Persons**

Jurisdiction	Estimated Homeless
Avenal	10*
Corcoran	19
Hanford	202
Lemoore	10-15*
Unincorporated area	6
Kings County totals	227

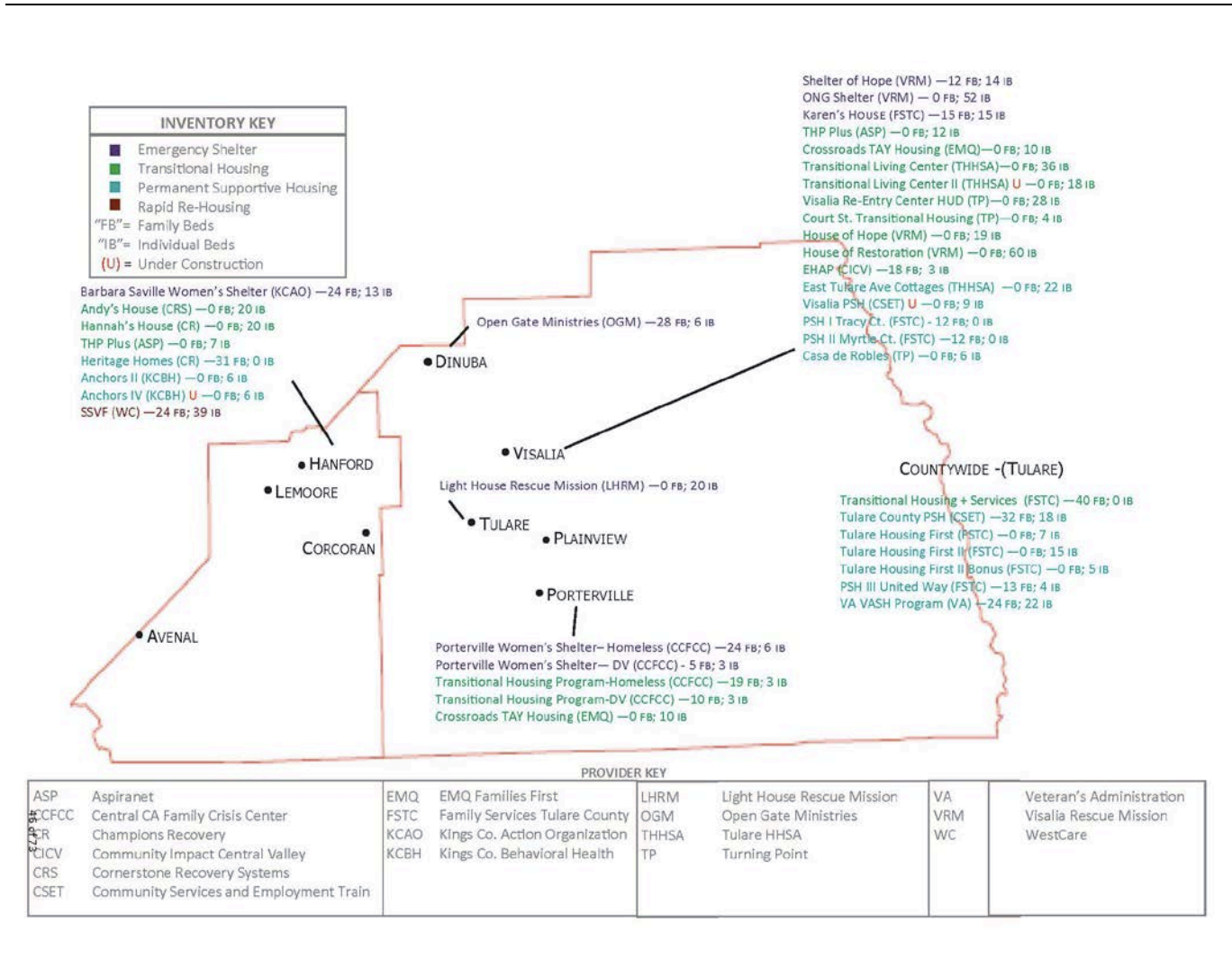
Source: Kings/Tulare County Continuum of Care Point-in-Time Survey, 2015

*City estimate



D. Special Needs Groups

Figure 3 – Shelter Facilities in Kings and Tulare Counties



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The 2015 PIT survey identified an inventory of 237 emergency shelter beds, 340 transitional housing beds and 307 permanent supportive housing beds in Kings County (see Figure 3). The unmet need was estimated to be 75 emergency shelter beds, 22 transitional housing beds and 80 permanent supportive housing beds.⁷

Additional emergency assistance is provided by the Salvation Army in Hanford, which provides short-term assistance in the form of food, financial assistance for rent and utility bills, motel vouchers and bus or plane tickets. Corcoran Christian Aid provides food, vouchers and other types of emergency financial assistance within Corcoran.

Despite these services, a significant shortage in emergency shelters and transitional housing remains. In 2007 the State Legislature passed Senate Bill (SB) 2, which strengthened the planning and zoning requirements for emergency shelters and transitional/supportive housing. SB2 requires that all jurisdictions adopt zoning regulations that allow emergency shelters by-right in at least one zone, subject to objective development standards, or as an alternative, the jurisdiction may meet the need through a multi-jurisdictional agreement with up to three adjacent jurisdictions. As noted in the Constraints section, all of the jurisdictions in Kings County have adopted zoning regulations for emergency shelters and transitional/supportive housing in response to SB 2.

E. Analysis of At Risk Housing

State law requires that housing elements include an analysis of assisted housing projects that are eligible to change from low-income housing to market rate housing during the next ten years due to termination of subsidy contracts, mortgage prepayment, or expiration of affordability restrictions. Assisted housing developments include multi-family rental housing that receives assistance under certain federal and state programs, as well as local programs (e.g., in-lieu fees, inclusionary and/or density bonus programs).

Kings County and its four incorporated cities have 44 projects providing over 2,400 affordable rental units subsidized through local, state, and federal programs.

Covenants and deed restrictions are used to maintain the affordability of publicly assisted housing as affordable to low- and moderate-income households. Over time, however, these covenants and use restrictions expire and must be renewed or renegotiated to ensure continued affordability of housing. Table 2-33 shows the assisted rental projects in Kings County for which affordability controls are currently in place. All of these projects have affordability covenants that extend at least 10 years and, therefore, none is considered to be at risk of conversion to market rate.



⁷ The PIT survey did not include all jurisdictions in Kings County, therefore a breakdown of unmet need for each jurisdiction is not available.

E. Analysis of At Risk Housing

Table 2-33
Assisted Housing Units

Project/Jurisdiction	Year Built	Total Units	Low Income Units	Assistance Program	Covenant Expires
Avenal					
El Palmar Apartments	2004	81	80	TCAC, RDA, CCRC (Large Family)	2059
Hearthstone Village	2005	81	80	TCAC (Large Family)	2060
Pleasant Valley Manor Apts	1986	40	39	USDA Rural Dev, Section 515 (Family)	2036
Villa Esperanza	2008	81	80	TCAC (Large Family)	2063
Wien Manor	1983	40	38	HUD, Section 515 (Family)	2027
Totals - Avenal		323	317		
Corcoran					
Avalon Family Apartments	N/A	56	55	TCAC (Large Family)	2035
Carolyn Apartments	1983	40	38	HUD, Section 515 (Family)	2032
Corcoran Family Apartments	2009	69	68	TCAC (Large Family)	2064
Corcoran Garden Apartments	2002	38	38	TCAC, Section 515 (Large Family)	2032
Corcoran Station Senior Apts	1997	44	44	CHRP, RDA, HOME (Elderly)	2047
Kings Manor	2004	81	80	TCAC, Bonds (Large Family)	2059
Saltair Place	2004	42	40	TCAC (Large Family)	2059
Valley View Village	1966	100	100	HUD	N/A
Westgate Manor	1985	45	44	Section 515 (Elderly, Disabled)	2035
Whitley Gardens I	1979	63	62	TCAC (Non Targeted)	2029
Whitley Gardens II	1984	24	24	TCAC (Non Targeted)	2035
Totals - Corcoran		602	593		
Hanford					
Amberwood I	1996	48	42	USDA Rural Dev, Sec. 515 (Family)	2030
Amberwood II	1981	40	39	USDA RD and HUD, Sec 515 (Family)	2031
Cameron Commons	1982	32	32	RHCP	perpetuity
Casa Del Sol Apartments	1997	80	79	TCAC (Large Family)	2052
Cedarbrook	1999	70	70	TCAC (Large Family)	2030
Hanford Senior Villas	1982	48	47	TCAC (Senior)	2032
Heritage Park at Hanford	1997	81	80	TCAC (Senior)	2047
Kings View Apartments Inc	N/A	N/A	10	N/A	N/A
Kings View Hanford	N/A	10	10	HUD	2031
Lincoln Plaza	2006	40	39	TCAC (Large Family)	2061
Sunnyside Village	1969	150	150	HUD	perpetuity
Tierra Vista Apartments	2010	48	48	TCAC/HOME	2065
View Road Apartments	1983	121	120	USDA Rural Development (Elderly)	2031
Totals - Hanford		768	766		
Lemoore					
Alderwood	1996	80	79	TCAC (Large Family)	2051
Antlers Hotel	2003	10	10	CDBG/RDA	2058
Brookfair Manor	1968	72	72	FDIC Affordable Housing Prog (Family)	2052
Kings River Apartments	1986	44	43	USDA, Section 515	2034
Lemoore Elderly	1987	23	23	USDA, Section 515	2032
Lemoore Villa	1979	28	28	USDA, Section 515	2032
Montclair Apartments	1999	80	79	TCAC (Large Family)	2054
Montgomery Crossing	2009	57	56	TCAC (Large Family)	2064
Mountain View Apartments	1988	39	38	HUD, Section 515	2037
Villa San Joaquin	1975	36	35	TCAC, Section 515 (Non Targeted)	2059
Westberry Square Apartments	1998	100	99	TCAC (Large Family)	2053
Totals - Lemoore		569	562		
Unincorporated Area					
Armona Village	1986	33	32	USDA Rural Development, Section 515	2033
Kettleman City Apartments	1983	40	40	USDA Rural Development, Sec 514/516	2032
Single Family Homes (various)	1980s	7	7	Public Housing	perpetuity
Sycamore Court	1966	118	118	HUD	perpetuity
Totals - Unincorporated Area		198	197		
Grand Total - Kings County		2,467	2,442		

F. Housing Growth Needs

1. Overview of the Regional Housing Needs Allocation

The Regional Housing Needs Allocation (RHNA) is a key tool for local governments to plan for anticipated growth. The RHNA quantifies the anticipated need for housing within each jurisdiction for the 10-year period from January 1, 2014 through January 31, 2024. Communities then determine how they will address this need through the process of updating the Housing Elements of their General Plans.

In determining the housing allocation for the five jurisdictions within Kings County, the Kings County Association of Governments (KCAG) developed an allocation methodology with the assistance of the Kings Regional Housing Technical Advisory Committee (KRHTAC). This methodology takes into account local growth assumptions and considers certain criteria as specified in *Government Code* §65584(a). The criteria used in this methodology include an analysis of available data on local housing, population, economic, and other growth factors. One growth assumption deemed relevant to housing growth and demand within Kings County is the housing needs of Naval Air Station Lemoore personnel. Although the housing unit allocations in the RHNA are not required to take into account the military base, the Indian reservation, or prison populations, the Naval Air Station Lemoore is identified as a relevant factor. Using the assumptions and methodology detailed within the RHNA plan, KCAG in coordination with the KRHTAC derived the distribution of each jurisdiction's share of the regional housing need and allocated the units according to the four income categories for housing affordability.

The goal of the RHNA Plan is to promote a fair distribution of attainable housing among the four cities and the unincorporated County in a way that also helps meet the state's housing goals. Attainable housing is defined as housing that is both sufficient in supply and affordably priced. The total housing units specified in the RHNA plan for each jurisdiction are not to be construed as quotas for development. The RHNA Plan only determines the number and affordability of housing units that jurisdictions need to plan for through land use policies, regulations, infrastructure plans, and other housing assistance programs. Construction and development of these allocations is not a requirement of the RHNA plan.

Table 2-34
Regional Housing Needs, 2014-2024

Jurisdiction	Extremely Low*	Very Low*	Low	Moderate	Above Mod	Total
Avenal	73	72	108	115	271	639
Corcoran	108	107	161	169	401	946
Hanford	549	548	821	865	2,049	4,832
Lemoore	339	338	507	534	1,267	2,985
Unincorporated	93	93	138	147	347	818
Kings County total	1,160	1,160	1,735	1,830	4,335	10,220

* 50% of VL units are assumed to be extremely-low per state law
Source: KCAG 2015

Table 2-34 shows the regional housing needs allocations for Kings County jurisdictions for the 2014-2024 period. All new units built or preserved after January 1, 2014 are credited in the new RHNA period. A discussion of how each jurisdiction's land inventory accommodates this growth need is provided in Chapter 3.

Chapter 3. Resources and Opportunities

This chapter analyzes the resources available for the development, rehabilitation, and preservation of housing in Kings County and the cities of Avenal, Corcoran, Hanford, and Lemoore. This includes an evaluation of the extent to which vacant or underutilized land compares to the regional housing needs allocation, and the financial and administrative resources available to support housing activities and implement the housing programs described in Chapter 5.

A. Land Resources

California law (*Government Code* §65584) requires that each city and county, when preparing its state-mandated housing element, develop local housing programs designed to address housing needs for all income groups in their community. This concept seeks to ensure that each jurisdiction, to the extent feasible and appropriate, plans for a variety of housing for population growth expected in the region as well as people who might reasonably be expected to reside within the jurisdiction if a variety of housing accommodations appropriate to their needs were available. This section analyzes the capacity for residential development in each jurisdiction and how that capacity compares to the regional housing needs allocation (RHNA) identified in the previous chapter.

The current RHNA covers the period January 1, 2014 through January 31, 2024. Housing units built during 2014-15 are credited in the new planning period. Jurisdictions must demonstrate that there is adequate capacity to achieve the remainder of their RHNA for all income categories during the planning period based on an analysis of realistic development potential on vacant or underutilized sites.

It is important to recognize that the RHNA is a *planning target, not a construction mandate*. Since local governments do not build housing, their responsibilities are to create opportunities for residential development for all income levels through appropriate land use plans and regulations, and through implementation of programs designed to facilitate housing development. The focus of these responsibilities is on the provision of housing for lower-income households and persons with special needs since these groups have the greatest difficulty in obtaining adequate and affordable housing.

To fully address RHNA requirements, jurisdictions must demonstrate that there are adequate sites with appropriate zoning and development standards to accommodate their remaining housing need at all affordability levels. To that end, a parcel-specific inventory was prepared by each jurisdiction. The resulting inventory consists of vacant sites or underutilized sites with potential for additional development or redevelopment. Chapter 4 provides an analysis of the appropriateness of zoning regulations and development standards for each jurisdiction to facilitate housing development at all income levels. The detailed parcel listings and identification of potential development constraints for each jurisdiction are provided in Appendix B. Sites with Farmland Security Zone or Williamson Act contracts were eliminated from the analysis. The land inventory analyses for each jurisdiction are summarized in Table 3-1 below. This analysis demonstrates that the land inventory in each jurisdiction is adequate to accommodate the RHNA in all income categories.

Chapter 3. Resources and Opportunities

Table 3-1
Land Inventory Summary

Jurisdiction	Income Category				Total
	EL/VL	Low	Mod	Above Mod	
Avenal					
RHNA (Table 2-34)	145	108	115	271	639
Units completed or permitted (Table A-3a)*	40	-	4		44
Net Remaining RHNA	213		111	271	595
Housing sites (Table B-2a)	580		2,145	2,049	4,774
Adequate Capacity?	Yes		Yes	Yes	Yes
Corcoran					
RHNA (Table 2-34)	215	161	169	401	946
Units completed or permitted (Table A-3b)*					
Net Remaining RHNA	376		169	401	946
Housing sites (Table B-2b)	477		1,198	1,000	2,675
Adequate Capacity?	Yes		Yes	Yes	Yes
Hanford					
RHNA (Table 2-34)	1,097	821	865	2,049	4,832
Units completed or permitted (Table A-3c)*	9	1	63	64	137
Net Remaining RHNA	1,908		802	1,985	4,695
Housing sites (Table B-2c)	2,067		3,394	41	5,502
Adequate Capacity?	Yes		Yes	Yes	Yes
Lemoore					
RHNA (Table 2-34)	677	507	534	1,267	2,985
Units completed or permitted (Table A-3d)*	13	14	185	-	212
Net Remaining RHNA	1,157		350	1,267	2,773
Housing sites (Table B-2d)	1,523		1,181	1,121	3,825
Adequate Capacity?	Yes		Yes	Yes	Yes
Kings County Unincorporated					
RHNA (Table 2-34)	186	138	147	347	818
Units completed or permitted (Table A-3e)*	9		22	13	44
Net Remaining RHNA	315		131	334	774
Housing sites (Table B-2e)	354		845	906	2,105
Adequate Capacity?	Yes		Yes	Yes	Yes

Notes:

*Only deed-restricted units have been counted toward the lower-income RHNA.

B. Financial and Administrative Resources

Kings County jurisdictions have access to a variety of local, state, federal, and private resources to assist in the production of affordable housing for extremely-low, very-low, low- and moderate-income households. In addition, various nonprofit and for-profit agencies may have the administrative capacity to help the jurisdictions further their housing goals. The following section describes the most significant funding sources currently used by cities and the County, and the agencies that can help achieve the housing goals described in Chapter 5.

1. Financial Resources

Home Investment Partnership (HOME): The federal HOME Program offers funding for local jurisdictions to improve and/or expand the supply of affordable housing opportunities for lower-income households. All projects and programs funded with HOME funds must be targeted to very-low- and low-income households and may have requirements for matching funds from non-federal resources equal to 25% of the requested funds. All of the jurisdictions in Kings County must apply to state HCD for HOME funds annually on a competitive basis. Recently, the cities of Avenal and Hanford received HOME grants for first-time homebuyer loans and housing rehabilitation loans. Lemoore received first-time homebuyer grant funds while Kings County and Hanford received Rental New Construction grant funding.

Community Development Block Grant (CDBG): The federal CDBG program is designed to maintain viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, especially for persons of low- and moderate-income. CDBG funds can be used for a variety of activities, including housing acquisition, housing rehabilitation, new construction, public works, and community facilities. Each year, jurisdictions may apply for up to \$800,000 under both the General Allocation and Economic Development components of the CDBG programs. The maximum amount per application is \$500,000. In addition, grants of up to \$70,000 per year from the General Planning and Technical Assistance allocation and \$70,000 per year for the Economic Development Planning and Technical Assistance are awarded and do not count toward the \$800,000 cap.

Affordable Housing and Sustainable Communities Program (AHSC): The AHSC Program furthers the purposes of AB 32 and SB 375 by investing in projects that reduce GHG emissions by supporting more compact, infill development patterns, encouraging active transportation and transit usage, and protecting agricultural land from sprawl development. Funding for the AHSC Program is provided from the Greenhouse Gas Reduction Fund (GGRF), an account established to receive Cap-and-Trade auction proceeds. The AHSC Program is administered by the Strategic Growth Council (SGC). HCD will implement the transportation, housing and infrastructure component of the AHSC Program. Funds are allocated through a competitive process, based on the merits of applications submitted and the proposed use of funds. The threshold requirements and application selection criteria focus on the extent to which developments realize the AHSC Program's objectives of reducing GHG emissions, benefiting Disadvantaged Communities, providing affordable housing, demonstrating project readiness, and meeting other policy considerations.

2. Administrative Resources

Described below are the major public and non-profit agencies that have been involved in housing activities or are interested in housing activities in Kings County. These agencies play important roles in meeting the housing needs of the community. In particular, they are involved in the improvement of the

Chapter 3. Resources and Opportunities

housing stock, provision of affordable housing, homeownership assistance, and rental assistance to households in need.

Self Help Enterprises: Incorporated in 1965, Self-Help Enterprises of Visalia is a non-profit housing developer that assists low-income residents of rural areas with housing and related services. “Self-help” housing refers to housing built in part by the future occupants of the home by allowing families to use their “sweat equity” as the down payment on the new home they might otherwise not be able to afford. Self-Help Enterprises is actively involved in helping farm laborers and other low-income families in becoming homeowners through both training and supervision as self-help builders, and assembling public and private funds in support of new construction. Self-Help Enterprises also develops multi-family housing and administers housing programs for all jurisdictions in Kings County on a contract basis.

Housing Authority of Kings County (HAKC): The Housing Authority’s mission is to promote decent, safe, and affordable housing and economic opportunity to low-income families throughout Kings County and its four incorporated cities. The Housing Authority operates three public housing projects providing 268 units of affordable housing and 32 state housing apartments. The Housing Authority also provides 688 Section 8 Housing Choice Vouchers. Finally, the Authority manages 45 farm labor residences, a Rental Housing Construction program apartment complex, a 44-unit California Housing Rehabilitation Program-Rental (CHRP-R) senior citizen project, and two transitional housing projects with 12 spaces for foster youth.

C. Opportunities for Energy Conservation

Avenal

The City of Avenal is developing a partnership with Pacific Gas & Electric to provide homeowners and renters with energy audits and to provide them with resources to obtain low energy products such as lights and insulation. The partnership should be in place in 2016.

Corcoran

The City of Corcoran provides expedited permit processing for residential solar energy equipment installations. The City’s Rehabilitation Program also encourages energy-efficient improvements when equipment or construction will involve items eligible for such upgrades. The City is also working with ARRA funds to install electrical retrofits on City-owned buildings/equipment, and entered into a Lease Agreement for a Solar Farm. In addition, the Housing Plan includes Program 2.16 to refer lower-income households to the Kings Community Action Organization and other community services agencies that provide financial assistance to offset the cost of home weatherization, heating (including solar photovoltaic water heater systems) and cooling.

Hanford

The City of Hanford will be incorporating the policies and requirements of recent amendments to state law (AB32 and SB375). In addition, the City requires or encourages the following in residential developments:

- Street trees which reduce heat generated from pavement
- Landscaping in new development to shade parking lots
- Solar photovoltaic panels as options

C. Opportunities for Energy Conservation

- Require developers to exceed Title 24 Standards (Heat & Energy) by 10%
- Increased residential densities
- High Albedo (light-colored roofs are often required)

Lemoore

The Community Design Element of the City's General Plan incorporates several policies and implementation actions that support energy conservation and green development. These include:

- Requiring new development to incorporate passive heating and natural lighting where feasible
- Incorporate green building standards into the Zoning Ordinance and Building Code to ensure a high level of energy efficiency in new development, including requiring the use of Energy Star appliances in new development and substantial renovations, requiring all new development to qualify for the equivalent of "LEED Silver" rating or better, requiring all new residential development to be pre-wired for optional photovoltaic energy systems and/or solar water heating, and requiring all new projects that will use more than 40,000 kilowatt-hours per year of electricity to install photovoltaic energy systems.

Kings County

The Community Development Agency provides expedited plan check and permit processing for residential projects designed to comply with the voluntary residential requirements of the California Green Building Standards Code. Expedited plan check/permit processing is also given to photovoltaic systems that provide energy for residential uses.

In addition, lower-income households are referred to the Kings Community Action Organization and other community services agencies that provide financial assistance to offset the cost of home weatherization, heating (including solar photovoltaic water heater systems) and cooling.

Chapter 3. Resources and Opportunities

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Chapter 4. Constraints

The Kings County jurisdictions recognize that adequate and affordable housing for all income groups strengthens the community. Government policies and regulations can impact the price and availability of housing and, in particular, the provision of affordable housing. Likewise, non-governmental constraints such as land and construction costs, and environmental and infrastructure constraints can also affect housing cost and availability.

This chapter of the Housing Element discusses potential governmental and non-governmental constraints focusing primarily on those constraint areas that may be mitigated through the policies and programs discussed in Chapter 5.

A. Governmental Constraints

Local policies and regulations can impact the price and availability of housing and, in particular, the provision of affordable housing. Land use controls, residential development standards, and permit processing procedures may present constraints to the maintenance, development, and improvement of housing.

1. Land Use Plans and Regulations

The jurisdictions' General Plan Land Use Elements contain the primary policies that guide residential development. These policies are implemented through several types of ordinances, including the Zoning and Subdivision ordinances. Zoning regulations establish the amount and distribution of different land uses within the jurisdictions, while subdivision regulations establish requirements for the division and improvement of land.

a. General Plan Land Use Designations

Each city and county in California must prepare a comprehensive, long-term General Plan to guide its future. The land use element of the General Plan establishes the basic land uses and density of development within each jurisdiction. Under state law, the General Plan elements must be internally consistent, and each jurisdiction's zoning must be consistent with its General Plan. Thus, the land use plan must provide suitable locations and densities to implement the policies of the Housing Element. During the previous planning period General Plan updates were adopted in Corcoran (2014) and Kings County (2010), and updates are currently underway in Avenal and Hanford.

Table 4-1 shows the residential General Plan land use categories for the Kings County jurisdictions. The land use designations support a variety of housing types, ranging from very low density development, which generally includes single-family homes on large lots to high-density development, which includes multi-family development ranging from 14 to 29 units per acre.

Chapter 4. Constraints

Table 4-1
General Plan Residential Land Use Categories

Designation	Density Range (units/acre)	Description
Avenal¹		
Residential Estate	0-2	Single-family detached with lot sizes greater than 20,000 sf
Low Density Residential	2-10	Single-family detached with lot sizes greater than 6,000 sf
Medium Density Residential	10-15	Duplex, triplex and fourplex development
High Density Residential	15-29	Multi-family apartments and condominiums
Downtown Commercial	n.a.	Residential use allowed in conjunction with commercial
Community Commercial	n.a.	Residential use allowed in conjunction with commercial
Corcoran		
Very Low Density Residential	0-2	Single-family lots of one-half acre or more
Low Density Residential	4.5 – 10	Single-family detached in traditional subdivisions or clustered planned developments. Lot sizes generally are 4,500 to 7,500 sf.
Medium Density Residential	10-15	Duplex, triplex and fourplex development.
High Density Residential	15-29	Multi-family apartments and condominiums.
Hanford²		
Very Low Density Residential	0-3	Single-family estate lots with 12,000 sf or more.
Low Density Residential	2-9	Single family detached with lot sizes from 6,000 sf to 10,000 sf.
Medium Density Residential	7-15	Duplexes, zero lot lines, patio homes, and townhomes on lot sizes from 4,500 sf. to 7,500. 6,000sf min. for new subdivision.
High Density Residential	10-22	Multi-family apartments and condominiums development.
Lemoore		
Agriculture/Rural Residential	0-1	Single-family detached in rural and semi-rural areas with lot sizes greater than 40,000 sf
Very Low Density Residential	1-3	Single-family detached in semi-rural area with lot sizes between 15,000 sf to 40,000 sf
Low Density Residential	3-7	Single-family detached in typical residential subdivision with lot sizes from 7,000 to 15,000 sf
Low Medium Density Residential	7-12	Small lot single-family, attached single-family and duplexes, triplexes, fourplexes and townhomes.
Medium Density Residential	12-17	Apartments and townhomes.
High Density Residential	17-25	Multi-family apartments and townhomes.
Mixed Use	8-20	Multi-family and commercial uses.
Kings County		
Very Low Density	0-1	Single-family detached with lot sizes of at least one acre
Low Density	1-2	Single-family detached
Low-Medium Density	2-4	Single-family detached
Medium Density	4-7	Single family detached
Medium High Density	7-11	Multi-family apartments and condominiums
High Density	11-24	Multi-family apartments and condominiums
Very High Density	24+	Multi-family apartments and condominiums

Notes:

1. Avenal is currently preparing a General Plan update
2. Hanford is currently preparing a General Plan update, which is expected to be completed in early 2016. It is anticipated that allowable densities will be increased to 20 units/acre in the Medium Density category and 29 units/acre in the High Density category.

Sources: Avenal General Plan, 2005
Corcoran General Plan, 2014
Hanford General Plan, 2002
Lemoore General Plan, 2008
Kings County General Plan, 2010

A. Governmental Constraints**b. Zoning Designations and Housing Opportunities**

Each jurisdiction in Kings County regulates the type, location, density, and scale of residential development through local zoning ordinances. The zoning regulations serve to implement each jurisdiction's General Plan and are designed to protect and promote the health, safety, and general welfare of residents. Housing Element law requires that jurisdictions facilitate and encourage a range in types and prices of housing for all economic and social groups in the community. This includes single-family and multi-family housing, manufactured housing, residential care facilities, emergency shelters, transitional housing, and other housing.

A summary of the residential development permitted by each King County jurisdiction is provided in Table 4-2 through Table 4-6.

Table 4-2
Permitted Residential Development by Zoning District - City of Avenal

Housing Type	R-E	R-1	R-2	R-3	D-C	S-C	P-F
Single-Family Detached	P	P	P	P			P
Single-Family Attached			P	P			
Multi-Family			P	P	C		
Mobile Home Park	C	C	C	C			
Second Units	P	P	P	P			
Farmworker Housing	P ¹	P ¹	P ¹	P ¹			P ¹
Emergency Shelters				P			C
Transitional and Supportive Housing	2	2	2	2	2	2	2
Residential Care Facility (6 or less)	P	P	P	P			
Residential Care Facility (7 or more)	C	C	C	C			
Senior Housing/Assisted Living ³	C	C	C	C	C		
Single Room Occupancy					C	C	
Group Home/Boarding House	C	C	C	C	C		

Notes:

P=permitted use C=conditional use

1. Farmworker housing permitted in conformance with Health & Safety Code 17021.5 and 17021.6.
2. Permitted subject only to the same standards and procedures as apply to dwellings of the same type in the same zone.
3. Conventional senior housing is permitted under the same regulations as multi-family. "Retirement or Rest Home" and "Convalescent Hospital/Nursing Home" are conditionally permitted uses.

Source: City of Avenal Zoning Ordinance, 2015

Chapter 4. Constraints

Table 4-3
Permitted Residential Development by Zoning District - City of Corcoran

Housing Type	RA	R-1	RM	Other
Single-Family Detached	P	P	P	P
Multi-Family			P	p ³
Mobile Home Parks	C	C	C	
Second Units	P	P	P	
Farmworker Housing ¹	p ²	p ²	p ²	p ²
Emergency Shelters				p ⁴
Transitional and Supportive Housing	P	P	P	
Residential Care Facility (6 or less)	P	P	P	p ⁵
Residential Care Facility (7 or more)	C	C	C	p ⁶
Senior Housing/Assisted Living		C	C	
Group Homes (includes boarding houses)	p ⁷	p ⁷	p ⁸	
Single Room Occupancy				C ⁹

Notes:

P=permitted use A=administrative permit C=conditional use

Other = CN, CC, CH, CD, CS, PO

1. Employee housing with up to 12 units or 36 beds permitted by-right in the A zone and larger facilities permitted by CUP.
2. Employee housing for 6 or fewer persons permitted as a single-family use. CUP required for housing with 7+ occupants.
3. Permitted in CD and PO zones.
4. Emergency shelters permitted by-right in the CS zone
5. Permitted by-right in PO zone and by administrative permit in CN, CC, CH, CD and CS zones
6. Permitted by CUP in PO zone and by administrative permit in CN, CC, CH, CD and CS zones
7. 6 or fewer residents permitted by-right
8. 6 or fewer residents; larger facilities permitted by CUP in the RM and PO zones
9. Permitted by CUP in CN, CC, CH, CD and CS zones

Source: City of Corcoran Zoning Ordinance, 2015

Table 4-4
Permitted Residential Development by Zoning District - City of Hanford

Housing Type	R-1 20	R-1 6, 8, 12	RM	OR	CC	DC	MC
Single-Family Detached	P	P	P	P			P
Single-Family Attached	-	-	P	P	-	-	P
Multi-Family	-	-	P	P	C ¹	p ¹	P
Mobilehome Parks	-	-	C	-	-	-	-
Second Units	P	P	P	P	-	-	-
Farmworker Housing ³	p ⁴	p ⁴	p ⁴	p ⁴	-	p ⁴	p ⁴
Emergency Shelters	-	-	-	P	-	-	-
Transitional and Supportive Housing	2	2	2	2	2	2	2
Residential Care Facility (6 or less)	P	P	P	P	-	-	-
Residential Care Facility (7 or more)	C	C	C	C	-	-	-
Senior Housing/Assisted Living	-	-	C	C	-	-	-
Single Room Occupancy	-	-	C ⁵	p ⁵	-	-	-

Notes:

P=permitted use C=conditional use

1. Dwellings over a permitted use.
2. Permitted subject only to the same standards and procedures as for other residential dwellings of the same type in the same zone
3. Employee housing with up to 12 units or 36 beds permitted as an agricultural use.
4. Employee housing for up to 6 persons is considered a family use.
5. Listed as "Boarding and Rooming Houses"

Source: City of Hanford Zoning Ordinance, 2015

A. Governmental Constraints

Table 4-5
Permitted Residential Development by Zoning District - City of Lemoore

Housing Type	AR	RVLD	RLD	RN	RLMD	RMD	RHD
Single-Family Detached	P	P	P	P	P	P	-
Multi-Family	-	-	-	-	P	P	P
Mobile Home Park	-	C	C	C	C	A	A
Second Units ⁷	-	A	A	A	A	A	A
Farmworker Housing	p ¹	p ¹	p ¹	p ¹	p ¹	p ¹	-
Emergency Shelters ²	-	-	-	-	-	-	-
Transitional and Supportive Housing	P	P	P	P	P	P	P
Residential Care Facility (6 or less) ³	-	P	P	P	P	P	P
Residential Care Facility (7 or more) ⁴	-	-	-	-	C	C	P
Senior Housing/Assisted Living	p ⁵	p ⁵	p ⁵	p ⁵	p ⁵	p ⁵	p ⁵
Single Room Occupancy ⁶	-	-	-	-	-	-	P

Notes:

P=permitted use A=administrative use permit C=conditional use permit

1. Employee housing for 6 or fewer persons. Employee housing for up to 12 units or 36 beds permitted in the AR and AG zones in conformance with Health & Safety Code Sec. 17021.6 (see Program 4.11)
2. Permitted by-right in CF zone and also by CUP in the ML zone
3. Also permitted by-right in DMX-2, DMX-3 and MU zones and by CUP in DMX-1 zone.
4. Also permitted by CUP in MU and NC zones.
5. Permitted subject to the same use regulations as non-age-restricted housing
6. SROs also permitted by CUP in all DMX zones.
7. Second units also allowed by AUP in DMX-2 and DMX-3 zones

Source: City of Lemoore Zoning Ordinance, 2015

Table 4-6
Permitted Residential Development by Zoning District - Kings County

Housing Type	A	RR	R1	RM	C	MU	PF
Single-Family Detached	P	P	P	P	-	p ²	
Single-Family Attached	-	-	-	P	-	p ²	
Multi-Family	-	-	-	P	-	p ²	
Mobile Home Parks	-	C	C	C	-	-	
Second Units	-	P	P	P	-	-	
Farmworker Housing	p ¹	-	-	-	-	-	-
Emergency Shelters	-	-	-	-	-	-	P
Transitional and Supportive Housing	p ⁴	p ⁴	p ⁴	p ⁴	p ⁴	p ⁴	p ⁴
Residential Care Facility (6 or less)	P	P	P	P	-	P	p ³
Residential Care Facility (7 or more)	-	-	-	-	-	-	p ³
Senior Housing/Assisted Living	-	-	-	-	-	-	
Boarding or Rooming House	-	p ⁵	-	p ⁵	-	-	
Single Room Occupancy	-	-	-	-	p ⁶	-	

Notes:

P=permitted use C=conditional use

1. Up to 4 units permitted by Site Plan Review
2. Permitted by Site Plan Review above or to rear of a commercial use.
3. Care facilities for up to 30 persons permitted by Site Plan Review; larger facilities permitted by CUP
4. Housing for up to 6 persons permitted by-right in Residential, Agriculture and MU zones
5. Boarding houses for up to 30 persons permitted by Site Plan Review; larger facilities permitted by CUP
6. SROs permitted by Site Plan Review in the CS, CH and CR districts.

Source: Kings County Development Code, 2015

Chapter 4. Constraints

As shown in Table 4-2 through Table 4-6 above, Kings County jurisdictions allow for a wide variety of housing types, including single-family and multi-family residences at a variety of densities that facilitate market rate and affordable housing projects. Mixed use is also allowed in designated areas of all jurisdictions.

All jurisdictions allow for the development of manufactured housing and mobile homes, providing a valuable source of affordable housing for seniors, families, and farmworkers. In accordance with state law, all jurisdictions allow second units as a permitted use in all single-family zones. Low-income housing can be accommodated in all districts permitting residential use in Kings County jurisdictions including mixed-use districts.

c. Special Needs Housing

To further fair housing opportunities, Kings County jurisdictions provide for a range of housing opportunities for persons with special needs, including those in residential care facilities, persons with disabilities, the elderly, farmworkers, persons needing emergency shelter or transitional living arrangements, and single-room-occupancy units. Many of these groups also fall under the category of extremely-low-income households. Table 4-2 through Table 4-6 above show the zoning requirements for each jurisdiction with respect to permitted and conditionally permitted special needs housing types. Each jurisdiction's provisions for these housing types are discussed further below.

Extremely-Low-Income Households

Many of the persons and households discussed in this section under the topic of special needs fall within the *extremely-low-income* category, which is defined as 30% or less of area median income, or up to \$24,250 per year for a 4-person household in Kings County (2015).

A variety of policies and programs described in Chapter 5 address the needs of extremely-low-income households, including persons with disabilities and those in need of residential care facilities. Such programs include housing rehabilitation, preservation of existing affordable units, Section 8 vouchers, provision of adequate sites for new multi-family housing, administrative, regulatory and financial assistance to affordable projects, zoning to encourage and facilitate farmworker housing, emergency shelters, transitional and supportive housing, single room occupancy (SROs) and second units. However, it must be recognized that the development of new housing for the lowest income groups typically requires large public subsidies, and the level of need is greater than can be met due to funding limitations, especially after the dissolution of redevelopment agencies.

Residential Care Facilities

Residential care facilities refer to any family home, group home, or rehabilitation facility that provides non-medical care to persons in need of personal services, protection, supervision, assistance, guidance, or training essential for daily living. *Health and Safety Code* §§1267.8, 1566.3, and 1568.08 require local governments to treat licensed group homes and residential care facilities with six or fewer residents no differently than other single-family residential uses. "Six or fewer persons" does not include the operator, the operator's family, or persons employed as staff. Local agencies must allow these licensed residential care facilities in any area zoned for residential use, and may not require licensed residential care facilities for six or fewer clients to obtain conditional use permits or variances that are not required of other single-family dwellings.

For all Kings County jurisdictions the development standards for licensed residential care facilities for six or fewer persons are no different than for other residential uses in the same zone. A conditional use permit is required in some jurisdictions for larger residential care facilities for more than six persons. A deviation

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in site planning requirements and reduction in parking may be granted through the conditional use process. A discussion of each jurisdiction's regulations for residential care facilities is provided below:

- **Avenal** –Residential care facilities that serve six or fewer persons are a permitted use in all residential zones. Facilities serving more than six persons are conditionally permitted in all residential zones. These requirements are consistent with state law and do not pose a constraint on the establishment of such facilities.
- **Corcoran** – Residential care facilities serving six or fewer persons are permitted by-right in all residential zones as well as the Professional Office (PO) zone. Larger care facilities for more than six persons are permitted by CUP in all residential zones and the PO zone and by administrative permit in CN, CC, CH, CD and CS zones. These requirements are consistent with state law and do not pose a constraint on the establishment of care facilities.
- **Hanford** – Residential care facilities that serve six or fewer persons are a permitted use in all residential zones and the OR zone. Larger state- or county-licensed care facilities that provide housing on a temporary basis and that do not require personal supervision or rehabilitation services are conditionally permitted in all residential zones and the OR zone. These regulations are consistent with state law and do not pose a significant constraint on the establishment of residential care facilities.
- **Lemoore** –Residential care facilities that serve six or fewer persons are permitted by-right in all residential and mixed-use zones subject to the same regulations as other residential uses. Residential care facilities serving more than six persons are permitted by-right in the RHD zone and by CUP in the RLMD, RMD, MU and NC zones. These regulations are consistent with state law.
- **Kings County** – Under current zoning regulations, community care facilities that serve six or fewer persons are a permitted use all residential, mixed use and agricultural zones. Community care facilities for seven or more persons are conditionally permitted in all residential zones and most agricultural zones. In the PF zone, community care facilities serving up to 30 persons are permitted by site plan review and larger facilities are permitted by conditional use permit. These regulations are consistent with state law and do not pose a significant constraint on the establishment of residential care facilities.

Housing for Persons with Disabilities

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. Additionally, §65008 of the *Government Code* requires localities to analyze potential and actual constraints, and include programs to accommodate housing for disabled persons.

Building codes adopted by all Kings County jurisdictions incorporate accessibility standards contained in Title 24 of the California *Code of Regulations*. Compliance with building codes and the Americans with Disabilities Act (ADA) may increase the cost of housing production and can also impact the viability of rehabilitation of older properties required to be brought up to current code standards. However, these regulations provide minimum standards that must be complied with in order to ensure the development of safe and accessible housing.

Because many homes in Kings County jurisdictions were built before modern accessibility standards, an important housing issue facing people with disabilities is retrofitting existing homes to improve access.

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For retrofitting homes, all jurisdictions administratively permit unenclosed ramps to protrude into required setbacks without a variance. Each jurisdiction allows a property owner to build a ramp to allow people with disabilities access into a single-family home upon securing a building permit and payment of local building permit and inspection fees. Each jurisdiction also administers a Housing Rehabilitation Program that provides federally funded loans to eligible homeowners or rental property owners to make accessibility improvements.

Key planning requirements for each jurisdiction related to housing persons with disabilities are described below:

Avenal

- Definition of “family” – The Avenal Zoning Code defines family as: *“One or more persons related or unrelated, living together as a single nonprofit housekeeping unit, as distinguished from a group occupying a boarding or lodging house, hotel, club, or similar dwelling for group use. A family shall include domestic servants employed by the family but shall not include a fraternal, religious, social, or business group.”* This definition is consistent with current housing law.
- Separation requirements – The City’s Zoning Code does not impose any separation requirements between group homes or residential care facilities.
- Site planning requirements – The site planning requirements for residential care facilities are no different than for other residential uses in the same zone. Required parking is 1 space per 4 beds.
- Reasonable accommodation – Chapter 9.16 of the City’s Zoning Code establishes administrative procedures for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodation for persons with disabilities in conformance with state law.

Corcoran

- Definition of “family” – The Corcoran Zoning Code defines family as: *“Any group of individuals living together as a single housekeeping unit where the residents and share common living, sleeping, cooking and eating facilities. Family members need not be related by blood but are distinguished from a group occupying a boarding or lodging house, hotel or club suitable for group use.”* This definition is consistent with current law.
- Separation requirements – The City’s Zoning Code does not impose any separation requirements between group homes or residential care facilities.
- Site planning requirements – The site planning requirements for residential care facilities are no different than for other residential uses in the same zone. Required parking is 1 space per two beds plus 1 space per 300 sq. ft. of office and other non-residential areas.
- Reasonable accommodation – Chapter 11-30 of the Zoning Code provides administrative procedures for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodation for persons with disabilities in conformance with state law.

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Hanford

- Definition of “family” – The Hanford Zoning Code defines family as: “*A single residential unit or person or group of persons living together as a domestic unit in a single residential unit*”. Program 3.12 includes a commitment to review this definition and initiate a Code amendment if necessary to ensure conformance with current housing law.
- Separation requirements – The City’s Zoning Code does not impose any separation requirements between group homes or residential care facilities.
- Site planning requirements – The site planning requirements for residential care facilities are no different than for other residential uses in the same zone. Required parking is 1 space per four beds plus 1 space per staff person during the day shift.
- Reasonable accommodation – The City’s Zoning Code (Chapter 17.72) includes administrative procedures for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodation for persons with disabilities. Requests for reasonable accommodation are reviewed and approved administratively by the Community Development Director within 30 days of receiving an application. There is no fee associated with a reasonable accommodation application.

Lemoore

- Definition of “family” – The Lemoore Zoning Code defines “family” as “*An individual or group of two or more persons occupying a dwelling and living together as a single housekeeping unit in which each resident has access to all parts of the dwelling and where the adult residents share expenses for food or rent. Family does not include institutional group living situations such as dormitories, fraternities, sororities, monasteries, convents, residential care facilities or military barracks, nor does it include such commercial group living arrangements as boardinghouses, lodging houses, and the like.*” This definition is consistent with current law.
- Separation requirements – The City’s Zoning Code does not impose any separation requirements between group homes or residential care facilities.
- Site planning requirements – The site planning requirements for residential care facilities are no different than for other uses in the same zone. Required parking is 1 space per four beds. Reasonable accommodations – Zoning Code Sec. 9-2B-6 establishes administrative procedures for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodations for persons with disabilities.
- Reasonable accommodation – Zoning Code Sec. 9-2B-6 establishes administrative procedures for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodation for persons with disabilities.

Kings County

- Definition of “family” – The Kings County Development Code defines family as: “*One or more persons living as a bona fide single nonprofit relatively permanent housekeeping unit as distinguished from a group occupying a boarding or lodging*

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house, hotel or club suitable for group use. A family shall not include a fraternal, social or business group.” This definition is consistent with current housing law.

- Separation requirements – The County’s Development Code does not impose any separation requirements between group homes or residential care facilities.
- Site planning requirements – The site planning requirements for residential care facilities are no different than for other residential uses in the same zone.
- Reasonable accommodation – Article 22 of the County Development Code establishes administrative procedures for reviewing and approving requests for modifications to building or zoning requirements in order to ensure reasonable accommodation for persons with disabilities in conformance with fair housing law.

Farmworker Housing

Housing for agricultural employees occurs in two types of settings: housing accommodations located on farmland that is exclusively for farmworkers; or traditional housing that is intended for lower-income households but is not restricted to farmworkers.

It is estimated that approximately 8,300 farm laborers in Kings County are permanent non-migrant and seasonal laborers. The housing needs of these farmworkers are primarily addressed through the provision of permanent affordable housing, such as apartments, lower-cost single-family homes, and mobile homes. The remaining farm laborers are migrant farmworkers who are not permanent residents of Kings County.

The California Employee Housing Act⁸ regulates farmworker housing and generally requires that no conditional use permit, zoning variance, or other zoning clearance shall be required of state-permitted employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone (*Health and Safety Code* §17021.5). In addition, state-permitted employee housing facilities with no more than 36 beds in group quarters or 12 units must be treated as an agricultural land use that is not required to obtain any conditional use permit or other approval that is not required of other agricultural uses in the same zone (*Health and Safety Code* §17021.6).

Each jurisdiction’s regulations regarding farmworker housing are described below.

- **Avenal** – Farmworker housing is permitted in conformance with Employee Housing Act requirements. Since Avenal has some of the lowest housing prices and apartment rents in California, the need for farmworker housing is largely met by traditional housing. The City of Avenal actively assists farmworker housing needs: the majority of homeownership loans are made to farmworkers, and a majority of units in assisted multi-family projects are occupied by farmworkers.
- **Corcoran** – Farmworker housing is permitted in conformance with Employee Housing Act requirements. Corcoran has some of the lowest housing prices and apartment rents in California and can meet its needs for farmworker housing through traditional housing. The City actively assists farmworker housing needs: farmworkers receive the majority of homeownership and home rehabilitation loans each year and occupy a larger share of units in assisted multi-family projects.
- **Hanford** – Farmworker housing is permitted in conformance with Employee Housing Act requirements. As the most urbanized city in Kings County, Hanford has only a very small amount of agricultural land.

⁸ California *Health and Safety Code* §17000 et seq.

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- **Lemoore** – Farmworker housing for up to six employees is permitted in all residential zones except RVH, therefore a Code amendment is needed to ensure conformance with Employee Housing Act requirements (see Program 4.11 in the Housing Plan). Farmworker housing complexes with up to 12 units or 36 beds are permitted in any zone where agriculture is a permitted use, in conformance with state law. As a more urbanized community, the City of Lemoore has relatively little farmland within its boundaries and only one small area at the western edge of the city with agricultural zoning. The City’s overall efforts to provide and maintain affordable housing opportunities will help to support the few permanent non-migrant and seasonal laborers who may choose to reside in Lemoore.
- **Kings County** – The Kings County Development Code permits farmworker housing with up to four dwelling units in all agricultural zones subject to Site Plan Review. The Housing Plan includes Program 5.10 to process an amendment in conformance with the Employee Housing Act.

Emergency Shelters, Transitional and Supportive Housing

An *emergency shelter* is a year-round facility that provides shelter to homeless families and/or individuals on a limited short-term basis. *Transitional housing* is temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing. *Supportive housing* includes supportive services (e.g., job training, rehabilitation counseling) to allow individuals to gain necessary life skills in support of independent living.

The passage of SB2 in 2007 amended the requirements for local government regulations regarding emergency shelters and transitional/supportive housing. Unless a city has sufficient existing shelter facilities to accommodate its need, land use regulations must identify at least one zoning district where shelters are a permitted use (i.e., do not require a conditional use permit or other discretionary review). Additionally SB2 requires that transitional and supportive housing be treated as a residential use subject to only those requirements that apply to other residential dwellings of the same type in the same zone.

Each jurisdiction’s policies regarding emergency shelters, transitional and supportive housing are described below.

- **Avenal** - Emergency shelters are permitted by-right without discretionary review in the R-3 zone and by conditional use permit in the PF zone. Required standards include:
 - o Maximum of 25 persons per night
 - o Off-street parking at one space per five beds plus one space for each staff person on duty
 - o Management and security plan
 - o Minimum separation of 300 feet between emergency shelters
 - o On-site waiting and intake areas screened from the public right-of-way

The R-3 zone is located near transit and commercial services, and provides adequate vacant or underutilized sites to accommodate the City’s need for additional shelter facilities.

Transitional and supportive housing are treated as residential uses subject only to those requirements that apply to other residential dwellings of the same type in the same zone, in conformance with state law.

- **Corcoran** - Emergency shelters are permitted by right without discretionary review in the Service Commercial (CS) zone and by conditional use permit in the Light Industrial (IL) and Heavy Industrial (IH) zones. Required standards include only those that apply to other

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uses in the same zone. Parcels within the CS zone encompass approximately ## acres, are located near transit and commercial services, and provide adequate vacant or underutilized sites to accommodate the City's need for additional shelter facilities.

Transitional and supportive housing are treated as residential uses subject only to those requirements that apply to other residential dwellings of the same type in the same zone, in conformance with state law.

- **Hanford** – Emergency shelters are permitted by-right without discretionary review in the OR (Office Residential) zone subject to the following standards.
 - o Maximum 25 beds
 - o A management and security plan prepared in consultation with the City Manager
 - o Off-street parking provided at a ratio of one space per five beds plus one space for each staff person on duty
 - o Minimum separation of 300 feet between emergency shelters

The OR zone encompasses approximately 166 acres, is located near transit and commercial services, and provides adequate vacant or underutilized sites to accommodate the City's need for additional shelter facilities.

Transitional and supportive housing are treated as residential uses subject only to those requirements that apply to other residential dwellings of the same type in the same zone, in conformance with state law.

- **Lemoore** – Emergency shelters permitted by right without discretionary review in the Community Facilities (CF) zone and by CUP in the Light Industrial (ML) zone. Required standards include only those that apply to other uses in the same zone. Parcels within the CF zone encompass approximately 589 acres, including 6 vacant parcels totaling over 150 acres, and provide adequate vacant and underutilized sites to accommodate the City's need for additional shelter facilities.

In most zoning districts, transitional and supportive housing are treated as residential uses subject only to those requirements that apply to other residential dwellings of the same type in the same zone. Program 4.10 is included in the Housing Plan to amend zoning regulations in conformance with state law.

- **Kings County** – The Development Code allows emergency shelters through a ministerial site plan review process in the Public Facilities (PF) zone and subject to a conditional use permit in Mixed Use zones, in conformance with permissible development standards under Government Code 65583(a)(4). The PF zone contains approximately 325 acres and has the capacity to accommodate additional shelters. Transitional and supportive housing for up to six persons are permitted subject only to those requirements that apply to other residential uses of the same type in the same zone. Program 5.8 is included in the Housing Plan to ensure consistency with state law.

Single Room Occupancy (SRO)

Single room occupancy (SRO) facilities are small studio-type apartment units, typically occupied by one or two extremely-low-income persons. SROs may provide either private or shared kitchen and bathroom facilities. Each jurisdiction's policies regarding SROs are described below.

- **Avenal** - SROs are permitted by CUP in the Downtown Commercial (DC) and Service Commercial (SC) zones.
- **Corcoran** – SROs are permitted by CUP in all commercial zones (CN, CC, CH, CD, CS) and the Light Industrial (IL) zone.

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- **Hanford** – SROs are permitted by CUP in the Office Residential (OR) zone.
- **Lemoore** – SROs are permitted by-right in the High Density Residential (RHD) zone and by CUP in the Downtown Mixed Use zones (DMX-1, DMX-2 and DMX-3).
- **Kings County** – SROs permitted by ministerial Site Plan Review in the CS, CH and CR districts.

These regulations help to encourage and facilitate the provision of small economical housing units for persons with limited incomes and do not pose an unreasonable regulatory constraint.

d. Development Standards

The Kings County jurisdictions regulate the type, location, density, and scale of residential development primarily through their zoning ordinances. Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents, as well as preserve the character and integrity of neighborhoods. The Zoning Ordinance sets forth the specific residential development standards, described below and summarized in Table 4-7.

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Table 4-7
Residential Development Standards

Jurisdiction	Development Standard	RR	R-1		RM
Kings County	Min. Lot Size (sf)	30,000	3,000 – 20,000		6,000
	Max. Density (du/ac)	1.5	2-14.5		14.5-29
	Lot Coverage (%)	40%	40 - 83%		50 - 70%
	Max. Height (ft.)	30 (50 by CUP)	30 (50 by CUP)		30 (50 by CUP)
	Development Standard	RE	R-1	R-2	R-3
Avenal	Min. Lot Size (sf)	20,000	6,000	7,000	6,000
	Max. Density (du/ac)	n.a.	n.a.	12.4	21.8
	Lot Coverage (%)	40%	50%	60%	60%
	Max. Height (ft.)	35	35	35	35
	Development Standard	R-A	R-1-12 / R-1-10/ R-1-6	RM-2.5/ RM-3	RM-1.5/ RM-2
Corcoran	Min. Lot Size (sf)	20,000	12,000/10,000/ 6,000	6,000	6,000
	Max. Density (du/ac)	2.2	3.6-7.3	17.5/14.5	29/21.7
	Lot Coverage (%)	40%	40%	60%	70%
	Max. Height (ft.)	35	35	35	35
	Development Standard	R-1-20	R-1-12, R-1-8 R-1-6	RM-3	RM-2
Hanford	Min. Lot Size (sf)	20,000	12,000/8,000/ 6,000	6,000	6,000
	Max. Density (du/ac)	3	3.6-7.3	14.5	21.8
	Lot Coverage (%)	40	40%	50%	50%
	Max. Height (ft.)	40	35	35	35
	Development Standard	AR/RVLD/ RLD/RN	RLD/RN	RLMD	RMD/RHD
Lemoore	Min. Lot Size (sf)	40,000/15,000	7,000/3,000	3,000	2,000
	Max. Density (du/ac)	3	7/12	12	17.4/25
	Lot Coverage (%)	n.a.	n.a.	n.a.	n.a.
	Max. Height (ft.)	40	35	35	45/60

Source: Zoning Ordinances for Avenal, Corcoran, Hanford, Lemoore, and Kings County, 2015

Structural Standards

The permitted density of residential development varies between jurisdictions and zones. The maximum allowable density ranges from 22 units per acre in Avenal and Hanford up to 29 units per acre in Corcoran and Kings County. The wide range of densities allowed in Kings County jurisdictions facilitates a variety of housing types ranging from single-family homes to multi-family apartment complexes.

Minimum lot sizes range from 3,000 square feet to 30,000 square feet for single-family residential zones and from 2,000 to 7,000 square feet per unit for multi-family residential zones. The zoning ordinances also regulate the size of residential structures through lot coverage and height limits. All Kings County jurisdictions have reasonable structural limits with maximum heights ranging from 30 to 60 feet which can accommodate three-story structures and maximum allowable densities in all jurisdictions. However, due to market conditions no residential buildings taller than two stories have been built or proposed in any Kings County jurisdictions except Hanford and Lemoore. Multi-family lot coverage requirements are generous, and all jurisdictions allow coverage of at least 50% in multi-family zones. The single-family

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zones allow lot coverage of at least 40%. Agricultural zones have a lower lot coverage limit due to the predominant non-residential nature of these areas. These development standards are typical of other cities in the San Joaquin Valley and are not considered to be a constraint to development.

Parking Requirements

The parking requirements for Kings County jurisdictions are summarized in Table 4-8. All jurisdictions require 2 parking spaces for single-family detached units. Requirements for multi-family units vary based on bedroom counts with studio and one-bedroom units typically requiring not more than 1.5 spaces per unit. Although two covered spaces are required for multi-family units in Avenal, reductions in this ratio have been reduced for projects that qualify for a density bonus, and Program 1.7 includes a commitment to review parking standards as part of the General Plan and Development Code update.

Table 4-8
Residential Parking Standards

Unit Type	Avenal	Corcoran	Hanford	Lemoore	Kings County
Single-family detached	2 covered	2 (1 in garage or carport)	2 (1 in garage or carport)	2 (1 in DMX-1 or DMX-2)	2
Multi-family	2 covered	Studio: 1 1 Bedroom: 1 2 Bedroom: 1.5 3 Bedroom: 2	Studio: 1.5 1 Bedroom: 1.5 2 Bedroom: 2 3 Bedroom: 2 (1 covered)	0-1 Bedroom: 1.5 2+ Bedroom: 2 (1 in DMX-1 or DMX-2)	1.5 per unit + 1 per 3 units guest parking
Second units	1	1 or 2 bedroom: 1 3+ bedroom: 2	1	None	1
SRO units	1 per bedroom	1	1 covered	0.5	1
Boarding houses	1 covered space per bedroom or 1 space per 150 square feet of sleeping space whichever is greater	1 per 2 beds	1 covered	2 per unit	1 per 2 beds + 1 per 3 beds guest parking

Source: Zoning Ordinances for Avenal, Corcoran, Hanford, Lemoore, and Kings County, 2015

Providing adequate parking is necessary to facilitate the sale or rental of a unit. Allowing too few spaces limits the potential occupants of a unit. These parking requirements are designed to accommodate multiple vehicles for households most likely to own more than one vehicle – households in single-family homes and in apartments with two or more bedrooms. According to recent Census data, 77% of owner-occupied units and 47% of renter units in Kings County have 2 or more vehicles. Therefore, requiring two spaces per residence is a reasonable requirement and does not constrain development in Kings County.

e. Secondary Dwelling Units

Secondary dwelling units are attached or detached units that provide complete independent living facilities for one or more persons including permanent provisions for living, sleeping, cooking, and sanitation, located on the same lot as the primary structure. Second units often provide affordable housing for extremely-low-, very-low- and low-income households, including seniors. *Government Code* §65852.2 (AB 1866) requires jurisdictions to allow second units by-right (as permitted uses) in all single-family zones unless specific findings are made. As shown in Table 4-2 through Table 4-6, second units are permitted in single-family zones in all five jurisdictions.

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Specific requirements for secondary units for each jurisdiction are summarized below.

- **Avenal** – The City of Avenal requires a ministerial permit review for second units to ensure consistency with the following standards set forth in the zoning code: 1) the floor area of the second unit shall not exceed 1,200 square feet or 30% of the primary structure, 2) the height shall not exceed the height of the main dwelling, and 3) one additional parking space shall be provided. These regulations are consistent with AB 1866 and do not pose a constraint on second units.
- **Corcoran** – The City of Corcoran allows second units subject to ministerial review. Standards include: 1) the floor area of the second unit shall not exceed 1,200 square feet (if detached) or 30% of the primary structure (if attached), 2) the second unit must be integrated into the design of the main unit and conform to applicable development standards for the site, and 3) one additional parking space shall be provided for second units with one or two bedrooms, and two additional spaces for second units with three or more bedrooms.
- **Hanford** – The City of Hanford requires an administrative application for second units to ensure consistency with development standards set forth in the Zoning Code. These standards include: 1) maximum floor area of 1,200 square feet (if detached) or 30% of the primary structure (if attached) and minimum floor area of 150 square feet, 2) owner occupancy of the primary residence or the second unit, 3) at least one additional parking space (which may be tandem), and 4) compliance with the other regulations for the R, RM and OR districts, except as provided in the second housing units standards. These regulations are consistent with AB 1866 and do not pose a constraint on second units.
- **Lemoore** – The City of Lemoore requires an administrative permit for all second units to ensure consistency with development standards set forth in the zoning code. Second units are permitted on lots of at least 5,000 square feet. Either the primary unit or the second unit must be owner-occupied. Development standards include: 1) a floor area limit of 30% of the existing living area (interior habitable area) of the existing dwelling if attached and 1,200 square feet if detached, 2) a prohibition on second units in planned unit developments unless approved as part of the project, 3) height limited to the height of the existing unit and 4) compliance with the height, building setbacks, lot coverage and zoning requirement generally applicable to the zone in which the property is located. These regulations are consistent with AB 1866 and do not pose a constraint on second units.
- **Kings County** – Kings County requires ministerial site plan review for second units to ensure consistency with develop standards set forth in the zoning code. These standards include: 1) a floor area limit of 30% of the existing living area if attached and 1,200 square feet if detached, 2) owner occupancy of the primary residence or the second unit, 3) at least one additional parking space, and 4) compliance with the other regulations for the R districts. These regulations are consistent with AB 1866 and do not pose a constraint on second units.

f. Density Bonus

Under current state law (SB 1818 of 2004), cities and counties must provide a density increase up to 35% over the otherwise maximum allowable residential density under the Municipal Code and the Land Use Element of the General Plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with units affordable to low- or moderate-income households. The density bonus policies for each jurisdiction are discussed below.

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- **Avenal** –Section 9.19.01(D) of the Avenal Zoning Ordinance establishes density bonus incentives and procedures in conformance with current state law. Use of the density bonus has been limited, however, since allowable densities are sufficient to facilitate affordable housing without requiring a density bonus.
- **Corcoran** – The 2014 Zoning Ordinance update defers to state density bonus law.
- **Hanford** – Sec. 17.39.040 of the Municipal Code establishes density bonus incentives and procedures in conformance with state law.
- **Lemoore** – The City completed a comprehensive update to the Zoning Code in 2013. Article G – Affordable Housing Incentives (Density Bonus) establishes standards and procedures in conformance with state density bonus law.
- **Kings County** – Article 22 of the Development Code establishes density bonus procedures in compliance with state law.

g. Mobile Homes/Manufactured Housing

There is often an economy of scale in manufacturing homes in a plant rather than on site, thereby reducing cost. State law precludes local governments from prohibiting the installation of mobile homes on permanent foundations on single-family lots. It also declares a mobile home park to be a permitted land use on any land planned and zoned for residential use, and prohibits requiring the average density in a new mobile home park to be less than that permitted by the Municipal Code.

As described below, all jurisdictions allow for the development of manufactured housing, factory-built housing and mobile homes, providing a valuable source of housing for seniors, families, as well as farmworkers.

- **Avenal** – The City of Avenal permits mobile homes, factory-built housing and manufactured housing on permanent foundations subject to the same standards as apply to conventional single-family homes by-right in the A-I, A-E, R-E and R-1 zones and by CUP in the R-2 and R-3 zones. Although the Zoning Ordinance includes a Mobile Home Park (MHP) district, there is no land designated as such in the city. All existing MHPs are zoned R-1. As part of the comprehensive General Plan update, an amendment to regulations for mobile and manufactured housing will be processed to ensure that these uses are permitted subject to the same standards as apply to conventional housing, and existing mobile home parks are redesignated “MHP” (see Program 1.3).
- **Corcoran** – The City of Corcoran permits mobile homes and manufactured housing on permanent foundations by-right in any residential zone. New mobilehome parks are allowed by CUP in any residential zone and existing MHPs are located in single-family, multi-family, or service commercial zones.
- **Hanford** – The City of Hanford permits mobile homes and manufactured housing on permanent foundations subject to administrative approval in any residential zones. Mobile home parks are permitted in the RM-2 and RM-3 zones subject to a Conditional Use Permit.
- **Lemoore** – The City of Lemoore permits mobile homes and manufactured housing on permanent foundations in the same zones and subject to the same standards as apply to conventional homes. Mobile home parks are permitted by administrative permit or CUP in all residential zones except Agricultural-Residential (AR). The regulations do not unreasonably constrain production of this type of housing.

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- **Kings County** – Kings County permits mobile homes and manufactured housing on permanent foundations in the same zones and subject to the same standards as apply to conventional homes. Manufactured housing communities or mobile home parks are permitted in all residential zones with a conditional use permit.

2. Residential Permit Processing and Environmental Review

Development review procedures exist to ensure that proposals for new residential development comply with local regulations and are compatible with adjacent land uses. As shown in Table 4-9, processing times for Kings County jurisdictions are relatively quick: single-family projects require one to eight weeks, while multi-family projects typically require one to three months.

Table 4-9
Development Review Processing

Permitting Requirements and Timeframes	Jurisdiction				
	Avenal	Corcoran	Hanford	Lemoore	Kings County
Tentative Tract Map	2 mo.	3 mo.	45-60 days	45-60 days	2-3 mo.
Parcel Map	3 mo.	2 mo.	30-45 days	45 days	4-6 weeks
Required Permits					
Conditional Use Permit for Housing in Residential Zones	Not required for SF or MF housing in residential zones	Not required for SF or MF housing in residential zones	Not required for SF or MF housing in residential zones	Required for PUDs only; 60 days	Not required for SF or MF housing in residential zones
Architectural Review for Housing in Residential Zones	Administrative as part of SPR	Only PUDs 30-45 days	Only PUDs 30-45 days	30-45 days	Not required
Administrative Site Plan Review for Apartments	Required 30 days	Required 30-45 days	Required 30 days	n.a.	Required 15 days
Time Frame from plan submittal to approval					
- Single-family project	1 week	14 days	30-45 days	60 days	4-6 weeks
- Multi-Family project	30 days	1 to 3 mo.	30-45 days	60-90 days	4-6 weeks

du=dwelling unit

* Exception is for Planned Unit Developments (PUD)

Source: Cities of Avenal, Corcoran, Hanford, and Lemoore; Kings County, 2015.

State planning and zoning law guides permit processing requirements for residential development. Within the framework of state requirements, each jurisdiction has structured its development review process in order to minimize the time required to obtain permits while ensuring that projects receive careful review. A description of each jurisdiction's permit and environmental review process is described below.

- **Avenal** – Residential subdivisions require approval of a tentative map by the Planning Commission and a final map by the City Council. Typical processing time for a tentative map is two to three months. Multi-family projects are subject only to Site Plan Review by the Director, which must be approved within 30 days if the project's site plan conforms to the Zoning Ordinance. No findings are required other than conformance with the standards contained in the Zoning Ordinance.
- **Corcoran** – Individual single-family homes can be built by-right in residential zones, while subdivisions require Planning Commission approval of a tentative map and City Council approval of a final map. Multi-family projects of any size in RM zones require

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only Site Plan Review, which is approved by the Director with no public hearing. Free-standing multi-family residential projects are also permitted with only Site Plan Review in the Downtown Commercial (CD) and Professional Office (PO) zones, with the exception of projects with five or more units in the PO zone, which require a CUP. Findings required for Site Plan Review approval include 1) consistency with the General Plan and any applicable area plan, specific plan, community plan, or neighborhood plan; 2) compliance with all applicable provisions of the Zoning Code and Municipal Code; and 3) the project is arranged to avoid pedestrian and vehicular circulation hazards. (Sec. 11-23-3.F)

- **Hanford** – Residential subdivisions require approval of a tentative map by the Planning Commission and a final map by the City Council. Typical processing time for a tentative map is 45 to 60 days. For multi-family projects, a site plan review is required to enable the City to determine whether a proposed project conforms to the intent and provisions of the Zoning Ordinance, to guide the Building Official in the issuance of building permits, and to provide for the expeditious review of environmental impact assessments. The Community Development Department makes findings for approval provided the project complies with the following City policies: 1) traffic safety, street dedications, street improvements, and environmental quality, 2) zoning, fire, police, building and health codes, and public works construction standards; and 3) any other applicable federal, state or local requirements. Architectural review is required only for Planned Unit Development (PUD) overlays, and only one parcel in Hanford is designated as such. Developers follow objective guidelines and the Planning Commission approves the project.
- **Lemoore** – Residential subdivisions require approval of a tentative map by the Planning Commission and a final map by the City Council. Individual homes are approved administratively with only a building permit and no requirement for a public hearing. Multi-family projects require Planning Commission approval of a Major Site Plan and Architectural Review and applicable CEQA requirements. City staff provides a standard checklist of items to developers at the outset of a project. The purpose of the Site Plan Review process is to enable the City to determine whether a project conforms to the intent and provisions of the Zoning Ordinance, to guide the building official in permit issuance, and to provide for expeditious review of environmental assessments. Required findings for Major Site Plan Review approval include: 1) Consistency with the objectives of the general plan and applicable zoning regulations, specific plan provisions, and improvement standards; 2) The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community; 3) The architecture, character, and scale of the building and the site are compatible with the character of buildings on adjoining and nearby properties; and 4) The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation. (Sec. 9-2B-15.E) The typical time required for review and approval of multi-family projects is 60 to 90 days. As an example of the City's review and approval process, the Cinnamon Villas affordable apartment project was approved in two phases in 2009 and 2014. Phase I was approved by the Planning Commission in approximately 2 months and Phase II was approved in approximately 6 weeks.
- **Kings County** – Kings County allows single-family and multi-family residential projects by-right in residential zones. No conditional use permits are required for residential uses. Moreover, Kings County does not require architectural review or design review. However, the County does require a ministerial standard site plan review for multi-family housing to enable the County to determine whether a proposed project conforms to the intent and provisions of the Development Code, to guide the Building Official in the issuance of building permits, and to provide for the expeditious review of environmental impact

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assessments. Processing times are largely a function of compliance with CEQA requirements. Required findings for site plan approval include consistency with the General Plan and Development Code. (Sec. 1603.C)

These procedures help to ensure that each jurisdiction's development process meets all legal requirements without causing a significant unwarranted constraint to housing development.

3. Developer Fees, Improvement Requirements and Building Codes

State law limits fees charged for development permit processing to the reasonable cost of providing the service for which the fee is charged. Various fees and assessments are charged by Kings County jurisdictions and other public agencies to cover the costs of processing permit applications and providing services and facilities such as schools, parks and infrastructure. Almost all of these fees are assessed through a pro rata share system, based on the magnitude of a project's impact or on the extent of the benefit that will be derived.

After the passage of Proposition 13 and its limitation on local governments' property tax revenues, cities and counties have faced increasing difficulty in providing public services and facilities to serve their residents. One of the main consequences of Proposition 13 has been the shift in funding of new infrastructure from general tax revenues to development impact fees and improvement requirements on land developers. Kings County jurisdictions require developers to provide on-site and off-site improvements necessary to serve their projects. Such improvements may include water, sewer and other utility extensions, street construction and traffic control device installation that are reasonably related to the project. Dedication of land or in-lieu fees may also be required of a project for rights-of-way, transit facilities, recreational facilities, and school sites, consistent with the Subdivision Map Act.

State law prohibits the imposition of building standards that are not necessitated by local geographic, climatic or topographic conditions, and requires that local governments making changes or modifications in building standards must report such changes to the Department of Housing and Community Development along with a finding with justification that the change is needed. Kings County jurisdictions' building codes are based upon the most recent California codes and are updated periodically. These are considered the minimum necessary to protect the public's health, safety and welfare. Although minor amendments have been incorporated to address local conditions, no additional regulations have been imposed that would unnecessarily add to housing costs.

Additional information regarding development fees, improvement requirements, and building codes is provided below.

a. Planning and Development Fees

Housing construction imposes short- and long-term infrastructure costs on communities. Short-term costs include staffing for planning services and inspections. In addition, new residential developments can result in significant long-term costs to maintain and improve infrastructure, public facilities, parks, and streets. In response to the taxing constraints imposed by Proposition 13, many California cities have relied increasingly on planning and development fees to fund services needed by new housing.

In Kings County, all jurisdictions collect planning and building fees for new development, as well as impact fees to assist in the construction of new schools as necessary. In addition, the cities of Avenal, Hanford, Corcoran, and Lemoore collect impact fees to help fund infrastructure improvements. The impact fees include public safety (police and fire), water system supply and distribution, wastewater collection/treatment, streets/thoroughfares, parks and recreation, and various others. Development within

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special districts (either a community service district or public utility district) requires connection fees to be paid to the respective special district where services were provided.

Table 4-10 presents the development processing and impact fees charged in each jurisdiction. According to a 2001 statewide fee study⁹, Kings County jurisdictions' fees were lower than half of all jurisdictions in the state. Based on current conditions, fees (both processing and impact) range from approximately 6% to 16% of the total cost of housing in Kings County. Given the current realities of local government fiscal conditions, this is considered very modest and is not an unreasonable constraint to housing.

Residential projects may sometimes require the extension of water, sewer, and roads. In these cases, the off-site improvements are more costly than traditional infill development. In Kings County, cities often require the developer to pay for extending water and sewer infrastructure, but then allow the developer to recapture up to 50% of the costs if infill projects developed within ten years are served by that infrastructure extension that was oversized.

⁹ *Pay to Play: Residential Development Fees in California Cities and Counties*. HCD, August 2001.

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Table 4-10
Residential Development Fees

Jurisdiction	Single Family Projects ¹					Multi-Family Projects ²				
	Avenal	Corcoran	Hanford	Lemoore	County	Avenal	Corcoran	Hanford	Lemoore	County
Processing Fees										
Building Plan Check & Permit	\$1,332	\$2,635	\$2,588	\$1,602	\$3,120	\$826	\$925	\$2,043	700	\$1,860
Site Plan Review/CUP	--	\$74	NA	\$348	--	\$200	\$74	\$145	\$174	\$52
Tent. & Final Subdivision Maps	\$650	\$1,269	\$600	Tent \$208 Final \$421	\$3,245	NA	NA	NA	NA	NA
CEQA Review ³	--	\$422	\$306	\$42	\$630	--	\$422	\$153	\$183	\$630
Total Planning/Building Fees	\$1,982	\$4,400	\$3,494	\$2,621	\$6,995	\$1,026	\$1,421	\$2,341	\$1,057	\$2,542
Impact Fees										
Water	\$729	\$1,163	\$1,843	\$1,289	\$350-5,900 ⁴	\$490	\$1,163	\$1,419	\$1,594	\$350-5,900 ⁴
Wastewater	\$656	\$3,137	\$2,272	\$726	\$0-6,637 ⁴	\$504	\$3,137	\$2,074	\$570	\$0-6,637 ⁴
Roads	--	--	\$2,476	E. side \$1,150 W side \$2,730 Avg \$1,940	--	--	--	--	E. side \$751 W. side \$1,860 Averaged to \$1,303	--
Parks	\$1,456	\$923	\$2,787	\$2,963	--	\$1,050	\$923	\$2,452	\$2,365	--
Drainage	--	\$300	--	\$939	--	--	\$300	--	\$533	--
Fire	\$882	\$882	\$158	\$800	\$920	\$700	\$700	\$139	\$638	\$730
Library (County)	\$323	\$323	\$323	\$337.45	\$338	\$256	\$256	\$256	\$268	\$268
Criminal justice (County)	\$1,207	\$1,207	\$1,207	\$1,259.41	\$1,260	\$957	\$957	\$957	\$999	\$998
Sheriff (County)	\$342	--	--	--	\$342	\$271	--	--	--	--
Police (City)	--	\$466	\$302	\$277	--	--	\$466	\$266	\$331	--
Animal control (County)	--	\$4	\$4	\$4	--	--	\$3	\$3	3	--
PFF compliance (County)	\$69	\$69	\$69	\$40	\$72	\$55	\$55	\$55	\$32	\$58
Refuse	--	--	\$310	\$326	--	--	--	--	Varies	--
General govt. (City)	\$737	\$733	--	\$1,096	--	\$526	\$733	--	\$874	--
Schools ⁵	\$6,048	\$6,048	\$6,048	\$6,732	\$6,048	\$3,360	\$3,360	\$3,360	\$3,740	\$3,360
Total Impact Fees⁶	\$12,449	\$15,255	\$17,800	\$18,729	\$8,988- 21,175	\$8,169	\$12,053	\$10,981	\$13,247	\$5,952- 17,951
Total Processing & Impact Fees	\$14,431	\$19,655	\$21,294	\$21,350	\$15,983- \$28,737	\$9,195	\$13,474	\$13,323	\$14,304	\$7,956- \$20,493
Approx. % of Total Housing Cost⁷	7%	10%	11%	11%	8-14%	7%	11%	11%	11%	6-16%

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Notes:

1. Per-unit fee based on a 10-lot subdivision with typical unit sizes
 2. Per-unit fee based on a typical 20-unit apartment project
 3. Assumes Negative Declaration
 4. Applies only within Community Service Districts
 5. School fees range from \$3.36 to \$3.88 per sf depending on district
 6. Excluding school fees which range from \$2.97 to \$4.06 per sq. ft. depending on school district
 7. Based on a single-family detached sales price of \$200,000 and a multi-family unit value of \$125,000
- Source: Kings County jurisdictions, 2015

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Developer impact fees are charged in some cases for certain improvements. In addition to paying impact fees, a developer may provide needed public facilities and services through the creation of a special assessment or infrastructure financing district, annexation to existing public utilities or community services district, or raising of private capital to complete the needed improvements. These costs are passed on to residents through prices or rents charged for new housing. In rural communities, new development is required to be annexed into a city or community services district in order to obtain water and sewer services.

b. Site Improvement Requirements

For new housing developments, all jurisdictions require installation of curbs, gutters, sidewalks, and street lighting. Developments must also provide connections to water and wastewater systems, or provide wells and septic tanks. Where roadways are not present, developers are required to construct all internal roadways for a subdivision, and provide connections to existing roadways. Table 4-11 summarizes typical improvements.

Table 4-11
On-Site and Off-Site Improvements

Permit Type	Standard Improvements		
	Internal Streets	On-site Landscaping and Open Space	Curb, Gutters, Sidewalk, Utilities
Avenal	ROW includes local street width of 36' for streets, plus 4' for sidewalk, and none for landscaping. For collectors, ROW 60' with 5' sidewalks on both sides	Front yard setback and lot coverage. Park dedications are not required. City requires two trees per residential lot.	Requires curb, gutters, sidewalks, and roads where they do not exist. Also must connect to utilities and provide street lights.
Corcoran	ROW includes local street width of 60', plus 4' sidewalk on either side. Requires 6' landscaping. Collector ROW is 68 feet with same requirements	Front yard setback and lot coverage. Park dedications are not required. City requires two trees per residential lot.	Requires curb, gutters, sidewalks, and roads where they do not exist. Also must connect to utilities and provide street lights.
Hanford	ROW includes street width of 40' plus 5' for sidewalk, and 5' for utility easement Collector has 80' ROW, with same easements.	Front yard setback and lot coverage. Yard must be landscaped with 4 trees per lot. Apartment complexes must provide open space and/or amenities per Community Development Department approval	Must provide curb, gutters, sidewalks, street lights, as well as sewer and water hookups, and fire hydrants
Lemoore	58' ROW includes local street width of 34', 5' sidewalks, 7' landscaping on each side. Street trees are placed every 40 feet. Most collectors and arterials have 74'-84' ROWs, respectively, and 6' sidewalks	Front yard setback and lot coverage. 10,000 sq ft. of open space required for multi-family projects (can include recreation bldg.) if project exceeds 25 units	Must provide curb, gutters, sidewalks, street lights, as well as sewer and water hookups, fire hydrants, and undergrounding of utilities up to 70 kv
Kings County	For minor street, ROW is 50-56'. For collector, ROW is 60'.	Standard lot coverage requirements of 40% for single-family residences and 50 to 83% for multi-family residences. No standards for open space required, just landscaping.	Curbs and gutters are required for lot sizes less than 20,000 square feet. Street lights not required. Sewer and water hookups required for lot sizes less than one acre.

ROW=right of way

Source: Cities of Avenal, Corcoran, Hanford, and Lemoore; Kings County

While site improvement requirements increase housing costs, they are typical for most jurisdictions. Moreover, site improvements are necessary to maintain the quality of life desired by residents, and ensure the availability of needed public services and facilities. Jurisdictions can mitigate the cost of these

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improvement requirements by assisting affordable housing developers in obtaining state and federal financing for their projects, or providing regulatory and financial incentives.

c. Building and Construction Codes

All Kings County jurisdictions have adopted the 2013 California Building Standards Code. The City of Lemoore requires new homes to be pre-wired to facilitate aftermarket solar energy installations. No other additional regulations have been imposed by the jurisdictions that would unnecessarily add to housing costs.

Code enforcement programs are implemented through each jurisdiction's Building Department, Planning Department, Police Department or Public Works Department. Code enforcement staff investigates violations of building code and property maintenance standards as well as other complaints. When violations are identified, eligible property owners are referred to appropriate rehabilitation programs providing grants or low-interest loans for property and building improvements. Each jurisdiction is committed to increasing public awareness of rehabilitation and home improvement programs and to coordinating these programs with code enforcement efforts. This commitment is reflected in Program 1 (Code Enforcement) of each jurisdiction's Housing Plan. In addition, all Housing Plans for Kings County jurisdictions have a housing rehabilitation program.

B. Non-Governmental Constraints

1. Environmental and Infrastructure Constraints

Environmental and infrastructure issues affect the amount, location, and timing of new residential development. New housing opportunities create challenges regarding public infrastructure extensions and expansions, and encroachment into agricultural land. In addition, the availability of adequate water, public infrastructure such as wells and wastewater treatment facilities, and other public services and facilities can impact the feasibility of new residential development. This section analyzes the potential environmental and infrastructure constraints to housing development in Kings County.

a. Agricultural Lands

The California Land Conservation Act, (commonly referred to as the “Williamson” Act) was adopted by the state legislature in 1965 to protect agricultural, wetland, and scenic areas of the state from unnecessary or premature conversion to urban uses. The Williamson Act explicitly pronounces the State’s responsibility for protecting its agricultural industry from stagnation and recession. The agricultural industry is critical to the economy of Kings County, and its agricultural preserve program was first implemented in 1969.



To that end, Kings County has several mechanisms that serve to protect farmland from premature urbanization. Conservation or Farmland Security Zone Contracts provide that property may not be used by the owner, or their successors, for any purpose other than the production of agricultural products for commercial purposes. The minimum timeframe of a Land Conservation Contract cannot be less than 10 years. Farmland Security Zone contracts cannot be less than 20 years. Both contracts automatically renew one additional year and the automatic renewal continues indefinitely unless a notice of non-renewal is filed.

As discussed in Chapter 3 and Appendix B – Land Inventory, the sites identified for housing development are not encumbered with Williamson Act contracts, nor are any sites located within Farmland Security Zones. Thus, all sites proposed for development are not constrained by agricultural land use conservation contracts.

b. Wastewater Infrastructure

Wastewater service for residential development in King County is provided by public sewers in the incorporated cities and the unincorporated community service districts (CSDs). In rural areas of the County, wastewater service is not provided and residential developments rely on individual septic systems. An analysis of sewer capacity in Kings County jurisdictions and the capacity to accommodate growth commensurate with the RHNA for the 2016-2024 Housing Element planning period is provided below.

- **Avenal** – The City of Avenal provides sewer service to its urbanized areas and the Avenal State Prison. The City’s sewage collection system includes two major trunk lines in Laneva Boulevard that extend from the urban area to the sewage treatment plant located in

B. Non-Governmental Constraints

southeast Avenal. Based on projected population growth the City's portion of treatment plant reserve capacity will not be fully utilized until the year 2024 under average flow conditions.

- **Corcoran** – Corcoran's wastewater is collected and conveyed to the City's treatment plant, located at the intersection of King Avenue and Pueblo Avenue, in the southeastern portion of the City. This facility provides secondary level treatment. Corcoran State Prison has its own wastewater treatment facility. The City's wastewater treatment plant has been expanded in recent years to accommodate population growth as outlined in the General Plan. The City continues to plan for expansion of the wastewater treatment facility as part of its Capital Improvement Program and Wastewater Collection Master Plan as necessary to include alternative analysis of water reclamation facilities. New development is responsible for construction of all sewer lines serving the development. Adequate treatment plant capacity is projected through the planning period.
- **Hanford** – Hanford's wastewater treatment plant has a design capacity of 8 million gallons per day (8 MGD) with a current inflow to the plant of approximately 5 MGD. There is sufficient capacity at the plant to support city growth for the foreseeable future. Hanford's wastewater treatment plant was recently expanded to provide additional capacity for city growth through 2016. To allow for growth east of the City's boundaries, either a major new interceptor line will be installed to connect this area with the wastewater treatment plant or a satellite tertiary wastewater treatment plant must be built. These improvements will either be funded through impact fees or provided by developers to ensure adequate capacity to accommodate development. Thus, adequate capacity will be available to serve new residential development commensurate with the regional housing production goals.
- **Lemoore** – Lemoore requires all new developments to connect to the City's sewer system. Single-family homes on lots of at least one-acre, which were previously allowed to use private septic systems, are now required to connect to sewer systems to prevent groundwater contamination. Lemoore's wastewater system has adequate capacity to serve projected development through the end of the planning period. New trunk lines and collectors must be planned in areas of the city where growth is expected to occur. Such improvements will be funded through wastewater impact fees.
- **Unincorporated County** – Wastewater treatment capacity is more limited in unincorporated communities than in the cities. In most of the unincorporated areas, wastewater treatment services are not provided, and residential development relies on individual septic systems. However, the Armona, Kettleman City and Stratford areas are served by wastewater treatment systems. The Stratford Public Utility District is able to service only existing connections. The community districts of Armona, Home Garden, and Kettleman City have adequate wastewater treatment capabilities. Home Garden contracts with the City of Hanford for wastewater treatment.

c. Water Availability and Infrastructure

The availability of water to serve residential development is an important prerequisite for determining the ability of sites to accommodate housing commensurate with the regional housing needs production goals during the 2016-2024 planning period. The availability of water to serve additional growth in each jurisdiction is discussed below. Pursuant to Government Code Sec. 65589.7, water and sewer providers are required to grant priority to developments that include lower-income units, and jurisdictions are required to provide copies of their Housing Elements to water and sewer providers within their boundaries immediately upon adoption.

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- **Avenal** – The City of Avenal uses imported water supplied from the San Luis Canal as part of the federal Central Valley Project. Based on the Avenal Water Master Plan, the City is projected to have a sufficient supply of imported water to meet growth demands and regional housing needs through the planning period, although it is difficult to predict future water supplies with certainty due to the current drought.
- **Corcoran** – Corcoran relies upon five groundwater wells located in a well field northeast of the City to meet all domestic, commercial, and industrial water demands. To prevent aquifer overdrafting, Corcoran participates in groundwater recharge activities, has adopted water conservation ordinances, and treats/reuses wastewater effluent for irrigation at Corcoran State Prison. The City has sufficient existing and planned groundwater supply to serve the City's regional housing needs and maximum population projected at buildout of the General Plan without depletion of the aquifer.
- **Hanford** – Hanford and surrounding urban areas rely on local groundwater from the San Joaquin Valley Groundwater Basin to meet all domestic, commercial, and industrial water demand. The City also maintains drainage basins to percolate storm water and excess domestic water year-round to recharge the aquifer. Approximately one-half the potable water consumed by urban users is for outdoor water use such as landscape irrigation. The other half is utilized by consumers for indoor use. Indoor wastewater is delivered to the City's wastewater treatment plant where it is treated, disinfected, and delivered to the Lakeside Irrigation District (by agreement) for reuse as agricultural irrigation water. The City's Urban Water Management Plan identifies adequate water through the planning period to serve regional housing needs and anticipated urban growth.
- **Lemoore** – The City of Lemoore provides water service within its corporate limits from seven wells. According to the 2008 General Plan, projected average day demand is expected to be within the current supply capacity needed to meet the City's share of regional housing needs for the planning period. As the City grows in accordance with General Plan projections, demand will eventually exceed the supply available from existing wells. At that time, the City may need to drill additional wells to serve new development. Lemoore is in the process of complying with new groundwater management regulations, but enforcement is still uncertain, so there is no known restriction on the number of wells that may be drilled inside the City limits. The City also encourages conservation measures to decrease demand. Because the City lies above a semi-confined aquifer, groundwater recharge is accomplished by up-basin stream recharge.
- **Unincorporated County** – The Kettleman City Community Services District (KCCSD) provides water to the unincorporated community of Kettleman City from two groundwater wells. The KCCSD has established a moratorium on new commercial and residential development until a new surface water treatment plant can be constructed which will treat water from the California Aqueduct. It is currently anticipated that construction of the new water treatment plant will begin in early 2016 and be completed in 2018.

The Armona Community Services District (ACSD) provides water services in the unincorporated community from two groundwater wells. The ACSD has established a moratorium on new commercial and residential development until water system improvements or an imported water source is identified.

Neither the KCCSD nor the ACSD are restricted in the amount of groundwater wells that can be drilled. The KCCSD and ACSD Capital Facilities Plans include the provision of new wells and additional water storage capacity to accommodate buildout of the General Plan land use policies. As demand for water supply increases with population growth, these

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community service districts will drill new wells and construct additional water storage facilities in accordance with their Capital Facilities Plans.

Home Garden Community Service District (HGCSD) can support limited infill development and currently has undetermined capacity for future water connections.

Stratford Public Utility District (SPUD) has three existing wells, however only two are operational and one will be abandoned soon and can support limited infill development. The existing capacity will not support large-scale development within the community and new sources of potable water will be needed.

Although some water supply restrictions currently exist, they are not expected to preclude new residential development commensurate with regional housing needs in unincorporated areas during the 2016-2024 planning period.

2. Land and Construction Costs

Land and construction costs contribute to the cost and affordability of housing. However, these market factors are largely beyond the control of local jurisdictions.

While land costs are primarily controlled by regional location, cities and counties can influence per-unit land costs through allowable densities. As discussed in the Governmental Constraints section, all of the jurisdictions in Kings County allow residential development at sufficient densities to accommodate market demand.

Like land costs, construction costs are not significantly affected by local policies. The price of materials and labor are affected by regional, national and international forces. Construction costs depend on the type of home as well as amenities, materials used, and quality of construction. Jurisdictions have several means to reduce the cost of housing construction, improve housing affordability, and expand housing opportunities for more residents. Using prefabricated or manufactured housing is one way to reduce construction costs. All Kings County jurisdictions have policies to facilitate the use of manufactured housing.



Local building code requirements could also affect the cost of new housing. All Kings County jurisdictions have adopted the California Building Code and no local amendments have been adopted that would significantly increase the cost of construction.

In some portions of Lemoore, mitigation is needed to comply with FEMA flood hazard regulations or to provide noise insulation in homes impacted by aircraft overflight from the Naval Air Station Lemoore. While these measures will increase constructions costs, they are at least partially offset by creating additional areas for residential development, thereby increasing the potential supply of housing.

3. Cost and Availability of Financing

Kings County jurisdictions are similar to most other communities with regard to private sector home financing programs. The financial crisis that began in 2008 has affected the availability of real estate loans, and although interest rates in the past several years have been at historic low levels for those with good credit, most lower-income households have difficulty qualifying for home loans.

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Under state law, it is illegal for real estate lending institutions to discriminate against entire neighborhoods in lending practices because of the physical or economic conditions in the area (“redlining”). In monitoring new construction sales, re-sales of existing homes, and permits for remodeling, there is no evidence of redlining in Kings County.

C. Fair Housing

State law prohibits discrimination in the development process or in real property transactions, and it is each jurisdiction’s policy to uphold the law in this regard. In Kings County, fair housing complaints are referred to different agencies depending on the jurisdiction. The cities of Corcoran and Lemoore refer fair housing complaints to the HUD Fair Housing Enforcement Center in San Francisco. The cities of Corcoran and Lemoore also refer housing complaints to Tulare/Kings County Legal Aid. Kings County, Avenal, Hanford and Lemoore refer fair housing complaints to the Human Rights/Fair Housing Commission office in Fresno. Each jurisdiction’s efforts to support fair housing are described in the Housing Plan (Chapter 5).

Chapter 5. Housing Plan

The earlier chapters of the Housing Element describe the housing needs, resources and constraints for the five jurisdictions in Kings County. This Housing Plan sets forth a comprehensive strategy and program of actions to address the housing issues identified within the cities of Avenal, Corcoran, Hanford, Lemoore, and the unincorporated areas of Kings County.

Section A highlights the major housing issues identified in Kings County and corresponding goals and policies to address those issues. Section B sets forth the specific programs to be implemented by the cities of Avenal, Corcoran, Hanford, Lemoore, and unincorporated Kings County to effectively implement the goals and policies.

A. Goals and Policies

1. Housing and Neighborhood Conservation

Improving the condition of housing is a primary housing goal for many communities. Although the majority of homes in each community are in sound condition, there is a need for repair, improvement, and rehabilitation of many homes, particularly older “Farmers Home” units and mobile homes as well as older multi-family complexes. Thus a primary goal of the Housing Element is to continue to support policies and programs for improving housing and residential neighborhoods.

GOAL 1. Improve and maintain the quality of housing and residential neighborhoods.

Policy 1.1. Promote and improve the quality of residential properties by ensuring compliance with housing and property maintenance standards.

Policy 1.2. Assist in the repair, rehabilitation, and improvement of residential structures; demolish and replace structures which are dilapidated and beyond repair.

Policy 1.3. Invest in infrastructure and public facilities to ensure that adequate water, sewer, roads, parks, and other needed services are in place to serve existing and future residential developments.

Policy 1.4. Preserve assisted rental housing for long-term occupancy by low- and moderate-income households.

2. Housing Production

Like most other areas in the San Joaquin Valley, growth and development in Kings County is expected to continue in the foreseeable future. The Housing Element sets forth policies to encourage the production of high quality housing that meets identified housing needs, further stimulates economic development, and improves residential neighborhoods.

Chapter 5. Housing Plan

GOAL 2. **Facilitate and encourage the provision of a range of housing types and prices to meet the diverse needs of residents.**

Policy 2.1. Provide adequate sites for housing through appropriate land use, zoning and development standards to accommodate the regional housing needs for the current planning period.

Policy 2.2. Work collaboratively with nonprofit and for-profit developers to seek state and federal grants to support the production of affordable housing.

Policy 2.3. Ensure the adequate provision of water, sewer, roads, public facilities, and other infrastructure necessary to serve new housing.

Policy 2.4. Support the construction of high quality single- and multi-family housing which is well designed and energy efficient.

3. **Housing Constraints**

Market factors and government regulations can have a significant impact on the cost of new housing. Although market factors are largely beyond the influence of local governments, Kings County jurisdictions can continue to implement responsive programs to mitigate the impact of market conditions and governmental regulations.

GOAL 3. **Remove or mitigate, to the extent feasible and appropriate, potential governmental constraints to the production, maintenance, improvement and affordability of housing.**

Policy 3.1. Offer regulatory and/or financial incentives, as available and appropriate, to encourage the construction of quality housing.

Policy 3.2. Periodically review local ordinances and building regulations to ensure that they do not unduly impede housing investment.

Policy 3.3. Utilize planned developments and other creative mechanisms to facilitate the construction of more creative, well-designed, housing projects.

Policy 3.4. Ensure that developments are processed efficiently to minimize holding costs and comply with the Permit Streamlining Act.

4. **Housing Assistance**

Certain groups may have greater difficulty in finding decent, affordable housing due to unique circumstances. Persons with special needs include low- and moderate-income households, military personnel, seniors, persons with disabilities, large families, people who are homeless, single-parent households, and farmworkers. Kings County jurisdictions remain committed to assisting people of all walks of life in securing adequate housing.

GOAL 4. **Provide housing assistance to extremely-low-, very-low-, low-, and moderate-income households and those with special housing needs.**

Policy 4.1. Support the provision of rental assistance to provide affordable housing options for extremely-low-, very-low- and low-income households.

Policy 4.2. Participate in efforts to expand homeownership opportunities to lower- and moderate-income households through downpayment assistance and other homeownership programs.

A. Goals and Policies

Policy 4.3. *Support the provision of housing suitable for special needs groups, including seniors, people with disabilities, homeless people, military personnel, large households, single-parent families, and farmworkers.*

Policy 4.4. *Develop and maintain collaborative efforts among nonprofits, for-profit developers, and public agencies to encourage the development, maintenance, and improvement of housing.*

5. Fair and Equal Housing Opportunities

Fair and equal housing opportunity is a continuing need in Kings County to ensure that all persons, regardless of their status, have the opportunity to find a suitable home. Mediating tenant/landlord disputes, investigating complaints of discrimination, providing education services, and improving public awareness are all part of a comprehensive fair housing program.

GOAL 5. Further equal housing opportunities for persons, regardless of status.

Policy 5.1. *Support enforcement of fair housing laws prohibiting arbitrary discrimination in the development, financing, rental, or sale of housing.*

Policy 5.2. *Periodically review City ordinances and development regulations and modify, as necessary, to accommodate housing for disabled persons.*

B. Housing Programs

1. Avenal Housing Programs

Avenal has a long history dating back to the 1800s. Early American settlers arrived in the Kettleman Hills during the 1850s with the dream of raising cattle and farming. Oil, however, would bring fame, fortune, and people to Avenal. In 1929, Standard Oil surveyed the current site of Avenal to build a town. By 1940, Avenal was the second largest town in Kings County with a population of 3,000 – mostly oil workers – and was known for some of the best services and schools in California. During the 1940s, however, the decline of oil and gas production affected Avenal's economy, and many stores and houses were vacated.



Avenal State Prison

Rehabilitation and infrastructure programs are needed to improve the quality of neighborhoods and foster identity and pride. Assisting residents in securing affordable rental and ownership housing remains a priority for Avenal. The Housing Element plays an important role in Avenal by guiding community development programs which will define and shape the City's future through 2024.

1.1 Code Enforcement

Code enforcement is an important means to preserve public health and safety and ensure that the character and quality of neighborhoods and housing is maintained. To that end, the City's Code Enforcement staff under the Public Works department will work to enforce state and local regulations. In conjunction with code enforcement activities, City staff will provide information to homeowners regarding the City's Housing Rehabilitation Program (Program 1.2).

Objective: Continue to work with the community to address code violations. Refer property owners to the Housing Rehabilitation Program.

Responsible Agency: Code Enforcement Staff/Public Works Department



Avenal's transition began when agricultural workers came to the area. During the 1970s, the completion of the California Aqueduct provided needed water and completion of I-5 brought new business opportunities. Following incorporation in 1979, the City attracted a state prison in 1987, and later annexed the I-269/I-5 interchange and zoned the area for commercial and industrial development.

Community development will play an important role in Avenal's future. New quality housing is needed to attract employees of Avenal State Prison, Coalinga State Mental Hospital, and other future employers.



El Palmar Apartments

B.1 Avenal Housing Programs

Funding: General Fund

Timeline: Ongoing

1.2 Housing Rehabilitation Program

In collaboration with a housing partner, the City will continue providing rehabilitation loans to lower-income households, including very-low- and extremely-low-income persons. Initiated in 1988 with CDBG funds, the Housing Rehabilitation Program will provide loans for up to \$190,430 for most types of housing repairs, energy conservation improvements, and handicapped accessibility devices.



Objective: Continue to provide between 6 to 12 loans per year.
Continue to market the program through brochures at the public counter.

Responsible Agency: Community Development Department and Self-Help Enterprises

Funding: CDBG; HOME; CAL-HOME

Timeline: Ongoing

1.3 Preservation of At-Risk Affordable Housing and Mobile Home Parks

The City will work with interested agencies and community organizations to preserve at-risk units by monitoring their status, providing technical and/or financial assistance in return for extended affordability controls, and ensuring proper tenant notification prior to project conversion. As noted in Chapter 2, Avenal has 317 units of affordable housing created through City, state, and federal programs, some of which serve very-low- and extremely-low-income persons, and none are at risk for conversion during the next 10 years.

In addition, as part of the comprehensive General Plan and Zoning Ordinance update the City will redesignate existing mobile home parks from R-1 to MHP to facilitate preservation of this important source of affordable housing, and ensure that manufactured and factory-built housing on permanent foundations are permitted subject to the same standards as apply to conventional housing.

Objective: Continue to monitor at-risk units; preserve mobile home parks.

Responsible Agency: Community Development Department

Funding: General Fund

Timeline: Ongoing; General Plan and Zoning Ordinance update in 2016/17

1.4 Adequate Sites

The City will facilitate the production of new housing to accommodate demand commensurate with the City's share of regional housing needs. To that end, the Housing Element identifies "adequate" sites to accommodate the City's regional housing needs allocation identified as 639 units (73 extremely-low, 72 very-low, 108 low, 115 moderate, and 271 above moderate income affordability) during the current

Chapter 5. Housing Plan

planning period. Adequate sites are those with appropriate development and density standards, water and sewer services, and adequate infrastructure.

Objective:	Maintain appropriate land use designations to provide adequate sites appropriate for new housing to meet Avenal's housing needs allocation of 639 units.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Throughout the planning period

1.5 Infill Development

The City will continue to support infill development for homes and mobile homes in residential zones. Infill lots are being extensively used in Avenal for new development. The City works with developers to complete variances that allow more infill lots to be created and used. The City will provide an inventory at the public counter on the location of infill sites that are adequately served by infrastructure and suitable for residential development.

Objective:	Facilitate infill development by providing the location and zoning of residential infill sites in the community and working with developers to expedite applications.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Ongoing

1.6 Density Bonus Program

In accordance with state law, Avenal has adopted a local ordinance that provides density bonus and other incentives to encourage the development of affordable housing. The City will continue to work with developers to facilitate the use of these options.

Objective:	Continue to implement the density bonus ordinance to assist development of affordable housing.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Throughout the planning period

1.7 Regulatory and Financial Assistance

The City assists developers of affordable housing by reducing or deferring development fees, reducing processing times, and providing assistance with grant applications. The City will continue providing regulatory and financial assistance to facilitate the development of affordable housing to extremely-low-, very-low-, low-, and moderate-income households. In addition, as part of the General Plan and Development Code update the City will review parking standards for smaller multi-family units and reduce the current requirement for two covered spaces in order to facilitate production of housing for small households.

B.1 Avenal Housing Programs

Objective:	Continue to defer/reduce fees and expedite processing for affordable housing; Reduce parking standards for small multi-family units.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Throughout the planning period; Development Code update in 2016/17.

1.8 First Time Homebuyer Program

In collaboration with a housing partner, Avenal will continue to provide home ownership opportunities to new low-income homebuyers through the First Time Homebuyer Program. Initiated in 2000, this program provides up to \$130,000 in a deferred silent second loan to subsidize mortgage payments and closing costs. Residents must provide a \$1,000 down payment and qualify for a home loan. The City will continue to apply for CDBG funds to provide assistance to first-time homebuyers.

Objective:	Assist 5 to 10 new first-time homebuyers annually.
Responsible Agency:	Community Development Department and Self-Help Enterprises
Funding:	HOME
Timeline:	Throughout the planning period

1.9 Section 8 Rental Assistance

Avenal will continue to participate in the Section 8 rental assistance program. The Section 8 program extends rental subsidies to extremely-low- and very-low-income households that spend more than 30% of their income on rent. The rent subsidy is the difference between 30% of the monthly income and the allowable rent determined by the Section 8 program.

Objective:	Assist Kings County Housing Authority in promoting the Section 8 program by posting information at City Hall.
Responsible Agency:	Community Development Department, County Housing Authority
Funding:	Department of Housing and Urban Development
Timeline:	Throughout the planning period

1.10 Affordable Housing Assistance

The City works with nonprofit groups, such as Self-Help Enterprises, to build and/or rehabilitate housing affordable to lower-income households. The City receives CDBG and HOME funds for these efforts. Affordable housing has been developed under existing zoning and development standards, without the need for density bonus, although in some cases the City provides financial assistance to projects in the form of fee waivers and regulatory incentives. To continue supporting affordable housing, especially units for very-low- and extremely-low-income persons, the City will undertake the following actions.



Chapter 5. Housing Plan

Objective:	Seek applicable grants from state and federal sources (e.g., CDBG, HOME, Proposition 1C, AHSC) including funding specifically targeted to ELI housing, provide an inventory of housing sites to interested developers, continue to implement the density bonus ordinance, and continue to pursue housing production and rehabilitation activities with nonprofits. The City shall promote the benefits of this program to the development community by posting information on its web page and creating a handout to be distributed with land development applications.
Responsible Agency:	Community Development Department and interested affordable housing providers/developers
Funding:	Local, state, and federal funds
Timeline:	Ongoing; apply for grant funding on an annual basis as available.

1.11 Special Needs Housing for Seniors and Persons with Disabilities

The City will assist in planning and locating affordable housing for special needs groups such as seniors and persons with disabilities, many of whom have very-low or extremely-low incomes. In the past, the City has expedited applications for senior housing apartments and assisted the developer with tax credit applications. The City will continue to work with developers on senior or special needs projects, including assistance to persons with disabilities by expediting applications and assisting with grant applications.

Objective:	Continue to work with developers on senior and special needs projects, including assistance to persons with disabilities by expediting applications and assisting with grant applications.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Annual assistance to affordable and special needs housing applications, if requested, throughout the planning period

1.12 Second Units

Second units can provide additional housing opportunities for many special needs groups, including seniors, farmworkers and other persons with very-low or extremely-low incomes. Second units are allowed by right in residentially zoned areas consistent with state law. The City will continue to assist property owners with second unit applications by providing information and expediting their applications.

Objective:	Continue to assist property owners with second unit applications by providing information and expediting their applications.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Throughout the planning period

1.13 Emergency Shelters and Transitional/Supportive Housing

Housing Element Law requires all jurisdictions to provide adequate sites for a variety of housing types, including emergency shelters and transitional/supportive housing, through appropriate zoning and development standards. These types of housing typically serve those with very-low or extremely-low

B.1 Avenal Housing Programs

incomes. The Zoning Code permits emergency shelters in the High Density Multi-Family Residential (R-3) zone by right subject to appropriate development standards. The R-3 zone is conveniently located adjacent to services needed by persons residing in a shelter. The Zoning Code also allows transitional and supportive housing as a residential use subject only to the same requirements and procedures as for other residential uses of the same type in the same zone, consistent with state law.

Objective:	Continue to facilitate the provision of emergency shelters and transitional/supportive housing.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Throughout the planning period

1.14 Farmworker and Employee Housing

Farmworker housing is an important issue in the Central Valley. Since Avenal has some of the lowest housing prices and apartment rents in California, the need for farmworker housing is largely met by traditional housing. The City of Avenal actively assists farmworker housing needs: the majority of homeownership loans are made to farmworkers and a majority of units in assisted multi-family projects are occupied by farmworkers. Many of the farmworkers served by these programs have very-low or extremely-low incomes.

In addition, the Zoning Code complies with *Health and Safety Code* §17021.5 and §17021.6 regarding farmworker housing.



Objectives:	1. Continue to ensure that the Zoning Code conforms with §17021.5 and §17021.6 of the <i>Health and Safety Code</i> regarding farmworker housing; 2. Inventory suitable sites for farmworker housing with the update of the Land Use Element; 3. Continue to assist interested developers by identifying sites and supporting funding applications for affordable housing; and 4. Provide, to the extent feasible, financial and regulatory incentives for affordable and farmworker housing developments.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Continue to facilitate the construction of farmworker housing on an annual basis, if requested, throughout the planning period.

1.15 Housing for Persons with Disabilities

State law requires jurisdictions to analyze and remove potential constraints to housing for persons with disabilities, many of whom have very-low or extremely-low incomes. As part of this Housing Element update the City conducted an analysis of its zoning and land use requirements, permit processing

Chapter 5. Housing Plan

procedures, and building codes to identify potential impediments, and City regulations and procedures are in conformance with state law.

Objective:	Continue to facilitate reasonable accommodation in housing for persons with disabilities and expedite development applications for housing that serves persons with disabilities such as residential care facilities.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Throughout the planning period

1.16 Promote Equal Housing Opportunities

To help promote fair housing opportunities, the City will continue to refer fair housing questions and complaints to the Department of Fair Employment and Housing office in Fresno and posts fair housing information in public offices and on the City website.

Objective:	Continue to refer fair housing inquiries to the Department of Fair Employment and Housing office in Fresno and distribute fair housing information at City Hall, website, library, post office, and shopping areas.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Throughout the planning period

1.17 Energy Conservation

The City of Avenal works cooperatively with Pacific Gas & Electric to provide homeowners and renters with energy audits and to provide them with resources to obtain low energy products such as lights and insulation.

Objective:	Reduce energy use in residential developments by providing information and low-energy products to residents.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Program implementation throughout the planning period

B.2 Corcoran Housing Programs

2. Corcoran Housing Programs

Corcoran's history dates to the early 1900s. The town site originally served as a junction for the San Francisco Railroad and San Joaquin Valley Railroad. Later developers found Corcoran's climate and soil ideal for farming, particularly cotton, and grazing. In subsequent years, Corcoran grew rapidly with the rise of the cotton industry – attracting workers to its booming agricultural industry. In 1914, the town of Corcoran incorporated and continues to be known as the farming capital of California.



Corcoran State Prison

During the 1960s, the mechanization of cotton planting and harvesting caused a significant loss of jobs, residents, and economic vitality in Corcoran. Still the City remains a center of agriculture. J.G. Boswell Company, the nation's largest cotton producer, operates major farming operations in Corcoran. In 1988 and 1997, the City attracted two state prisons providing 3,200 jobs. In 2001, the City attracted Bioproducts, a world-leading manufacturer of nutritional animal food product supplements. The City also adopted a Downtown Specific Plan to revitalize its historic town center.

In addition to ongoing economic programs, community development also plays an ongoing important role in defining Corcoran's future. The City has undertaken several rehabilitation programs to improve older farmer housing, revitalize neighborhoods, improve infrastructure, and renovate the downtown. New quality housing is also needed for employees of Corcoran State Prison and to attract other employers. Providing housing assistance so that residents can afford quality rental and ownership housing continues as a priority.



Corcoran's Housing Element plays an important role by setting forth community development programs that will define and shaping the City's future through 2024.

2.1 Code Enforcement

Code enforcement is an important means to preserve public health and safety and ensure that the character and quality of residential neighborhoods and housing is maintained. The City's Code Enforcement staff

Chapter 5. Housing Plan

under the Community Development Department will work to enforce state and local regulations. In conjunction with code enforcement activities, City staff provides information to homeowners regarding the City's Housing Rehabilitation Program.

Objective:	Continue to work with the community to eliminate code violations. Refer property owners to the Housing Rehabilitation Program.
Responsible Agency:	Code Enforcement Staff
Funding:	General Fund
Timeline:	Throughout the planning period

2.2 Paint Programs

The City offers assistance to low- and moderate-income homeowners for exterior or interior painting in three related programs. The City's Paint Program covers the cost of paint only. Under the Senior/Handicapped Paint Program, the City provides low- and moderate-income seniors and people with disabilities with paint, paint supplies, and supervision.

Objective:	Dependent on funding levels
Responsible Agency:	Community Development Department, Job Training Office, Kings County Planning Department, and Kings County Office of Education
Funding:	CDBG
Timeline:	Throughout the planning period

2.3 Housing Rehabilitation Program

The City will continue providing rehabilitation loans to lower-income households through the Housing Rehabilitation Program. Initiated in 1981, the Housing Rehabilitation Program provides loans for up to the maximum allowed by HCD for most housing repairs, demolition/reconstruction, energy conservation improvements, and handicapped accessibility devices. Health and safety grants of up to \$7,500 are provided to correct minor repairs or improve handicap accessibility for very low and low income households.

Objective:	Provide loans and grants as funding allows. Continue to market the program through brochures at the public counter. Conduct outreach to major employers (e.g., hospital, school district, and prisons) regarding the program.
Responsible Agency:	Community Development Department
Funding:	HOME; CDBG
Timeline:	Throughout the planning period

B.2 Corcoran Housing Programs

2.4 Preservation of At-Risk Affordable Housing

The City continues to work with interested agencies and community organizations to preserve at-risk units by monitoring their status, providing technical and/or financial assistance in return for extended affordability controls, and ensuring proper tenant notification prior to project conversion. Corcoran has 593 units of affordable housing for very-low-, low-, and moderate-income households created through various City, state, and federal programs. None of these housing projects is at-risk for conversion to market rate during the next 10 years. The City will continue to monitor the status of publicly-assisted affordable units and work with the project owners and interested non-profit organizations to preserve projects that may become at-risk of conversion.



Objective:	Continue to monitor the status of publicly-assisted affordable units. The City will contact the property owners to determine their intentions, contact qualified nonprofits regarding potential opt-out projects, ensure that property owners comply with noticing requirements, support the acquisition of at-risk properties by nonprofits, and pursue grants to support the preservation of affordable at-risk housing.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Throughout the planning period

2.5 Adequate Sites

The City will facilitate construction of new housing to accommodate projected employment and population growth and to meet the needs of existing residents. To that end, the Housing Element identifies adequate sites to accommodate the City's share of the region's housing needs allocation identified as 946 units (215 very low, 161 low, 169 moderate, and 401 above moderate) for the new planning period. Adequate sites are those with sufficient development and density standards, water and sewer services, and adequate infrastructure. In order to encourage development of smaller sites, the City will encourage lot consolidation through fee reductions and concurrent processing of lot mergers for multi-family projects that include units affordable to lower-income households.

Objective:	Maintain appropriate land use designations to provide adequate sites appropriate for new housing to meet Corcoran's housing needs allocation of 946 units. Work with downtown property owners to facilitate the conversion of underutilized commercial buildings for residential use. Facilitate development of smaller sites through lot mergers.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Throughout the planning period

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2.6 Density Bonus Program

In accordance with state law, Corcoran has adopted a local ordinance that provides density bonus and other incentives to encourage the development of affordable housing. The City will continue to work with developers to facilitate the use of these options.

Objective:	Continue to implement the density bonus ordinance to facilitate affordable housing.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Throughout the planning period

2.7 Affordable Housing Development Assistance

The City facilitates the development of affordable housing through a number of tools including density bonuses, minimal fee requirements (no impact fees), and PUD development standards. The City will continue to provide regulatory and financial assistance to facilitate and encourage the development of housing affordable to extremely-low-, very-low-, low-, and moderate-income households commensurate with its fair share housing needs, as well as housing for persons with special needs such as developmental disabilities. SROs, transitional and supportive housing projects in particular can help to address the needs of extremely-low-income persons and those with disabilities. In addition, the City will facilitate the improvement and redevelopment of underutilized properties by encouraging consolidation of adjacent parcels through expedited processing, modified development standards and reduced development fees when such projects include affordable housing. To facilitate the development of affordable housing, the City will approve projects at or above the maximum allowable density pursuant to state density bonus law and continue to identify rezoning opportunities for additional High Density residential development.

Objective:	Seek applicable grants from state and federal sources (e.g., CDBG, HOME, AHSC) including funding specifically targeted to ELI housing, provide an inventory of housing sites to interested developers, continue to implement the density bonus ordinance, and continue to pursue housing production and rehabilitation activities with nonprofits. The City shall promote the benefits of this program to the development community by posting information on its web page and creating a handout to be distributed with land development applications. Continue to defer/reduce fees and expedite processing for affordable housing.
Responsible Agency:	Community Development Department
Funding:	General Fund, grant funds
Timeline:	Continue to facilitate the construction of affordable housing and housing for persons with special needs on an annual basis, if requested, throughout the planning period.

2.8 First Time Homebuyer Program

The City provides housing assistance to new homebuyers through its First Time Homebuyer Program. Up to \$30,000 in housing assistance in the form of a low interest second mortgage loans is provided to qualified lower-income homebuyers. While this program is currently funded by HOME, a revolving fund has been set up that utilizes repayments of prior Agency-assisted second mortgage loans to fund new loans.

B.2 Corcoran Housing Programs

Objective:	Offer 10 to 12 loans per year. Conduct outreach to major employers (e.g., hospital, school district, and prisons) regarding the availability of the program.
Responsible Agency:	Community Development Department
Funding:	HOME and revolving loan fund
Timeline:	Throughout the planning period

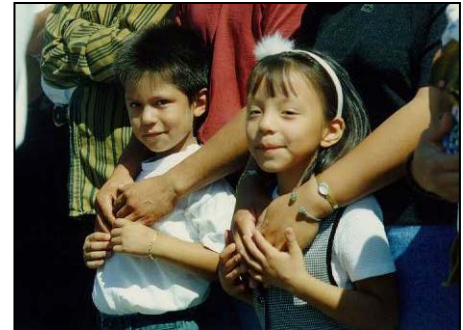
2.9 Purchase and Rehabilitation Homeownership Program

The purpose of the Purchase and Rehabilitation Homeownership Program is to improve the condition of housing for families that live in substandard or overcrowded conditions and assist very-low- and low-income families purchase quality homes. The City will provide a zero percent deferred loan to assist homebuyers purchase and rehabilitate a substandard home. Applicants must provide a \$1,000 down payment and attend a home ownership education workshop. The City will advertise the program in local newspapers and create English and Spanish flyers advertising the program.

Objective:	Conduct outreach to major employers (e.g., hospital, school district, and prisons) regarding the program; assist 4 households per year
Responsible Agency:	Community Development Department
Funding:	CDBG funds
Timeline:	Throughout the planning period

2.10 Section 8 Rental Vouchers

Corcoran will continue to participate in the Section 8 rental assistance program, which is administered by the Kings County Housing Authority. The Section 8 program provides rent subsidies to extremely-low- and very-low-income households that spend more than 30% of their income on rent. The rent subsidy is the difference between 30% of the household's monthly income and the allowable rent determined by the federal government.



Objective:	Assist the Housing Authority in promoting the Section 8 program.
Responsible Agency:	Community Development Department, County Housing Authority
Funding:	HUD
Timeline:	Throughout the planning period

2.11 Emergency Shelters and Transitional/Supportive Housing

State law requires jurisdictions to provide for a variety of housing types including emergency shelters and transitional/supportive housing. Emergency shelters are permitted by-right in the C-S (Service Commercial) zone, and transitional and supportive housing are permitted as residential uses subject only to the same standards and procedures as for other residential uses of the same type in the same zone. The City will continue work with providers to facilitate the establishment of these facilities.

Objective:	Continue to work with providers to facilitate emergency shelters and transitional/supportive housing.
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Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Throughout the planning period

2.12 Farmworker and Employee Housing

Farmworkers receive the majority of homeownership and home rehabilitation loans each year and occupy a large share of assisted multi-family units in Corcoran. In addition, the Zoning Ordinance allows farmworker housing consistent with §17021.5 and §17021.6 of the *Health and Safety Code*. The City will continue to assist interested farmworker housing developers by identifying sites, supporting funding applications, and providing regulatory and financial concessions to the extent feasible.



Objective:	Continue to facilitate the provision of farmworker housing.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Continue to facilitate the construction of farmworker housing on an annual basis, if requested, throughout the planning period

2.13 Housing for Persons with Disabilities

State law requires jurisdictions to analyze and remove potential constraints to housing for persons with disabilities. As part of this Housing Element update the City conducted an analysis of its zoning and land use requirements, permit processing procedures, and building codes to identify potential impediments and City regulations and procedures are in conformance with state law.

Objectives:	Continue to facilitate reasonable accommodation in housing for persons with disabilities and expedite development applications for housing that serves persons with disabilities such as residential care facilities.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Throughout the planning period

2.14 Promote Equal Housing Opportunities

Corcoran currently refers fair housing complaints to HUD and the Tulare/Kings County Legal Aid Foundation. However, other communities within Kings County refer fair housing complaints to different agencies. Therefore, it may be confusing to residents to know the appropriate agency to handle fair housing complaints or issues.

Objective:	Corcoran will coordinate with Kings County to select a local fair housing agency to provide landlord/tenant mediation services and fair housing investigations. The City will develop a fair housing brochure in Spanish and English or acquire one from a local fair housing provider. To broadly disseminate information, the City will distribute the brochure at
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B.2 Corcoran Housing Programs

the City Hall, the City website, library, post office, and appropriate shopping areas.

Responsible Agency: Community Development Department
Funding: General Fund
Timeline: Select a local provider by 2016

2.15 Weatherization and Energy-Efficient Home Improvements

The purpose of this program is to reduce energy use by providing financial assistance to lower-income households for weatherization and energy-efficient heating (including solar photovoltaic water heaters) and cooling systems. The City will refer lower-income households to the Kings Community Action Organization and other community services agencies that provide financial assistance to qualifying households for these improvements.

Objective: Reduce residential energy use and carbon footprint by providing financial assistance to lower-income households for weatherization and energy-efficient heating and cooling systems.
Responsible Agency: Community Development Department
Funding: Nominal funding required
Timeline: Throughout the planning period

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B.3 Hanford Housing Programs

3. Hanford Housing Programs

Hanford had its roots in the expansion of the Central and Southern Pacific Railroad system in the 1870s. Hanford was incorporated in 1891. As the County seat, Hanford has developed into the residential, commercial, and industrial center of the County. Hanford is known to embrace growth and change, while preserving the integrity of its past. Hanford's progressive business community coupled with the quaint, comfortable lifestyle continues to attract new people to Hanford, young or old.



Hanford Civic Auditorium



Downtown Hanford

Hanford's location along Highway 198 and pro-business climate contribute to the City's success. Hanford is home to the County's largest employers such as Kings County Government Center, Del Monte, Hanford Elementary, Wal-Mart, Hanford Community Medical, Central Valley Hospital, Marquez Brothers, and others. West Hills College, Chapman University, College of the Sequoias, and Kings County Workforce Investment Board provide educational opportunities. The City's Enterprise Zone, Foreign Trade Zone, and Industrial Park offer incentives for new business.

The Housing Element plays a key role in shaping the City's future. Continued development of housing is important to accommodate expected population and employment growth within the city. Community development programs

strengthen neighborhoods by providing assistance to maintain and upgrade housing. Housing assistance programs ensure that residents of all income levels have the opportunity to live in the community. The Housing Element sets the framework for building upon the City's past successes in providing a diverse living environment.

3.1 Code Compliance

Code compliance is an important means to preserve public health and safety and ensure that the character and quality of neighborhoods and housing is maintained. To that end, the City's Code Compliance staff under the Community Development Department will work to enforce state and local regulations. In conjunction with code compliance activities, City staff will provide information to homeowners regarding the City's Housing Rehabilitation Program.

Objective:	Continue to work with the community concerning code violations. Refer property owners to the Housing Rehabilitation Program.
Responsible Agency:	Code Compliance staff
Funding:	General Fund
Timeline:	Throughout the planning period

Chapter 5. Housing Plan

3.2 Housing Rehabilitation Program

The City will continue providing rehabilitation loans to lower-income households. Initiated in 1985, the Housing Rehabilitation Program provides loans for up to \$90,000 for housing repairs, energy conservation improvements, and handicapped accessibility devices. In addition the City offers an Emergency Repair Program, with grants up to \$10,000. Hanford has designated southwest and central Hanford as “target areas” for this program.



Objective:	Assist 10 to 15 units per year if funds are available
Responsible Agency:	Community Development Department
Funding:	CDBG Funds; CalHome
Timeline:	Throughout the planning period

3.3 Preservation of At-Risk Affordable Housing

The City will continue to work with interested agencies and community organizations to preserve at-risk units by monitoring their status, providing technical and/or financial assistance in return for extended affordability controls, and ensuring proper tenant notification prior to project conversion. Hanford has approximately 766 units of affordable housing for low- and moderate-income households created through City, state, and federal programs. Although none of the projects is considered to be at risk of converting to market-rate housing during the next 10 years, the City will continue to monitor the status of these projects.

Objective:	Continue to monitor the status of publicly-assisted affordable units. The City will contact the property owners to determine their intentions, contact qualified nonprofits regarding potential opt-out projects, ensure that property owners comply with noticing requirements, support the acquisition of at-risk properties by nonprofits, and pursue grants to support the preservation of affordable at-risk housing.
Responsible Agency:	Community Development Department and interested affordable housing providers/developers
Funding:	General Fund
Timeline:	Throughout the planning period

3.4 Adequate Sites

The City will facilitate construction of new housing to accommodate projected employment and population growth to meet the needs of the City’s residents. To that end, the Housing Element identifies “adequate” sites to accommodate the City’s share of the regional housing needs allocation identified as 4,832 units (1,097 very-low, 821 low, 865 moderate, and 2,049 above-



B.3 Hanford Housing Programs

moderate) during the planning period. Adequate sites are those with sufficient development and density standards, water and sewer services, and other infrastructure. Staff will monitor development affordability and report annually on progress toward the City's share of the regional housing need.

The City is currently preparing a comprehensive General Plan update, which is expected to be completed in early 2016. In order to enhance opportunities for affordable housing development, allowable densities are proposed to be increased to 20 units/acre in the Medium Density Residential category and 29 units/acre in the High Density Residential category.

The City will also encourage affordable housing development on small parcels by facilitating lot consolidation through expedited processing, density bonus and/or reduced processing fees.

Objective:	Facilitate the construction of new housing through the provision of adequately zoned sites to meet Hanford's housing needs allocation of 4,832 units. Increase allowable densities for multi-family development as part of the comprehensive General Plan update.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Provide adequate sites throughout the planning period; adopt revised General Plan densities in 2016

3.5 Density Bonus Program

In accordance with state law, Hanford adopted a local density bonus ordinance in 2008 that is in conformance with state law. The City will continue to implement this program to encourage and facilitate development of affordable housing through the provision of density bonuses or other incentives for qualifying projects.

Objective:	Continue to publicize and implement the density bonus ordinance to assist development of affordable housing.
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Throughout the planning period

3.6 Planned Unit Development

The Hanford General Plan includes a Planned Unit Development Zone process whereby a project proponent can propose a concept that may change or remove many of the conventional zoning restrictions. For example, housing units could be clustered around large open space areas or other development amenities resulting in higher localized "net" densities. The PUD option provides greater flexibility in the development process, which can lead to cost savings.

Objective:	Continue to utilize the PUD process to encourage unique design and develop housing that addresses site constraints.
Responsible Agency:	Community Development Department
Funding:	General Fund

Chapter 5. Housing Plan

Timeline: Throughout the planning period

3.7 First Time Homebuyer Programs

The City offers the Home Sweet Home First-Time Homebuyers Program that provides financing assistance to very-low-, low- and moderate-income first-time homebuyers. The program has been revised to increase the loan limit to \$75,000, reduce the interest rate to 3% and extend the term to 30 years. Payment is deferred for the entire loan term.

In smaller communities, there may be a limited number of qualified HOME administrative subcontractors and non-profit affordable housing developers. In a situation where an organization acts as the Administrative Subcontractor to a State Recipient in the State HOME program for a first-time homebuyer (FTHB) assistance program, and also develops affordable housing in the same community, HCD restricts homebuyers participating in a development program (e.g., mutual self-help housing) from utilizing HOME FTHB funding to purchase their homes. This causes not only an impediment to the ability to develop new single-family affordable homeownership opportunities, but also impacts the State Recipients ability to spend FTHB funds in a community with limited affordable housing inventory. In order to mitigate this potential constraint, the City will support non-profit housing organizations in working with HCD to remove this impediment and/or allow for a streamlined process of requesting an exception pursuant to 24 CFR 92.356(d) for projects/programs that will serve to further the purposes of the HOME Investment Partnerships Program.

Objective: Assist 10 households for the First-Time Homebuyer Program and assist 20 households annually for the HOME Sweet Home Program
Support non-profit housing organizations in working with HCD to remove constraints on the use of HOME funds

Responsible Agency: Community Development Department

Funding: HOME and CDBG funds

Timeline: Throughout the planning period

3.8 Section 8 Rental Assistance Program

Administered by the Kings County Housing Authority, Hanford will continue to participate in the Section 8 rental assistance program. The Section 8 rental assistance program extends rental subsidies to extremely-low- and very-low-income households equal to the difference between 30% of the monthly income and the allowable rent determined by the program.

Objective: Assist Kings County Housing Authority in promoting the Section 8 program.

Responsible Agency: Community Development Department, County Housing Authority

Funding: HUD funds

Timeline: Throughout the planning period

3.9 Affordable Housing Assistance

The City promotes affordable housing through various programs such as home ownership assistance, rehabilitation assistance, new construction/infill, and grant application programs. Hanford is an entitlement city and receives CDBG and HOME funds directly from HUD. Affordable housing is being developed under existing zoning and development standards with administrative and financial assistance

B.3 Hanford Housing Programs

from the City. To continue supporting affordable housing production, the City will undertake the following actions.

Objective:	Seek applicable grants from state and federal sources including funding specifically targeted to ELI housing, provide an inventory of housing sites to interested developers, continue to provide a density bonus to qualifying projects, provide financial and regulatory assistance such as reduced fees and/or modified development standards, fee reductions and concurrent processing of lot mergers for multi-family projects that include units affordable to lower-income households, and continue to pursue housing production and rehabilitation with nonprofits including assistance in preparing grant applications. Housing for very-low- and extremely-low-income persons will be prioritized where feasible. In addition, the City's affordable housing incentives will be promoted on the website and in handouts provided at the Planning counter.
Responsible Agency:	Community Development Department and affordable housing developers
Funding:	Local, state, and federal funds
Timeline:	Continue to facilitate the construction of affordable housing on an annual basis, if requested, throughout the planning period

3.10 Farmworker and Employee Housing

To address farmworker housing needs, the City permits farmworker housing in conformance with *Health and Safety Code* §17021.5 and §17021.6. In addition, the City will assist interested developers by providing incentives, identifying suitable sites, and assisting in preparation of funding applications.

Objectives:	Assist interested developers in identifying sites and preparing funding applications; Provide, to the extent feasible, regulatory incentives
Responsible Agency:	Community Development Department
Funding:	General Fund
Timeline:	Continue to facilitate the construction of farmworker housing on an annual basis, if requested, throughout the planning period

3.11 Emergency Shelters and Transitional/Supportive Housing

State law requires jurisdictions to provide adequate sites for a variety of housing types including emergency shelters and transitional/supportive housing. Emergency shelters are permitted by-right in the OR zone, and transitional and supportive housing facilities are permitted subject only to the same regulations and procedures that apply to other residential uses of the same type in the same zone.

Objective:	Continue to facilitate the establishment of emergency shelters and transitional/supportive housing in conformance with SB 2; continue to support efforts with surrounding Kings County jurisdictions to meet the needs of people who are homeless or transitioning to independence.
Responsible Agency:	Community Development Department
Funding:	General Fund

Chapter 5. Housing Plan

Timeline: Facilitate establishment of emergency shelters and transitional/supportive housing throughout the planning period

3.12 Housing for Persons with Disabilities

State law requires jurisdictions to analyze and remove potential constraints to housing for persons with disabilities. As part of this Housing Element update the City conducted an analysis of its zoning and land use processes, permitting processing procedures, and building codes and no constraints were identified. The City will continue to monitor legal requirements and local conditions and will update local regulations and procedures as necessary to encourage and facilitate the development, maintenance, and improvement of housing for persons with disabilities.

Objective: Continue to monitor legal requirements and local conditions and update local regulations, if necessary, to remove any impediments to housing for persons with disabilities.

Responsible Agency: Community Development Department

Funding: General Fund

Timeline: If required to ensure conformance with applicable law, Code amendment will be initiated to clarify the definition of *family* in 2016; continue to monitor potential constraints throughout the planning period

3.13 Promote Equal Housing Opportunities

Promoting fair housing includes both education and enforcement. The City of Hanford will continue to support both education and enforcement efforts. The City has recently partnered with the Fair Housing Council of Central California (FHC-CC) for services related to fair housing.

Objective: Hanford will continue to refer fair housing inquiries to the Department of Fair Employment and Housing office in Fresno and distribute fair housing information at City Hall, on the City website, and at other public offices.

Responsible Agency: Planning Department

Funding: General Fund

Timeline: Throughout the planning period

4. Lemoore Housing Programs

Lemoore is a city preparing for the future while preserving the best of its past. Incorporated in 1900, Lemoore has undergone significant changes over its 115-year history. Although the City's major employers are still rooted in agriculture, economic development has paved the way for a more diversified economy. Yet despite change, Lemoore retains the charm and beauty of a small rural town with its turn-of-the-century buildings, residences and casual environment.



Lemoore is committed to a sustainable economy and quality of life. Lemoore Naval Air Station provides a significant component of the City's economic base. West Hills College, Brandman University, College of the Sequoias, and Kings County Job Training Office all provide workforce training. With the elimination of redevelopment and the Enterprise Zone Program, there are no incentives to offer new businesses. A new interchange at SR 198 and 19th Avenue was constructed in 2014, and the City is working with Caltrans for an improved interchange at SR 41 and Bush Street. In 2014 the U.S. Navy announced that the new F-35C Joint Strike Fighter will be based

at Lemoore beginning in 2016. This decision assures the long-term importance of the Naval Air Station to Lemoore's local economy.

The City's downtown revitalization efforts focus on mixed-use opportunities and converting historic structures for housing.

The 2016-2024 Housing Plan represents Lemoore's efforts to continue to build upon past successes by facilitating development of additional housing to accommodate employment growth, providing housing assistance to residents in need, and maintaining the charm of Lemoore's past.



4.1 Code Enforcement

The City will continue to provide code enforcement services and refer property owners to City rehabilitation programs. Code enforcement is an important means to ensure that the character and quality of neighborhoods and housing is maintained. The City's Code Enforcement staff will work to enforce state and local regulations. In conjunction with code enforcement activities, City staff will provide information to homeowners regarding Lemoore's Housing Rehabilitation Program.

Objective:	Continue to work with the community on code violations. Refer property owners to City programs for rehabilitation assistance.
Responsible Agency:	Code Enforcement coordinated with Police, Business License, Planning, Building and Fire Departments
Funding:	General Fund and grant funds

Chapter 5. Housing Plan

Timeline: Throughout the planning period

4.2 Housing Rehabilitation Program

In the past, the City's Housing Rehabilitation Program assisted lower-income households with substantial home repairs or reconstruction. Loans of up to \$70,000 for rehabilitation and \$116,000 for home reconstruction were provided to qualified applicants. All loans were deferred for 50 years with a zero percent interest rate as long as the residence remained the owner's primary home. No funding is currently available to operate this program; therefore, this program will only be implemented should HOME grant funds be awarded. The City will continue to monitor funding opportunities and apply for grant funds as they become available.

Objective: Assist lower-income households with rehabilitation based on available funding.

Responsible Agency: Planning Department

Funding Source: HOME funds

Timeline: Monitor the availability grant funding annually and submit applications as HOME funding is made available.

4.3 Zoning for Adequate Sites

The City will facilitate the construction of new housing to accommodate projected employment and population growth and to meet the needs of residents. To that end, the Housing Element identifies adequate sites to accommodate the City's share of the Regional Housing Needs Allocation of 2,985 units (339 extremely-low-, 338 very-low, 507 low, 534 moderate, and 1,267 above-moderate) during the planning period. Adequate sites are those with sufficient development and density standards, water and sewer services, and adequate infrastructure.

Mixed-use development represents one of the City's key land use strategies not only for meeting its housing needs, but also for achieving other planning objectives such as economic development, walkable communities, and reductions in vehicular trips and greenhouse gas emissions. The new Zoning Code includes regulations and incentives to implement the mixed-use policies contained in the Land Use Element of the General Plan, including incentives to encourage the inclusion of a residential component in projects located in mixed-use districts. Where necessary, the City will facilitate the subdivision of large parcels for development. The City will continue to monitor and report annually on its progress toward these objectives.

Objectives: Provide adequate sites to meet the housing needs allocation of 2,985 units.

Responsible Agency: Planning Department

Funding: General Fund

Timeline: Continue to accommodate the City's housing needs through 2024



Lucerne Hotel

4.4 Downtown Revitalization

As part of the City's 1992 Downtown Revitalization Plan, the City has been encouraging and facilitating the development and redevelopment of its downtown core. An important component

B.4 Lemoore Housing Programs

of these efforts has been mixed residential-commercial uses in the Downtown Mixed Use zones. The City has converted two historic hotels in the downtown to provide low-income and senior housing above commercial uses. Such projects have assisted the City in meeting revitalization objectives, historic preservation, and the need for lower-income housing.

Objective:	Facilitate additional mixed-use projects in the downtown as opportunities arise.
Responsible Agency:	Planning Department
Funding:	CDBG and other grants
Timeline:	Throughout the planning period

4.5 Planned Unit Development (PUD)

The City implements a PUD overlay zone to provide flexibility in setback requirements and other regulations, increase residential densities in certain areas through techniques such as clustering, provide flexible site requirements, and stimulate creative, flexible and more affordable development.



Objective:	Continue to promote the benefits of PUD alternatives to traditional development.
Responsible Agency:	Planning Department
Funding Source:	General Fund
Timeline:	Throughout the planning period

4.6 First Time Homebuyer Programs

The City offers first-time home ownership assistance to very-low-income homebuyers through a HOME-funded *First Time Homebuyer Program*. The Program offers assistance as a deferred second mortgage loan of up to \$65,000 for down payment and closing cost assistance. Assistance under this program may include foreclosed properties. Buyers must provide a \$1,000 down payment, qualify with a primary lender and comply with their requirements.

Objective:	Assist 5 households annually.
Responsible Agency:	Planning Department and City Manager's Office
Funding:	HOME funds
Timeline:	Throughout the planning period

4.7 Section 8 Rental Assistance

Administered by the Kings County Housing Authority, Lemoore will continue to participate in the Section 8 rental assistance program. This program extends rental subsidies to extremely-low- and very-low-income households that spend more than 30% of their income on rent. The rent subsidy is the difference between 30% of monthly income and allowable rent determined by HUD.

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Objective:	Assist the Housing Authority in promoting the Section 8 program.
Responsible Agency:	Kings County Housing Authority
Funding:	HUD
Timeline:	Throughout the planning period

4.8 Affordable Housing Project Assistance

The City provides financial and administrative assistance to affordable housing projects whenever feasible. Financial assistance is dependent on grant funding and administrative assistance may include support with the preparation of grant applications as well as incentives such as density bonus and fast-track permit processing.



Objective:	Assist affordable housing projects on a case-by-case basis, including priority for extremely-low-income units where feasible.
Responsible Agency:	Planning Department
Funding:	Grant funds; General Fund
Timeline:	Continue to facilitate the construction of affordable housing on an annual basis, if requested, throughout the planning period

4.9 Senior and Special Needs Housing

The City supports development of affordable housing for special needs households, including elderly and disabled. The City has been supportive of special needs housing including affordable senior housing development, housing rehabilitation programs, and development of second units, all of which serve the needs of very-low- and extremely-low-income households and persons with disabilities. The City also supported the conversion of the Antlers Hotel into senior housing. The City will continue to facilitate the development of senior housing, special needs housing, and/or a senior assisted living facility in the Lemoore Market Area through incentives and administrative assistance.



Objective:	Continue to support the development of senior/disabled/assisted living housing.
Responsible Agency:	Planning Department
Funding:	CDBG, state and federal funds

B.4 Lemoore Housing Programs

Timeline: Continue to facilitate the construction of affordable senior and special needs housing on an annual basis, if requested, throughout the planning period

4.10 Emergency Shelters and Transitional/Supportive Housing

State law requires jurisdictions to provide adequate sites for a variety of housing types including emergency shelters and transitional/supportive housing. This type of housing is particularly important in addressing the needs of very-low- and extremely-low-income persons. The Zoning Code allows emergency shelters by-right in the Community Facilities (CF) zone subject to objective development standards. In addition, transitional and supportive housing are considered residential uses and are permitted in most zones subject only to the same requirements as other residential uses of the same type in the same zone. Minor revisions to zoning regulations are needed to ensure conformance with state law.



Objectives: Continue to facilitate emergency shelters and transitional/supportive housing consistent with state law.

Amend the Zoning Code to revise regulations for transitional and supportive housing in 2016 to ensure conformance with state law

Responsible Agency: Planning Department

Funding: General Fund

Timeline: Zoning Code amendment in 2016

4.11 Employee and Farmworker Housing

As the second most urbanized city in Kings County, Lemoore has few resident farmworkers. Although agricultural operations are very limited, an amendment to City zoning regulations will be processed to allow farmworker housing in conformance with *Health and Safety Code* §17021.5. Lemoore has worked with Self-Help Enterprises to create 36 affordable single-family units by providing land and home ownership assistance while families provided “sweat equity” towards constructing their homes. Occupants were primarily very-low-income farmworker families.



- Objectives:**
1. Process a Zoning Code amendment to allow employee housing in conformance with *Health and Safety Code* §17021.5;
 2. Assist interested affordable housing developers by identifying sites and supporting funding applications for farmworker housing; and

Chapter 5. Housing Plan

3. Provide, to the extent feasible, regulatory incentives to encourage the construction of farmworker housing

Responsible Agency: Planning Department

Funding: General Fund

Timeline: Code amendment in 2016; continue to facilitate the construction of farmworker housing on an annual basis, if requested, throughout the planning period

4.12 Remove Constraints on Housing for Persons with Disabilities and Special Needs

State law requires jurisdictions to analyze and remove potential constraints to housing for persons with disabilities, who often have very-low or extremely-low incomes. As part of this Housing Element update the City conducted an analysis of its zoning and land use processes, permit processing procedures, and building codes and no constraints were identified.

Objectives: Continue to facilitate the production of housing for persons with disabilities and other special needs consistent with current law.

Responsible Agency: Planning Department

Funding: General Fund

Timeline: Throughout the planning period

4.13 Promote Equal Housing Opportunities

The City provides information on fair housing laws, landlord/tenant rights and responsibilities and refers complaints of housing discrimination to the Department of Fair Employment and Housing in Fresno. Information on housing discrimination is available at City Hall and flyers on fair housing are distributed to participants in the City's First Time Homebuyer Program.

In addition, the Zoning Ordinance includes reasonable accommodation procedures for reviewing and approving requests for modifications to zoning and building regulations by persons with disabilities.

Objective: Continue to provide fair housing information at City Hall, other public offices and on the City website.

Continue to process requests for reasonable accommodation by persons with disabilities

Responsible Agency: Planning Department

Funding: General Fund

Timeline: Throughout the planning period

5. Kings County Housing Programs

Kings County was formed in 1893 from the separation of the western portion of Tulare County and from an additional 100 square miles added from Fresno County in 1908. Located in the fertile agricultural valley floor along the Kings River, Kings County quickly began to establish itself as a prominent agricultural region. With the construction of the Southern Pacific Railroad – Alcade branch in 1877, the community of Armona soon began to flourish as a central fruit packing and shipping point. Growth of the smaller rural communities diminished as Hanford grew rapidly and later developments in Lemoore prospered.



More than 100 years after its founding, Kings County continues to remain strongly based in its agriculture roots. Today, Kings County is ranked as the 8th leading agricultural county in California (25th in the nation), and has risen to one of the top fifteen milk producing counties in the nation. With the County's prominent agricultural resources and vast distribution network to move agricultural goods to national and international markets, the County has remained dedicated towards supporting agriculture while directing urban development to cities and community areas where services are more efficiently provided.

This Housing Plan reflects the County's historical population trends and policies that direct urban development to existing cities or community service districts, while also providing opportunities for affordable housing development. The Housing Plan sets forth policies to encourage the production of housing where adequate infrastructure and services are available, preserve and rehabilitate residential structures, and provide housing assistance to low- and moderate-income households to meet their housing needs.



5.1 Code Enforcement

Code enforcement is an important means to ensure that the character and quality of neighborhoods and housing is maintained. The Kings County Building Inspection staff will continue to work to enforce state and local regulations regarding building and property maintenance. In conjunction with code enforcement activities, staff will provide information to homeowners regarding the County's Housing Rehabilitation Program.

Objective:	Continue to address code violations in the County unincorporated areas. Refer property owners to rehabilitation assistance.
Responsible Agency:	Building Inspection Division
Funding:	General Fund
Timeline:	Throughout the planning period

Chapter 5. Housing Plan

5.2 Housing Rehabilitation Program

Working through nonprofit organizations and jurisdictions, the County offers housing rehabilitation assistance through the Housing Rehabilitation Program. Kings County offers housing rehabilitation assistance throughout County unincorporated areas, including the Corcoran fringe, Hanford fringe, Lemoore fringe, Armona, Home Gardens, Kettleman City, Stratford and other small community areas. The County provides low- or no-interest loans up to \$57,000 to correct health and safety hazards and make more routine repairs. The loan can be deferred until the owner sells the home, moves out of the home, or is able to begin making payments.



Objective:	Provide 5 to 10 loans per year.
Responsible Agency:	Community Development Agency
Funding:	HOME and CDBG
Timeline:	Throughout the planning period

5.3 Preservation of At-Risk Affordable Housing

The County will continue to work with interested agencies and community organizations to preserve at-risk units by monitoring their status, providing technical and/or financial assistance in return for extended affordability controls, and ensuring proper tenant notification prior to project conversion. Unincorporated Kings County has four projects with approximately 197 units of affordable housing created through various County, state, and federal programs. None of those units are at risk for conversion to market rate.

Objective:	Continue to monitor at-risk units.
Responsible Agency:	Community Development Agency
Funding:	General Fund
Timeline:	Throughout the planning period

B.5 Kings County Housing Programs

5.4 Adequate Sites

The County will ensure that an adequate supply of residential land is designated in unincorporated areas to accommodate projected growth needs. Appendix B of the Housing Element identifies adequate sites within unincorporated areas to accommodate the County's share of the regional housing needs allocation, which is identified as 818 units (93 extremely-low, 93 very-low, 138 low, 147 moderate, and 347 above-moderate) for the new planning period. Adequate sites are those with appropriate zoning and development standards and adequate water and sewer services and other infrastructure.



Objective:	Designate adequate sites to meet Kings County's housing needs of 818 units for the new planning period.
Responsible Agency:	Community Development Agency
Funding:	General Fund
Timeline:	Throughout the planning period

5.5 First-Time Homebuyer Program

The County's First-Time Homebuyer Program provides qualified first-time homebuyers up to no more than 50% of purchase price towards a home purchase. The loan is deferred for the life of the first loan or until the home owner sells the house. This program is available in all the unincorporated areas of Kings County and is administered by Self-Help Enterprises.



Objective:	Provide 10 to 15 loans per year.
Responsible Agency:	Community Development Agency and Self-Help Enterprises
Funding:	HOME
Timeline:	Throughout the planning period

5.6 Section 8 Rental Assistance

Administered by the Kings County Housing Authority, unincorporated communities will continue to participate in the Section 8 rental assistance program. The Section 8 program extends rental subsidies to extremely-low- and very-low-income households that spend more than 30% of their income on rent. The rent subsidy is the difference between 30% of monthly income and allowable rent determined by HUD.

Objective:	Support the Housing Authority's Section 8 program by promoting the program via the County website and brochures at County offices.
Responsible Agency:	Kings County Housing Authority

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Funding:	HUD
Timeline:	Throughout the planning period

5.7 Foster Youth Transitional Program

The County supports the Housing Authority in the provision of transitional homes for foster youth. Foster children are a top priority for Kings County. Working with the Kings County Housing Authority, various agencies and organizations have established two transitional homes for aged-out foster children. The homes each accommodate six residents. The Hanford boys' home was completed in 2001 by refurbishing a dilapidated HUD home with the assistance of donations of material and labor. The Lemoore girls' home was built in 2002 from a historical dwelling that was refurbished.



Objective:	Continue to support the Housing Authority in the provision of transitional homes for foster youth.
Responsible Agency:	Community Development Agency and the Kings County Housing Authority
Funding:	General Fund
Timeline:	Throughout the planning period

5.8 Emergency Shelters and Transitional/Supportive Housing

Housing Element law requires jurisdictions to provide adequate sites for a variety of housing including emergency shelters and transitional/supportive housing through appropriate zoning and development standards. The Kings County Development Code allows emergency shelters in the PF zone subject only to a ministerial Site Plan Review, consistent with SB 2, and also allows emergency shelters by CUP in the R-1 and RM zones. The Development Code also allows transitional or supportive housing for up to 6 persons by-right in all residential zones. The Code will be amended to specify that transitional/supportive housing is a residential use subject only to the same requirements and procedures as for other residential uses of the same type in the same zone.

Objective:	Amend the Development Code to permit transitional/supportive housing subject to the same requirements and procedures as for other residential uses of the same type in the same zone, as required by state law. Continue to support the Kings/Tulare Continuum of Care Plan to develop transitional and emergency housing programs for homeless individuals and families.
Responsible Agency:	Community Development Agency
Funding:	General Fund
Timeline:	Development Code amendment in 2016

B.5 Kings County Housing Programs

5.9 Mobile Home/Manufactured Housing

Mobile homes and manufactured housing can provide an important source of affordable housing in rural areas. Pursuant to state law, all jurisdictions must allow for the development of manufactured housing/mobile homes as a permitted use in all residential zones where single-family homes are permitted. County codes are consistent with state law in this regard, and the County will continue to facilitate this type of housing to address the needs of low- and moderate-income households.

Objective:	Continue to allow manufactured housing by right in all R zones which allow “one-family dwellings.”
Responsible Agency:	Community Development Agency
Funding:	General Fund
Timeline:	Throughout the planning period

5.10 Farmworker and Employee Housing

Kings County administratively permits mobile homes as farm employee housing in the AL-10, AG-20, AG-40 and AX zones. Farmworker housing not exceeding 5 units per parcel is permitted in the AL-10, AG-20 and AG-40 zones with larger facilities in the same zones requiring a conditional use permit. Although no farm labor camps currently are present in Kings County, the County routinely permits mobile homes used as employee housing and smaller farmworker housing units. The County works with the Housing Authority and non-profit developers to develop rental and ownership housing for farmworkers. The County also facilitated renovation of a former motel into temporary and/or long-term, permanent agricultural employee housing for 24 farmworker families. To further assist in meeting housing needs, the County will:



Objective:	Continue to support farmworker housing as follows: 1. Amend the Development Code to incorporate §17021.5 and §17021.6 of the <i>Health and Safety Code</i> 2. Assist interested developers by identifying sites and supporting funding applications 3. Provide, to the extent feasible, regulatory incentives.
Responsible Agency:	Community Development Agency, Kings County Housing Authority, and interested affordable housing providers/developers
Funding:	General fund
Timeline:	Development Code amendment in 2016; continue to facilitate the construction of farmworker housing on an annual basis, if requested, throughout the planning period.

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5.11 Housing for Persons with Disabilities

State law requires jurisdictions to analyze and remove potential constraints to housing for persons with disabilities. As part of this Housing Element update, the County conducted an analysis of its zoning and land use processes, permit processing procedures, and building codes to identify impediments and no significant constraints were identified. In order to facilitate the provision of adequate housing for persons with disabilities, the County will continue to:

1. Permit small licensed community care facilities (6 or fewer persons) by-right in all residential zones and larger community care facilities serving more than 6 persons by CUP in all residential zones; and
2. Continue to implement the reasonable accommodation ordinance (Zoning Code Sec. 2208) establishing administrative procedures for reviewing and approving modifications to land use and building regulations that are reasonably necessary to ensure accessibility and use by persons with disabilities.

Objective: Continue to facilitate the provision of community care facilities and housing for persons with disabilities

Responsible Agency: Community Development Agency

Funding: General Fund

Timeline: Throughout the planning period

5.12 Promote Equal Housing Opportunities

Kings County currently refers fair housing complaints to the Human Rights/Fair Housing Commission at the Fresno office. The County will continue to publicize fair housing information at County offices and website, other public agencies and commercial centers. County staff will also coordinate with the cities of Avenal, Corcoran, Hanford and Lemoore regarding the most effective fair housing organizations to serve residents of Kings County.

Objective: Continue to facilitate the provision of fair housing information to residents of Kings County.

Responsible Agency: Community Development Agency

Funding: General Fund

Timeline: Throughout the planning period

5.13 Assist Affordable Housing Development

The County promotes the development of housing for extremely-low-, very-low-, low- and moderate-income persons through direct financial assistance such as CDBG and HOME, priority entitlement processing, regulatory incentives such as density bonus and modified development standards, administrative support to developers on grant applications. Programs 5.6 (Section 8 Rental Assistance), 5.8 (Emergency Shelters and Transitional/Supportive Housing), 5.9 (Mobile/Manufactured Housing), 5.10 (Farmworker and Employee Housing), 5.11 (Housing for Persons with Disabilities) and 5.16 (SRO Housing) are all intended to address the needs of extremely-low-income (ELI) households. In order to further assist in the development of ELI units, the County will apply for State and Federal funds for direct support of low-income housing construction and rehabilitation. Potential funding sources include CDBG and HOME. The County will also seek State and Federal funding specifically targeted for the development of housing affordable to ELI households, such as AHSC funds. The County will promote the

B.5 Kings County Housing Programs

benefits of this program to the development community by posting information on its web page and creating a handout to be distributed with land development applications.

Objective:	Seek applicable grants for affordable housing, provide an inventory of housing sites to interested developers, and continue to pursue housing production and rehabilitation with nonprofit housing organizations.
Responsible Agency:	Community Development Agency and affordable housing developers
Funding:	Local, state, and federal funds
Timeline:	Throughout the planning period; apply for grant funding on an annual basis as available.

5.14 Energy Conservation and Greenhouse Gas/Particulate Matter Reduction

The Community Development Agency offers expedited plan check and permit processing for residential projects designed to comply with the voluntary residential requirements of the California Green Building Standards Code. Expedited plan check/permit processing is also provided for photovoltaic systems that generate energy for residential uses.

Objective:	Increase energy conservation and reduce greenhouse gases/particulate matter in Kings County by encouraging developers to comply with the California Green Building Standards Code. Developers receive expedited plan check/permit processing if their project meets or exceeds the California Green Building Standards Code or if the project incorporates a photovoltaic system that provides energy for residential uses. This program will be publicized through postings within the Community Development Agency office and on the Agency's webpage.
Responsible Agency:	Community Development Agency and housing developers
Funding:	No additional County funding required
Timeline:	Throughout the planning period

5.15 Weatherization and Energy-Efficient Home Improvements

The purpose of this program is to reduce energy use by providing financial assistance to lower-income households for weatherization and energy-efficient heating (including solar photovoltaic water heaters) and cooling systems. The County will refer lower-income households to the Kings Community Action Organization and other community services agencies that provide financial assistance to qualifying households for these improvements.

Objective:	Reduce residential energy use and carbon footprint by providing financial assistance to lower-income households for weatherization and energy-efficient heating and cooling systems.
Responsible Agency:	Community Development Agency
Funding:	Nominal funding required
Timeline:	Throughout the planning period

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5.16 Single Room Occupancy (SRO) Housing

To facilitate additional housing opportunities for lower-income residents, the County will continue to encourage development of SRO housing.

Objective:	Address the needs of extremely-low-income persons through SRO housing.
Responsible Agency:	Community Development Agency
Funding:	Nominal funding required
Timeline:	Throughout the planning period

5.17 Promote Fair and Balanced Fee Structures

Kings County promotes the development of affordable housing. However, such properties are often owned by non-profit organizations that are exempt from property taxes, which are necessary to provide funding for the public services and facilities required by residents. As a result, non-profit developments can have a negative fiscal impact on the County. In the event that affordable housing production by non-profit developers exceeds the level of need identified in the RHNA Plan for this planning period, the County will initiate a study to assess the fiscal impacts of additional non-profit affordable housing development, and consider appropriate mechanisms such as in-lieu fees to mitigate such impacts. Prior to implementation of such mitigation, the County shall conduct an evaluation of its effect on the cost and supply of housing, and process an amendment to the Housing Element.

Objective:	The objective of this program is to balance the benefits of non-profit affordable housing tax benefits with the importance of maintaining local funding mechanisms for the continuance of essential County services.
Responsible Agency:	Community Development Agency
Funding:	No funding required at this time.
Timeline:	To be determined

C. Quantified Objectives

C. Quantified Objectives

Table 5-1 below summarizes the quantified objectives for housing construction, rehabilitation, and conservation for Kings County jurisdictions for the 2016-2024 planning period. Construction objectives do not reflect past building activity, but rather reflect housing needs based on demographic trends as determined by the California Department of Housing and Community Development (HCD).

Table 5-1
Quantified Objectives 2016-2024

Income Category	Avenal	Corcoran	Hanford	Lemoore	Unincorporated Kings County
New Construction¹					
Extremely Low	73	108	549	339	93
Very Low	72	107	548	338	93
Low	108	161	821	507	138
Moderate	115	169	865	534	147
Above-Moderate	271	401	2,049	1,267	347
Rehabilitation					
Extremely Low	5	10	10	10	12
Very Low	5	20	40	10	13
Low	10	45	50	10	25
Moderate	0	0	0	10	0
Above-Moderate	0	0	0	0	0
Conservation²					
Extremely Low					
Very Low					
Low	317	593	718	624	197
Moderate					
Above-Moderate	0	0	0	0	0

1 Construction objectives are for 2014-2024 commensurate with the RHNA

2 Conservation objectives refer to existing units with affordability covenants (see Table 2-33)

Source: KCAG, 2014 Kings County Regional Housing Needs Assessment Plan, January 28, 2015

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Acre: A unit of land measure equal to 43,560 square feet. Net acreage refers to the portion of a site exclusive of existing or planned public or private road rights-of-way.

Accessory Dwelling Unit: A dwelling unit accessory to a main single-family dwelling on a parcel of land and which meets the requirements of state law.

Affordability Covenant: A property title agreement which places resale or rental restrictions on a housing unit.

Affordable Housing: Under state and federal statutes, housing which costs no more than 30% of gross household income. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and related costs.

Assisted Housing: Housing that has received subsidies (such as low interest loans, density bonuses, direct financial assistance) by federal, state, or local housing programs in exchange for restrictions requiring a certain number of housing units to be affordable to very-low-, low-, and moderate-income households.

Kings County Association of Governments (KCAG): The regional government agency authorized by the federal and state government to address regional transportation, housing, and other planning issues in Kings County.

At-Risk Housing: Assisted rental housing that is at risk of losing its status as housing affordable for very-low-, low-, and moderate-income residents due to the expiration of federal, state or local agreements.

California Department of Housing and Community Development (HCD): The state department responsible for administering state-sponsored housing programs and for reviewing housing elements to determine compliance with state housing law.

Census: The official United States decennial enumeration of the population conducted by the federal government.

Community Development Block Grant (CDBG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD). This grant allots money to cities and counties for housing rehabilitation and community development activities, including public facilities and economic development.

Condominium: A building or group of buildings in which units are owned individually, but the structure, common areas and facilities are owned by all owners on a proportional, undivided basis.

Density: The number of dwelling units per unit of land. Density usually is expressed “per acre,” e.g., a development with 100 units located on 20 acres has density of 5.0 units per acre.

Density Bonus: The allowance of additional residential units beyond the maximum for which the parcel is otherwise permitted usually in exchange for the provision or preservation of affordable housing units at the same site or at another location.

Development Impact Fees: A fee or charge imposed on developers to pay for a jurisdiction’s costs of providing services to a new development.

Development Right: The right granted to a land owner or other authorized party to improve a property. Such right is usually expressed in terms of a use and intensity allowed under existing zoning regulation. For example, a development right may specify the maximum number of residential dwelling units permitted per acre of land.

Chapter 6. Glossary of Terms

Dwelling Unit: One or more rooms, designed, occupied or intended for occupancy as separate living quarters, with cooking, sleeping and sanitary facilities provided within the unit for the exclusive use of a household.

Dwelling, Multi-family: A building containing two or more dwelling units for the use of individual households; e.g., an apartment or condominium building.

Dwelling, Single-family Attached: A one-family dwelling attached to one or more other one-family dwellings by a common vertical wall. Row houses and town homes are examples of this dwelling unit type.

Dwelling, Single-family Detached: A dwelling, not attached to any other dwelling, which is designed for and occupied by not more than one family and surrounded by open space or yards.

Elderly Household: Elderly households are one- or two- member (family or non-family) households in which the head or spouse is age 65 or older.

Emergency Shelter: An emergency shelter is a facility that provides shelter to homeless families and/or homeless individuals on a limited short-term basis.

Fair Market Rent (FMR): Fair Market Rents (FMRs) are freely set rental rates defined by HUD as the median gross rents charged for available standard units in a county or Standard Metropolitan Statistical Area (SMSA). Fair Market Rents are used for the Section 8 Rental Program and other HUD programs.

First-Time Home Buyer: Defined by HUD as an individual or family who has not owned a home during the three-year period preceding the HUD-assisted purchase of a home. Jurisdictions may adopt local definitions for first-time home buyer programs which differ from non-federally funded programs.

Floor Area Ratio (FAR): The gross floor area of all buildings on a lot divided by the lot area; usually expressed as a numerical value (e.g., a building having 10,000 square feet of gross floor area located on a lot of 5,000 square feet in area has a floor area ratio of 2:1).

General Plan: The General Plan is a legal document, adopted by the legislative body of a city or county, setting forth policies regarding long-term development. California law requires the preparation of seven elements or chapters in the General Plan: Land Use, Housing, Circulation, Conservation, Open Space, Noise, and Safety. Additional elements are permitted, such as Economic Development, Urban Design and similar local concerns.

Group Quarters: A facility that houses groups of unrelated persons not living in households (U.S. Census definition). Examples of group quarters include institutions, dormitories, shelters, military quarters, assisted living facilities and other quarters, including single-room occupancy (SRO) housing, where 10 or more unrelated individuals are housed.

Home Mortgage Disclosure Act (HMDA): The Home Mortgage Disclosure Act requires larger lending institutions making home mortgage loans to publicly disclose the location and disposition of home purchase, refinance and improvement loans. Institutions subject to HMDA must also disclose the gender, race, and income of loan applicants.

HOME Program: The HOME Investment Partnership Act, Title II of the National Affordable Housing Act of 1990. HOME is a Federal program administered by HUD which provides formula grants to states and localities to fund activities that build, buy, and/or rehabilitate affordable housing for rent or home ownership or provide direct rental assistance to low-income people.

Homeless: Unsheltered homeless are families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, regular sleeping accommodation for human beings (e.g., the street, sidewalks, cars, vacant and abandoned buildings). Sheltered

homeless are families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter (e.g., emergency, transitional, battered women, and homeless youth shelters; and commercial hotels or motels used to house the homeless).

Household: The US Census Bureau defines a household as all persons living in a housing unit whether or not they are related. A single person living in an apartment as well as a family living in a house is considered a household. Household does not include individuals living in dormitories, prisons, convalescent homes, or other group quarters.

Household Income: The total income of all the persons living in a household. Household income is commonly grouped into income categories based upon household size, and income, relative to the regional median family income. The following categories are used in the Housing Element:

- *Extremely Low:* Households earning less than 30% of County median family income;
- *Very low:* Households earning less than 50% of County median family income;
- *Low:* Households earning 51% to 80% of the County median family income;
- *Moderate:* Households earning 81% to 120% of County median family income;
- *Above Moderate:* Households earning above 120% of County median family income

Housing Problems: Defined by HUD as a household which: (1) occupies a unit with physical defects (lacks complete kitchen or bathroom); (2) meets the definition of overcrowded; or (3) spends more than 30% of income on housing cost.

Housing Subsidy: Housing subsidies refer to government assistance aimed at reducing housing sales or rent prices to more affordable levels. Two general types of housing subsidy exist: 1) where a housing subsidy is linked to a particular house or apartment, the housing subsidy is “project” or “unit” based; or 2) In Section 8 rental assistance programs the subsidy is provided to the family (called “tenant-based”) who can then use the assistance to find suitable housing in the accommodations of their choice.

Housing Unit: A room or group of rooms used by one or more individuals living separately from others in the structure, with direct access to the outside or to a public hall and containing separate toilet and kitchen facilities.

Inclusionary Unit. An ownership or rental dwelling unit which is required to meet affordability criteria established by local ordinance.

Large Household: A household with 5 or more members.

Manufactured Housing: Housing that is constructed of manufactured components, assembled partly at the site rather than totally at the site. Also referred to as modular housing.

Market-Rate Housing: Housing which is available on the open market without any subsidy. The price for housing is determined by the market forces of supply and demand and varies by location.

Median Income: The annual income (adjusted for household size) within a region for which half of the households have incomes above the median and half have incomes below the median. The “Areawide Median Income” (AMI) is established annually by HUD and HCD for each county as the basis for affordable housing programs.

Mobile Home: A structure, transportable in one or more sections, which is at least 8 feet in width and 32 feet in length, is built on a permanent chassis and designed to be used as a dwelling unit when connected to the required utilities, either with or without a permanent foundation.

Mortgage Revenue Bond (MRB): A state, county or city program providing financing for the development of housing through the sale of tax-exempt bonds.

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Overcrowding: As defined by the U.S. Census, a household with greater than 1.01 persons per room, excluding bathrooms, kitchens, hallways, and porches. Severe overcrowding is defined as households with greater than 1.51 persons per room.

Overpayment: The extent to which gross housing costs, including utility costs, exceed 30% of gross household income, based on data published by the U.S. Census Bureau. Severe overpayment, or cost burden, exists if gross housing costs exceed 50% of gross income.

Parcel: The basic unit of land entitlement. A designated area of land established by plat, subdivision, or otherwise legally defined and permitted to be used, or built upon.

Public Housing: A project-based low-rent housing program operated by independent local public housing authorities. A low-income family applies to the local public housing authority in the area in which they want to live.

Regional Housing Needs Plan (RHNP): The Regional Housing Needs Plan (RHNP) is based on State of California projections of population growth and housing unit demand and assigns a share of the region's future housing need to each jurisdiction in Kings County. These housing needs numbers serve as a basis for the update of the Housing Element.

Rehabilitation: The upgrading of a building previously in a dilapidated or substandard condition for human habitation or use.

Section 8 Rental Voucher/Certificate Program: A tenant-based rental assistance program that subsidizes a family's rent in a privately owned house or apartment. The program is administered by local public housing authorities. Assistance payments are based on 30% of household annual income. Households with incomes of 50% or below the area median income are eligible to participate in the program.

Senior: The Census Bureau defines a senior as a person who is 65 years or older. For persons of social security eligibility, a senior is defined as a person age 62 and older. Other age limits may be used for eligibility for housing assistance or retired communities.

Service Needs: The particular services required by special populations, typically including needs such as transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services preventing premature institutionalization and assisting individuals to continue living independently.

Small Household: Pursuant to HUD definition, a small household consists of two to four non-elderly persons.

Special Needs Groups: Those segments of the population which have a more difficult time finding decent affordable housing due to special circumstances. Under California Housing Element statutes, these special needs groups consist of the elderly, people with disabilities, large families with five or more members, single-parent families with children, farmworkers and the homeless. A jurisdiction may also choose to consider additional special needs groups in the Housing Element, such as students, military households, other groups present in their community.

Subdivision: The division of a lot, tract or parcel of land in accordance with the Subdivision Map Act (California *Government Code* §66410, et seq.).

Substandard Housing: Housing which does not meet the minimum standards in the California Housing Code. Jurisdictions may adopt more stringent local definitions of substandard housing. Substandard units which are structurally sound and for which the cost of rehabilitation is economically warranted are considered suitable for rehabilitation. Substandard units which are structurally unsound and for which the cost of rehabilitation is considered infeasible are considered in need of replacement.

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

Tenant-Based Rental Assistance: A form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance. The assistance is provided for the tenant, not for the project.

Transitional Housing: Transitional housing is temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing. Transitional housing often includes a supportive services component (e.g., job skills training, rehabilitation counseling) to allow individuals to gain necessary life skills in support of independent living.

U.S. Department of Housing and Urban Development (HUD): The cabinet level department of the federal government responsible for housing, housing assistance, and urban development at the national level. Housing programs administered through HUD include Community Development Block Grant (CDBG), HOME and Section 8, among others.

Zoning: A land use regulatory measure enacted by local government. Zoning district regulations governing lot size, building bulk, placement, and other development standards vary from district to district, but must be uniform within the same district. Each city and county adopts a zoning ordinance specifying these regulations.

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Appendix A *Evaluation of the Prior Housing Element*

Section 65588(a) of the *Government Code* requires that jurisdictions evaluate the effectiveness of the existing Housing Element, the appropriateness of goals, objectives and policies, and the progress in implementing programs for the previous planning period. This appendix contains a review each jurisdiction's housing goals, policies, and programs of the previous housing element, and evaluates the degree to which these programs have been implemented during the previous planning period. This analysis also includes an assessment of the appropriateness of goals, objectives and policies. The findings from this evaluation have been instrumental in crafting the 2016-2024 Housing Plan.

Tables A-1a through A-1e summarize the programs contained in the previous Housing Element along with the source of funding, program objectives, accomplishments, and implications for future policies and actions.

Table A-2 summarizes the goals and policies contained in the previous Housing Element along with an assessment of their appropriateness for the new planning period.

Tables A-3a through A-3e summarize new units built during the previous Housing Element period.

Table A-4 presents each jurisdiction's progress in meeting the quantified objectives from the previous Housing Element.

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Table A-1c
Housing Element Program Evaluation
City of Hanford
2009-2014

City of Hanford	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
3.1. Code Compliance Code compliance is an important means to preserve public health and safety and ensure that the character and quality of neighborhoods and housing is maintained. To that end, the City's Code Compliance staff under the Community Development Department will work to enforce state and local regulations. In conjunction with code compliance activities, City staff will provide information to homeowners regarding the City's Housing Rehabilitation Program.	Code Compliance Staff	General Fund	Continue to work with the community concerning code violations. Refer property owners to the Housing Rehabilitation Program. (Timeline: Ongoing)	City code enforcement officers have continued to work with property owners to encourage compliance.	Continue program.
3.2. Paint Programs The City offers two paint assistance programs for low- and moderate-income homeowners. Through the Do-It-Yourself Paint Program, the City assists qualified homeowners with the cost of the paint, while materials and labor are provided by the homeowner. The New Looks Summer Paint Program assists extremely-low-, very-low-, low- and moderate-income senior and/or disabled residents by providing assistance in paint supplies and materials.	Community Development Department	RDA Funds	Do-It-Yourself Paint Program - 10 units per year New Looks Summer Paint Program – 10 to 15 units per year (Timeline: Ongoing)	The City continued to offer this program.	Continue program.
3.3. Housing Rehabilitation Program The City will continue providing rehabilitation loans to lower-income households. Initiated in 1985, the Housing Rehabilitation Program provides loans for up to \$90,000 for housing repairs, energy conservation improvements, and handicapped accessibility devices. Hanford has designated southwest and central Hanford as "target areas" for this program. Since 2004, 46 homeowners have benefited from this program.	Community Development Department	CDBG Funds; CalHome	Assist 10 to 15 units per year (Timeline: Ongoing)	The City continued to offer this program.	Continue program.

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City of Hanford	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
3.4. Preservation of At-Risk Affordable Housing The City will continue to work with interested agencies and community organizations to preserve at-risk units by monitoring their status, providing technical and/or financial assistance in return for extended affordability controls, and ensuring proper tenant notification prior to project conversion. Hanford has approximately 815 units of affordable housing for low- and moderate-income households created through City, state, and federal programs. One project – Cedarbrook - is considered to be at high-risk of converting to market-rate housing during the next 10 years. The City will work with the project owner and interested non-profit organizations to preserve this project, if feasible.	Community Development Department and interested affordable housing providers/ developers	General Fund	Continue to monitor the status of publicly-assisted affordable units. The City will contact the property owners to determine their intentions, contact qualified nonprofits regarding potential opt-out projects, ensure that property owners comply with noticing requirements, support the acquisition of at-risk properties by nonprofits, and pursue grants to support the preservation of affordable at-risk housing. (Timeline: Ongoing)	The City continued to offer this program.	There are no units at risk during this planning period therefore this program is not necessary.
3.5. Adequate Sites The City will facilitate construction of new housing to accommodate projected employment and population growth to meet the needs of the City's residents. To that end, the Housing Element identifies "adequate" sites to accommodate the City's share of the regional housing needs allocation identified as 5,758 units (1,446 very-low, 1,015 low, 938 moderate, and 2,359 above-moderate) from 2007-2014. Adequate sites are those with sufficient development and density standards, water and sewer services, and other infrastructure. Staff will monitor development affordability and report annually on progress toward the City's share of the regional housing need. In order to enhance the feasibility of affordable housing development, the City will review current land use and zoning designations as part of the next General Plan update and increase the maximum density in the Medium Density category above 15 units/acre and/or redesignate additional sites to High Density Residential.	Community Development Department	General Fund	Facilitate the construction of new housing through the provision of adequately zoned sites to meet Hanford's housing needs allocation of 5,758 units. (Timeline: Provide adequate sites throughout the planning period; initiate a General Plan update by 2012 if funding is available)	The City maintained adequate sites commensurate with the RHNA allocation and initiated a General Plan update in 2014.	This program should be continued and updated to reflect current information.

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City of Hanford	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
The City will also encourage affordable housing development on small parcels by facilitating lot consolidation through expedited processing, density bonus and/or reduced processing fees.					
3.6. Density Bonus Program In accordance with state law, Hanford adopted a local density bonus ordinance in 2008 that is in conformance with state law. The City will continue to implement this program to encourage and facilitate development of affordable housing through the provision of density bonuses or other incentives for qualifying projects.	Community Development Department	General Fund	Continue to publicize and implement the density bonus ordinance to assist development of affordable housing. (Timeline: Ongoing)	The City continued to implement the density bonus ordinance.	This program should be continued but merged with Program 11.
3.7. Planned Unit Development The Hanford 2002 General Plan Update includes a Planned Unit Development Zone process whereby a project proponent can propose a concept that may change or remove many of the conventional zoning restrictions. For example, housing units could be clustered around large open space areas or other development amenities resulting in higher localized “net” densities.	Community Development Department	General Fund	Continue to utilize the PUD process to encourage unique design and develop housing that addresses site constraints. (Timeline: Ongoing)	The City continued to utilize PUD zoning to facilitate housing development.	This program should be continued.
3.8. First Time Homebuyer Programs The City offers the RDA First-Time Homebuyers Program that provides financing assistance to very-low-, low- and moderate-income first-time homebuyers. The program has been revised to increase the loan limit to \$100,000, reduce the interest rate to 2% and extend the term to 45 years. Payment is deferred for the entire loan term. The City also offers the HOME Sweet Home Program, which has also increased its loan limit to \$100,000, as well as reduced the interest rate to 2%. Payment is deferred for the entire loan term.	Community Development Department	HOME and RDA set-aside funds	Assist 10 households each year for the RDA First-Time Homebuyer Program and assist 20 households annually for the HOME Sweet Home Program. (Timeline: Ongoing)	Funding for this program was reduced due to the dissolution of the redevelopment agency.	This program should be continued at a reduced funding level.

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City of Hanford	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
3.9. Section 8 Rental Assistance Program Administered by the Kings County Housing Authority, Hanford will continue to participate in the Section 8 rental assistance program. The Section 8 rental assistance program extends rental subsidies to extremely-low- and very-low-income households equal to the difference between 30% of the monthly income and the allowable rent determined by the program.	Community Development Department, County Housing Authority	HUD funds	Assist Kings County Housing Authority in promoting the Section 8 program. (Timeline: Ongoing)	The City continued to support the Section 8 program, which is administered by the Kings County Housing Authority.	Hanford will continue to participate in the Section 8 rental assistance program.
3.10. Residential Infill Construction Program The City offers very-low-, low- and moderate-income homebuyers the opportunity to purchase a newly constructed home on an infill lot. City funds are used to purchase infill lots and finance construction of affordable single-family homes. The City oversees the construction of the home while qualified buyers are required to obtain primary financing from a bank or mortgage company to purchase the home upon completion of construction.	Community Development Department	General fund and RDA set-aside funds	Continue to implement program and assist construction of 4 homes per year. (Timeline: Ongoing)	This program was eliminated due to the dissolution of the redevelopment agency.	This program is no longer active.

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City of Hanford	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
3.11. Affordable Housing Assistance The City promotes affordable housing through various programs - home ownership assistance, rehabilitation assistance, new construction/infill, and grant application programs. The City currently receives CDBG and HOME funds for much of its program activities. Affordable housing is being developed under existing zoning and development standards. To continue supporting affordable housing production, the City will undertake the following actions.	Community Development Department and affordable housing developers	Local, state, and federal funds	Seek applicable grants under Proposition 1C and federal sources including funding specifically targeted to ELI housing, provide an inventory of housing sites to interested developers, continue to provide a density bonus to qualifying projects, provide financial and regulatory assistance such as reduced fees and/or modified development standards, and continue to pursue housing production and rehabilitation with nonprofits including assistance in preparing grant applications. Housing for very-low- and extremely-low-income persons will be prioritized where feasible. In addition, the City's affordable housing incentives will be promoted on the website and in handouts provided at the Planning counter. (Timeline: Ongoing)	The City continued to facilitate development and rehabilitation of affordable housing.	This program should be continued.
3.12. Farmworker and Employee Housing To address farmworker housing needs, the City permits farmworker housing in the AG zone. However, in order to remove potential constraints identified in Chapter 4 the City will amend the Zoning Code in conformance with <i>Health and Safety Code</i> §17021.5 and §17021.6. In addition, the City will assist interested developers by providing incentives, identifying suitable sites, and assisting in preparation of funding applications.	Community Development Department	General Fund	1. Amend the Zoning Code to incorporate §17021.5 and §17021.6 of the <i>Health and Safety Code</i> 2. Assist interested developers in identifying sites and preparing funding applications 3. Provide, to the extent feasible, regulatory incentives; and 4. Ensure that zoning and development standards facilitate farmworker housing (Timeline: Amend the Zoning Code by 2010; provide assistance throughout the planning period)	Zoning regulations for farmworker housing were amended in conformance with state law.	This program should be continued and revised to reflect prior accomplishments.

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City of Hanford	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
3.13. Emergency and Transitional Shelters State law requires jurisdictions to provide adequate sites for a variety of housing types including emergency shelters and transitional/supportive housing. Emergency shelters and transitional housing are currently permitted subject to site plan review in the OR zone. The Zoning Code will be amended to clarify that emergency shelters are a non-discretionary permitted use in the OR zone and identify appropriate development standards consistent with SB 2. The Zoning Code will also be amended to clarify that transitional and supportive housing facilities are permitted uses subject only to the same regulations and procedures that apply to other residential uses of the same type in the same zone.	Community Development Department	General Fund	Amend the Zoning Code to clarify the zoning regulations for emergency shelters and transitional/supportive housing in conformance with SB 2; continue to support efforts with surrounding Kings County jurisdictions to meet the needs of people who are homeless or transitioning to independence. (Timeline: Amend the Zoning Code within one year of Housing Element adoption; facilitate establishment of emergency shelters and transitional/supportive housing throughout the planning period)	Zoning regulations for emergency shelters and transitional/supportive housing were amended in conformance with state law.	This program should be continued and revised to reflect prior accomplishments.
3.14. Housing for Persons with Disabilities State law requires jurisdictions to analyze and remove potential constraints to housing for persons with disabilities. As part of this Housing Element update the City conducted an analysis of its zoning and land use processes, permitting processing procedures, and building codes. That analysis concluded that the City will amend the Zoning Code to allow residential care facilities for more than six persons by conditional use permit in the R-1 zone (the Code already allows large care facilities in the RM and OR zones by CUP). The City will continue to monitor legal requirements and local conditions and will update local regulations and procedures as necessary to encourage and facilitate the development, maintenance, and improvement of housing for persons with disabilities.	Community Development Department	General Fund	Amend the Zoning Code to allow residential care facilities for more than six persons by conditional use permit in the R-1 zone. Continue to monitor legal requirements and local conditions and update local regulations, if necessary, to remove any impediments to housing for persons with disabilities. (Timeline: Code amendment by 2010)	Zoning regulations for residential care facilities were amended in conformance with state law.	This program should be continued and revised to reflect prior accomplishments.

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City of Hanford	Responsible Agency	Funding Source	Program Objectives and Timeline	Accomplishments	Future Policies and Actions
3.15. Promote Equal Housing Opportunities Hanford currently refers fair housing complaints to the Fair Housing Enforcement Center in San Francisco. These offices are far removed from Hanford and may be difficult to access. Referrals to a local agency could offer residents better access to services as well as allow the City to benefit from other fair housing services.	Planning Department	General Fund	Hanford will coordinate with Kings County to select a local fair housing agency to provide landlord/tenant mediation, fair housing investigations and testing. The City will develop a fair housing brochure in Spanish and English or acquire one from a local fair housing provider. To broadly disseminate information, the City will distribute the brochure at the City Hall, library, post office, and appropriate shopping areas. (Timeline: Select a provider by 2010.)	The City refers fair housing inquiries to the Fair Housing Council of Central California (FHCCC). Literature is distributed at City Hall and other locations.	This program should be continued.
3.16. Single Room Occupancy (SRO) Housing To ensure development standards do not constrain the development of SROs, the City will adopt development standards for SRO housing which may include: • Requirements for a management plan outlining policies and procedures and annual review of services by the Planning Department • 24-hour on-site management • Room limitation to single occupancy, with allowance for overnight guests • Requirements for monthly tenancies • Units must be 250–300 square feet in size and include kitchen or bathroom • Parking ratio of one space per unit and bicycle rack storage of one rack per 5 units	Community Development Department	General Fund	Address the needs of extremely-low-income persons through SRO housing. (Timeline: Code amendment in 2010-2011)	Zoning regulations for SRO facilities were adopted to allow this type of housing in the Office-Residential zone.	This program has been completed and is no longer necessary.

Appendix A

Table A-2
Appropriateness of 2003 Housing Element Goals and Policies
Kings County and the Cities of Avenal, Corcoran, Hanford and Lemoore

Goal	Policy	Appropriateness
Housing and Neighborhood Conservation		
GOAL 1	Improve and maintain the quality of housing and residential neighborhoods.	Appropriate - continue
	Policy 1.1. <i>Promote and improve the quality of residential properties by ensuring compliance with housing and property maintenance standards.</i>	Appropriate - continue
	Policy 1.2. <i>Assist in the repair, rehabilitation, and improvement of residential structures; demolish structures which are dilapidated and beyond repair.</i>	Appropriate - continue
	Policy 1.3. <i>Invest in infrastructure and public facilities to ensure that adequate water, sewer, roads, parks, and other needed services are in place to serve future and present residential developments.</i>	Appropriate - continue
	Policy 1.4. <i>Preserve assisted rental housing for long-term occupancy by low- and moderate-income households.</i>	Appropriate - continue
Housing Production		
GOAL 2.	Facilitate and encourage the provision of a range of housing types and prices to meet the diverse needs of residents.	Appropriate - continue
	Policy 2.1. <i>Provide adequate sites for housing through appropriate land use, zoning and development standards to accommodate the regional housing needs goals for 2003-2008.</i>	Appropriate – continue but update for the 2009-2014 planning period
	Policy 2.2. <i>Work collaboratively with nonprofit and for-profit developers to seek state and federal grants to support the production of affordable housing.</i>	Appropriate - continue
	Policy 2.3. <i>Ensure the adequate provision of water, sewer, roads, public facilities, and other infrastructure necessary to serve new housing.</i>	Appropriate - continue
	Policy 2.4. <i>Support the construction of high quality single- and multi-family housing which is well designed and energy efficient.</i>	Appropriate - continue
Housing Constraints		
GOAL 3.	Remove or mitigate, to the extent feasible and appropriate, potential governmental constraints to the production, maintenance, improvement and affordability of housing.	Appropriate - continue
	Policy 3.1. <i>Offer regulatory and/or financial incentives, as available and appropriate, to encourage the construction of quality housing.</i>	Appropriate - continue
	Policy 3.2. <i>Periodically review local ordinances and building regulations to ensure that they do not unduly impede housing investment.</i>	Appropriate - continue

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Goal	Policy	Appropriateness
	Policy 3.3. Utilize planned developments and other creative mechanisms to facilitate the construction of more creative, well-designed, housing projects.	Appropriate - continue
	Policy 3.4. Ensure that developments are processed efficiently to minimize holding costs and comply with the Permit Streamlining Act.	Appropriate - continue
Housing Assistance		
GOAL 4. Provide housing assistance to very low-, low-, and moderate income households and those with special housing needs.		Appropriate - continue
	Policy 4.1. Support the provision of rental assistance to provide affordable housing options for very-low- and low-income households.	Appropriate - continue
	Policy 4.2. Participate in efforts to expand homeownership opportunities to lower- and moderate-income households through downpayment assistance and other homeownership programs.	Appropriate - continue
	Policy 4.3. Support the provision of housing suitable for special needs groups, including seniors, people with disabilities, homeless people, military personnel, large household, single-parent families, and farm workers.	Appropriate - continue
	Policy 4.4. Develop and maintain collaborative efforts among nonprofits, for-profit developers, and public agencies to encourage the development, maintenance, and improvement of housing.	Appropriate - continue
Fair and Equal Housing Opportunities		
GOAL 5. Further equal housing opportunities for persons, regardless of status.		Appropriate - continue
	Policy 5.1. Support enforcement of fair housing laws prohibiting arbitrary discrimination in the development, financing, rental, or sale of housing.	Appropriate - continue
	Policy 5.2. Periodically review City ordinances and development regulations and modify, as necessary, to accommodate housing for disabled persons.	Appropriate - continue

Appendix A

Table A-3c
Residential Development Summary
City of Hanford
2009-2015

Project/ Type	General Plan/ Zoning	Density (du/ac)	2009-2013					Total	2014-2015*					Total
			EL	VL	Low	Mod	Upper		EL	VL	Low	Mod	Upper	
Single-family detached					17	202	189	408		1***	1**	63	64	129
Multi-family apts.														
Tierra Vista Apartments**	RM-3	15.1		36	12	2		50						
Anchor Supportive Housing***	MC	9.5								4				4
Second units														
Totals				36	29	204	189	458		5	1	63	64	133

*Units completed after January 1, 2014 are credited toward the RHNA. Income categories are estimated based on sales prices or rents (see Table 2-21) but only deed-restricted units are counted toward the RHNA

**Deed-restricted project

***Housing Authority project

Appendix A

Table A-4
Progress in Achieving Quantified Objectives 2009-2014

Program Category	Avenal		Corcoran		Hanford		Lemoore		Kings County	
	Objective	Progress	Objective	Progress	Objective	Progress	Objective	Progress	Objective	Progress
New Construction										
Extremely Low	40		40		140		374	6	68	
Very Low	40	40	40	17	1,306		374	33	69	20
Low	126	17	160	52	1,015		534	91	193	7
Moderate	214	7	295	5	938		502	293	316	30
Above Moderate	291		370		2,359		1,237	36	448	53
Rehabilitation										
Extremely Low	5	1	10	5	20		12		12	6
Very Low	5	7	20	8	80		13	65	13	14
Low	10	3	45	8	100		25		25	10
Moderate	0		0		0		25		0	0
Above Moderate	0		0		0		0		0	0
Conservation										
Extremely Low										
Very Low	317	317	593	593	718	718	624	617	197	197
Low										
Moderate										
Above Moderate	0		0		0		0		0	

Appendix B Land Inventory

1. Methodology and Assumptions

State law requires each jurisdiction to include in the Housing Element an inventory of vacant parcels having the potential for residential development, or “underutilized” parcels with potential for additional development. The purpose of this inventory is to evaluate whether there is sufficient capacity, based on the General Plan, zoning, development standards, and infrastructure, to accommodate the jurisdiction’s fair share of regional growth needs as identified in the Regional Housing Needs Assessment (RHNA).

The detailed methodology and assumptions for the residential land inventory presented in Chapter 3 are provided below and summarized in Tables B-1a through B-1e.

Affordability Assumptions

In general, there are three alternative ways for determining the affordability level of new housing units.

1. Affordability Covenants. The most definitive method is through required affordability covenants (i.e., requirements imposed upon or agreed to by the project sponsor) that establish income limits for purchasers or tenants. Such covenants are legally enforceable and binding upon the property owner for a specified time period.
2. Market Prices or Rents. When covenants are not in place, affordability levels for newly built units are based on actual prices or rents. Summarized below are 2015 affordability levels along with the monthly rental costs or estimated sales prices that correspond with each level.

2015 County Median Income = \$57,900	Income Limits	Affordable Rent	Affordable Price (est.)
Extremely Low (<30%)	\$24,250	\$606	\$110,000
Very Low (31-50%)	\$28,950	\$724	\$130,000
Low (51-80%)	\$46,300	\$1,158	\$210,000
Moderate (81-120%)	\$69,500	\$1,738	\$315,000
Above moderate (120%+)	>\$69,500	>\$1,738	>\$315,000

- a. Home Prices. Like most areas of the San Joaquin Valley, new home prices are generally affordable to moderate-income households. A survey of recent new home sales found that nearly all projects were priced within the moderate-income category of \$210,000 to \$315,000. Some new single-family homes on standard-sized lots sold within the low-income price range.

For purposes of the land inventory analysis, large lots of one-half acre or more were allocated to the above-moderate category in all jurisdictions.

In **Avenal**, all standard-sized lots were allocated to the moderate-income category. As noted in Chapter 2, all single-family homes sales and listings in Avenal, both new and resale, were priced within the low- or moderate-income categories during 2015.

In **Corcoran**, all standard-sized infill lots were allocated to the moderate-income category while large parcels suitable for standard-lot subdivisions were allocated 50%

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moderate and 50% above-moderate. As noted in Chapter 2, all single-family homes sales and listings in Corcoran, both new and resale, were priced within the low- or moderate-income categories during 2015. Half of the sites zoned for single-family subdivisions were allocated upward to the above-moderate category in order to accommodate the City's RHNA allocation.

In **Hanford**, Very Low Density single-family sites were allocated to the above-moderate category, while Low Density single-family sites were evenly distributed between the moderate and above-moderate categories. As shown in Chapter 2, most of Hanford's newer home listings were priced in the moderate category. Most new single-family subdivisions offered homes in the moderate category at the time of the survey. Sites in the Medium designation allow small-lot subdivisions, PUDs and attached product types at up to 15 units/acre. Parcels larger than one acre were equally divided between the low and moderate income categories while smaller parcels were assigned to the moderate category.

In **Lemoore**, Agricultural-Rural and Very Low Density Residential sites were allocated to the above-moderate category. Low Density single-family sites were allocated 50% moderate and 50% above-moderate. As shown in Chapter 2, most recent home sales (both new and resale) were priced in the moderate category. Sites in the Low-Medium designation allow small-lot subdivisions and attached product types and were allocated to the moderate category.

In **unincorporated Kings County**, the Very Low Density and Low Density Residential sites allow large lots (1/2 acre or more) and were allocated to the above-moderate category. The Low Medium sites allow standard size lots and were allocated to the moderate category.

Mobile homes are an affordable option for lower-income households. As noted in Chapter 2, new mobile homes are available at prices ranging from \$24,000 to \$72,000. These prices are within the lower-income affordability range, including the price of a single-family lot.

- b. Apartment Rents. As with single-family homes, apartment rents are very affordable in Kings County. Nearly all newer market-rate apartments surveyed, including larger projects as well as small duplex/triplex projects, had rents within the low-income category (i.e., less than \$1,158 per month), and some apartments were renting at the very-low-income affordability level (i.e., less than \$724 per month). Many projects built by non-profit organizations using assistance such as Low-Income Housing Tax Credits include apartments affordable to extremely-low- and very-low-income households. Therefore, vacant sites in all jurisdictions designated for multi-family or mixed-use development at densities greater than 15 units/acre were allocated to the lower-income category. In Hanford, sites in the RM-3 zone (up to 15 units/acre) were conservatively divided between the low and moderate categories, with sites larger than one acre equally divided between low and moderate categories and smaller sites assigned to the moderate category. In unincorporated Kings County, RM-3 sites (up to 11 units/acre) were conservatively assigned to the moderate category.
3. Density and Affordability. For potential new units in a jurisdiction's land inventory, state law establishes that affordability assumptions may be based on density. The "default" density for jurisdictions in Kings County is 20 units per acre. This means that if the General Plan and zoning allow development at 20 units per acre or greater, these sites are assumed to be suitable for

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lower-income housing. State law also allows jurisdictions to establish an alternative to the default density if local market conditions and experience support a different density assumption for affordability.

As discussed in Chapter 4, all of the jurisdictions in Kings County allow multi-family development at densities greater than 20 units/acre, excluding density bonus, in at least one multi-family zone. In addition to multi-family zones, all jurisdictions allow multi-family or mixed-use development in at least one non-residential zone. However, most new multi-family developments in Kings County – including affordable projects by non-profit developers – are built at densities significantly lower than the “default” density. Conversations with non-profits confirmed that densities in the range of 11-13 units/acre are typical and sufficient to make such projects feasible. This density range allows one-and two-story projects with large units (3-4 bedrooms) as well as spacious community facilities such as play areas for children. Developers indicated that they rarely request a density bonus, but may take advantage of other concessions such as modifications to development standards such as setbacks.

Hanford and Lemoore generally have the highest home prices and rents among the five jurisdictions. As an example of market conditions, a new market-rate high-end apartment development (The Grove) was recently built in Lemoore at a density of 16.7 units acre with rents at the upper end of the low-income affordability category. The maximum density under zoning regulations applicable to that project was 17 units/acre, but the applicant chose not to seek the maximum density. Cinnamon Villas, a recent deed-restricted affordable project in Lemoore, is located in the Low-Medium Density (RLMD) zone which has a maximum density of 14.5 units/acre. The project requested and was granted a density bonus to allow 15 units/acre although a density of 20 units/acre was allowed under density bonus law. In Hanford, a recent affordable tax credit project (Tierra Vista) was built at a density of 15.1 units/acre even though the project was eligible for a density bonus of up to 20 units/acre. These projects demonstrate that affordable housing is feasible at densities less than 20 units/acre in all jurisdictions in Kings County.

Realistic Capacity

In order to determine the realistic capacity of vacant sites, the potential yield for each parcel was estimated based on previous experience of recent projects rather than the maximum allowable density for the zone. In addition, site constraints such as flood hazard zones and airport approach and departure patterns were considered and potential yield was reduced where these constraints would be expected to prevent full utilization of the parcel. These constraints are noted in Tables B-1a through B-1e.

2. Units Built or Approved 2014-2015

Tables A-3a through A-3e in Appendix A summarize new residential units built or approved during 2009-2014. Under State law, new housing units completed after January 1, 2014 are credited in the new planning period. These units have been assigned to income categories based on affordability covenants or market prices/rents and are summarized in Table B-1.

3. Vacant or Underutilized Land

Tables B-2a through B-2e contain a parcel-level inventory of sites with potential for residential development in each jurisdiction during the current planning period. As noted above, the capacity of each site has been estimated based on realistic assumptions, recent development trends and any existing site constraints that could prevent the site from being developed to its full potential.

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4. Capacity to Accommodate the RHNA

Based on the assumptions described above and the inventory of sites shown in Tables B-2a through B-2e, the realistic development capacity has been estimated for each jurisdiction and is summarized in Table B-1 below. This table demonstrates that each jurisdiction has adequate capacity to accommodate its RHNA allocation for the planning period.

Table B-1: Land Inventory Summary

Jurisdiction	Income Category				Total
	EL/VL	Low	Mod	Above Mod	
Avenal					
RHNA (Table 2-34)	145	108	115	271	639
Units completed or permitted (Table A-3a)*	40	-	4		44
Net Remaining RHNA	213		111	271	595
Housing sites (Table B-2a)	580		2,145	2,049	4,774
Adequate Capacity?	Yes		Yes	Yes	Yes
Corcoran					
RHNA (Table 2-34)	215	161	169	401	946
Units completed or permitted (Table A-3b)*					
Net Remaining RHNA	376		169	401	946
Housing sites (Table B-2b)	477		1,198	1,000	2,675
Adequate Capacity?	Yes		Yes	Yes	Yes
Hanford					
RHNA (Table 2-34)	1,097	821	865	2,049	4,832
Units completed or permitted (Table A-3c)*	9	1	63	64	137
Net Remaining RHNA	1,908		802	1,985	4,695
Housing sites (Table B-2c)	2,067		3,394	41	5,502
Adequate Capacity?	Yes		Yes	Yes	Yes
Lemoore					
RHNA (Table 2-34)	677	507	534	1,267	2,985
Units completed or permitted (Table A-3d)*	13	14	185	-	212
Net Remaining RHNA	1,157		350	1,267	2,773
Housing sites (Table B-2d)	1,523		1,181	1,121	3,825
Adequate Capacity?	Yes		Yes	Yes	Yes
Kings County Unincorporated					
RHNA (Table 2-34)	186	138	147	347	818
Units completed or permitted (Table A-3e)*	9		22	13	44
Net Remaining RHNA	315		131	334	774
Housing sites (Table B-2e)	341		845	906	2,092
Adequate Capacity?	Yes		Yes	Yes	Yes

Notes:

*Only deed-restricted units have been counted toward the lower-income RHNA.

Avenal Sites Inventory

Avenal has approximately 600 acres of vacant land zoned for single-family housing with a realistic capacity of approximately 4,200 units. This potential inventory is equally divided between the Moderate

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and Above Moderate categories. Vacant sites zoned for multi-family development total approximately 47 acres and have a realistic capacity of about 650 units. Allowable density is 29 units/acre although the inventory assumes only 14 units/acre for multi-family sites based on recent projects. This inventory exceeds the RHNA allocation in all income categories.

Corcoran Sites Inventory

Corcoran has approximately 454 acres of vacant land zoned for low-density and very-low-density single-family housing with a realistic capacity of approximately 2,200 units. This potential inventory is equally divided between the Moderate and Above Moderate categories. Sites zoned for multi-family development total approximately 29 acres and have a realistic capacity of about 370 units. Allowable density for multi-family sites ranges from 15 to 29 units/acre. In addition, vacant sites in the Downtown Commercial and Professional Office zones allowing high-density residential development have a realistic capacity of over 100 units. Most of the sites allowing multi-family development are vacant, although a few sites have existing structures but are underutilized.

One significant underutilized site in Corcoran (see photos below) near the northwest corner of Orange and Otis represents a redevelopment opportunity. The possible redevelopment project includes four lots, two of which are in common ownership totaling 1.93 acres. One lot, in separate ownership, is 0.42 acre and is currently vacant; while a fourth lot is 1.5 acres. The developed lots all contain substandard housing. It is believed that the property was once a farm worker housing camp that has been converted to rental units. APN 034-050-025 (0.20 acre) contains a 2-bedroom/1-bath unit of 644 square feet, built in 1920. APN 034-050-026 (1.73 acres) contain seven units, which includes the main house with 3 bedrooms, 2 bathrooms and approximately 1200 square feet and six additional units. Of the six units, three are vacant and boarded up and the other three single-room units are occupied. APN 034-050-018 (1.50 acres) also contains six units all built around 1949. Two of the units are 2-bedroom/2-bath, three units are 2-bedroom/1-bath, and one unit is a 1-bedroom/1-bath. All of these units are occupied and all appear to be substandard except one unit which was recently remodeled. The property is zoned RM-2 (low density multi-family) which allows 21.7 units/acre and is bordered by light industrial zone to the north, neighborhood commercial to the east and single-family residential to the south and west. The City will encourage the redevelopment of this site through the actions described in Program 2.7 of the Housing Plan (Chapter 5).



Hanford Sites Inventory

Hanford has over 380 acres of vacant land zoned for low-density and very-low-density single-family housing with a realistic capacity of approximately 2,500 moderate- and above-moderate-income units. Vacant sites zoned for multi-family development total over 200 acres and have a realistic capacity of

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about 2,700 units. Allowable density for multi-family sites ranges from 15 to 22 units/acre. In addition, vacant sites in the Downtown East Precise Plan and Office-Residential zones allowing residential development at up to 22 units/acre have a realistic capacity of over 300 units.

Although market-rate multi-family development at a density of 15 units/acre is feasible at rents affordable to lower-income households, the vacant land inventory for the RM-3 zone conservatively assigns all potential units on lots smaller than one acre to the moderate-income category and equally divides potential units on lots greater than one acre between the lower and moderate income categories.

Lemoore Sites Inventory

Lemoore has approximately 442 acres of vacant land zoned for medium-low-density, low-density and very-low-density single- and multi-family housing with a realistic capacity of approximately 2,300 units. This potential inventory is divided between the Moderate and Above Moderate categories. Vacant sites zoned for multi-family residential use total about 55 acres and have a realistic capacity of about 762 lower-income units.

The General Plan and zoning regulations also designate five Mixed Use districts where retail, residential, office, business and personal services, public, and institutional uses are clustered in neighborhood-oriented centers in a variety of mixed use configurations, such as ground floor commercial with residential or office uses above, or collocation of buildings with different single uses in a contiguous area. Three-story buildings and densities of 20 units/acre are permitted. Density transfers are also allowed within centers. Typical densities of 9 units/acre are assumed in the General Plan. The land inventory includes vacant sites totaling approximately 80 acres with an estimated capacity of about 700 lower-income units.

High-density housing is also permitted in the downtown area. The downtown has three zoning districts (DMX-1, DMX-2 and DMX-3) that utilize form-based principles. The highest intensity is allowed in the DMX-1 area, which has a 40-foot height limit. The DMX-2 zone allows buildings up to 25 in height. Densities in the range of 20 units/acre are possible in the DMX districts, although the General Plan assumes a typical density of 14 units/acre. Vacant DMX sites total about 4 acres with an estimated realistic capacity of 48 lower-income units.

Kings County Unincorporated Area Sites Inventory

The County unincorporated area has approximately 440 acres of vacant land zoned for low-density and very-low-density single-family housing with a realistic capacity of approximately 1,400 units. Standard-sized single-family lots (R-1-6 and R-1-8) are equally divided between the Moderate and Above Moderate categories while larger lots are assigned to the Above Moderate category. Vacant sites zoned for high-density and very-high-density multi-family residential use total about 22 acres and have a realistic capacity of about 341 lower-income units.

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Table B-2c: Residential Land Inventory - City of Hanford

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
008270030000	Office Residential / OR	0.71	22	15	10			10
008294008000	Office Residential / OR	0.46	22	15	6			6
010041004000	Office Residential / OR	0.23	22	15	3			3
010102003000	Office Residential / OR	0.21	22	15	3			3
010183006000	Office Residential / OR	0.15	22	15	2			2
010186006000	Office Residential / OR	0.20	22	15	3			3
010189004000	Office Residential / OR	0.14	22	15	2			2
010189005000	Office Residential / OR	0.14	22	15	2			2
010197010000	Office Residential / OR	0.15	22	15	2			2
010233010000	Office Residential / OR	0.15	22	15	2			2
010261003000	Office Residential / OR	0.26	22	15	3			3
010500001000	Office Residential / OR	0.44	22	15	6			6
011250020000	Office Residential / OR	0.64	22	15	9			9
012240030000	Office Residential / OR	0.79	22	15	11			11
012240051000	Office Residential / OR	1.57	22	15	23			23
012240052000	Office Residential / OR	0.26	22	15	3			3
012240053000	Office Residential / OR	0.52	22	15	7			7
012240057000	Office Residential / OR	0.79	22	15	11			11
012250041000	Office Residential / OR	0.27	22	15	4			4
012250042000	Office Residential / OR	0.27	22	15	3			3
012271003000	Office Residential / OR	0.43	22	15	6			6
012272005000	Office Residential / OR	0.14	22	15	2			2
012272014000	Office Residential / OR	0.23	22	15	3			3
012272017000	Office Residential / OR	0.03	22	15	0			0
012272019000	Office Residential / OR	0.05	22	15	0			0
012272021000	Office Residential / OR	0.06	22	15	0			0
012272024000	Office Residential / OR	0.18	22	15	2			2
012272027000	Office Residential / OR	0.11	22	15	1			1
012272031000	Office Residential / OR	0.23	22	15	3			3
012272036000	Office Residential / OR	0.08	22	15	1			1
012272038000	Office Residential / OR	0.09	22	15	1			1
012281007000	Office Residential / OR	0.31	22	15	4			4
012281013000	Office Residential / OR	0.22	22	15	3			3
012281022000	Office Residential / OR	0.21	22	15	3			3
012281042000	Office Residential / OR	0.54	22	15	8			8
012281043000	Office Residential / OR	0.54	22	15	8			8
012281044000	Office Residential / OR	0.43	22	15	6			6
012282029000	Office Residential / OR	0.19	22	15	2			2
012282030000	Office Residential / OR	0.18	22	15	2			2
012282033000	Office Residential / OR	0.69	22	15	10			10
012282039000	Office Residential / OR	0.49	22	15	7			7

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Table B-2c: Residential Land Inventory - City of Hanford

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
012282041000	Office Residential / OR	1.27	22	15	19			19
012282054000	Office Residential / OR	0.27	22	15	4			4
012282055000	Office Residential / OR	0.72	22	15	10			10
012282057000	Office Residential / OR	0.75	22	15	11			11
012282059000	Office Residential / OR	1.44	22	15	21			21
012282079000	Office Residential / OR	0.29	22	15	4			4
012282084000	Office Residential / OR	0.33	22	15	5			5
Subtotals		18.85			261			261
010272011000	Downtown East Precise Plan	0.09	22	15	1			1
010272014000	Downtown East Precise Plan	0.17	22	15	2			2
010274010000	Downtown East Precise Plan	0.20	22	15	2			2
010275009000	Downtown East Precise Plan	0.30	22	15	4			4
010275010000	Downtown East Precise Plan	0.22	22	15	3			3
010282013000	Downtown East Precise Plan	0.21	22	15	3			3
010283016000	Downtown East Precise Plan	0.07	22	15	1			1
010285006000	Downtown East Precise Plan	0.17	22	15	2			2
010285013000	Downtown East Precise Plan	0.17	22	15	2			2
010286009000	Downtown East Precise Plan	0.17	22	15	2			2
010286010000	Downtown East Precise Plan	0.08	22	15	1			1
010286018000	Downtown East Precise Plan	0.32	22	15	4			4
010286022000	Downtown East Precise Plan	0.46	22	15	6			6
012032004000	Downtown East Precise Plan	0.14	22	15	2			2
012035012000	Downtown East Precise Plan	0.37	22	15	5			5
012036009000	Downtown East Precise Plan	0.38	22	15	5			5
012037021000	Downtown East Precise Plan	0.05	22	15	0			0
012042004000	Downtown East Precise Plan	0.18	22	15	2			2
012042015000	Downtown East Precise Plan	0.16	22	15	2			2
012044001000	Downtown East Precise Plan	0.25	22	15	3			3
012044010000	Downtown East Precise Plan	0.17	22	15	2			2
012102018000	Downtown East Precise Plan	0.32	22	15	4			4
Subtotals		4.64			58			58
011020034000	High Density Residential / RM-2	27.40	22	15	411			411
014230082000	High Density Residential / RM-2	21.51	22	15	322			322
011020045000	High Density Residential / RM-2	13.11	22	15	196			196
011020035000	High Density Residential / RM-2	3.15	22	15	47			47
007270007000	High Density Residential / RM-2	2.76	22	15	41			41
011020044000	High Density Residential / RM-2	2.57	22	15	38			38
011020043000	High Density Residential / RM-2	2.03	22	15	30			30
011020033000	High Density Residential / RM-2	1.41	22	15	21			21
Subtotals		73.94			1,106			1,106

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Table B-2c: Residential Land Inventory - City of Hanford

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
014153011000	Medium Density Residential RM-3	32.70	15	12	196	196		392
011440027000	Medium Density Residential RM-3	14.60	15	12	87	88		175
009050085000	Medium Density Residential RM-3	8.47	15	12	50	51		101
012310016000	Medium Density Residential RM-3	7.90	15	12	47	47		94
011420031000	Medium Density Residential RM-3	4.78	15	12	28	29		57
012310019000	Medium Density Residential RM-3	4.64	15	12	27	28		55
011110003000	Medium Density Residential RM-3	3.84	15	12	23	23		46
012161054000	Medium Density Residential RM-3	3.69	15	12	22	22		44
012231029000	Medium Density Residential RM-3	3.48	15	12	20	21		41
009050080000	Medium Density Residential RM-3	3.17	15	12	19	19		38
011010017000	Medium Density Residential RM-3	3.00	15	12	18	18		36
012310047000	Medium Density Residential RM-3	2.79	15	12	16	17		33
011090004000	Medium Density Residential RM-3	2.03	15	12	12	12		24
011010019000	Medium Density Residential RM-3	1.98	15	12	11	12		23
012231003000	Medium Density Residential RM-3	1.82	15	12	10	11		21
011010014000	Medium Density Residential RM-3	1.72	15	12	10	10		20
012310023000	Medium Density Residential RM-3	1.65	15	12	9	10		19
011010016000	Medium Density Residential RM-3	1.54	15	12	9	9		18
012161049000	Medium Density Residential RM-3	1.50	15	12	8	9		17
010330026000	Medium Density Residential RM-3	1.45	15	12	8	9		17
010121046000	Medium Density Residential RM-3	1.06	15	12	6	6		12
014152015000	Medium Density Residential RM-3	1.02	15	12	6	6		12
012161015000	Medium Density Residential RM-3	0.95	15	12		11		11
011420049000	Medium Density Residential RM-3	0.92	15	12		11		11
012191002000	Medium Density Residential RM-3	0.87	15	12		10		10
012161020000	Medium Density Residential RM-3	0.82	15	12		9		9
014153010000	Medium Density Residential RM-3	0.82	15	12		9		9
012310022000	Medium Density Residential RM-3	0.80	15	12		9		9
011440021000	Medium Density Residential RM-3	0.67	15	12		8		8
011090002000	Medium Density Residential RM-3	0.53	15	12		6		6
012310041000	Medium Density Residential RM-3	0.52	15	12		6		6
012171003000	Medium Density Residential RM-3	0.52	15	12		6		6
012161050000	Medium Density Residential RM-3	0.49	15	12		5		5
011090001000	Medium Density Residential RM-3	0.48	15	12		5		5
011090008000	Medium Density Residential RM-3	0.46	15	12		5		5
012172020000	Medium Density Residential RM-3	0.44	15	12		5		5
012450020000	Medium Density Residential RM-3	0.41	15	12		4		4
012193021000	Medium Density Residential RM-3	0.40	15	12		4		4
012193019000	Medium Density Residential RM-3	0.40	15	12		4		4
012450019000	Medium Density Residential RM-3	0.40	15	12		4		4
012450014000	Medium Density Residential RM-3	0.40	15	12		4		4

Appendix B

Table B-2c: Residential Land Inventory - City of Hanford

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
012221017000	Medium Density Residential RM-3	0.39	15	12		4		4
012450021000	Medium Density Residential RM-3	0.38	15	12		4		4
012450022000	Medium Density Residential RM-3	0.38	15	12		4		4
012191003000	Medium Density Residential RM-3	0.38	15	12		4		4
012450018000	Medium Density Residential RM-3	0.37	15	12		4		4
012450016000	Medium Density Residential RM-3	0.37	15	12		4		4
012450015000	Medium Density Residential RM-3	0.37	15	12		4		4
012450017000	Medium Density Residential RM-3	0.37	15	12		4		4
012213007000	Medium Density Residential RM-3	0.36	15	12		4		4
012201001000	Medium Density Residential RM-3	0.36	15	12		4		4
008460004000	Medium Density Residential RM-3	0.34	15	12		4		4
010281003000	Medium Density Residential RM-3	0.31	15	12		3		3
012125003000	Medium Density Residential RM-3	0.30	15	12		3		3
012224025000	Medium Density Residential RM-3	0.30	15	12		3		3
010132025000	Medium Density Residential RM-3	0.29	15	12		3		3
012161053000	Medium Density Residential RM-3	0.29	15	12		3		3
010121022000	Medium Density Residential RM-3	0.28	15	12		3		3
010121047000	Medium Density Residential RM-3	0.28	15	12		3		3
010121048000	Medium Density Residential RM-3	0.28	15	12		3		3
010142028000	Medium Density Residential RM-3	0.26	15	12		3		3
012116017000	Medium Density Residential RM-3	0.26	15	12		3		3
012125020000	Medium Density Residential RM-3	0.26	15	12		3		3
011450001000	Medium Density Residential RM-3	0.25	15	12		2		2
012322011000	Medium Density Residential RM-3	0.24	15	12		2		2
012343018000	Medium Density Residential RM-3	0.24	15	12		2		2
012192039000	Medium Density Residential RM-3	0.23	15	12		2		2
012221012000	Medium Density Residential RM-3	0.23	15	12		2		2
012224004000	Medium Density Residential RM-3	0.23	15	12		2		2
010199005000	Medium Density Residential RM-3	0.23	15	12		2		2
012221015000	Medium Density Residential RM-3	0.22	15	12		2		2
011450002000	Medium Density Residential RM-3	0.22	15	12		2		2
011450003000	Medium Density Residential RM-3	0.22	15	12		2		2
010282013000	Medium Density Residential RM-3	0.22	15	12		2		2
008460015000	Medium Density Residential RM-3	0.21	15	12		2		2
008460016000	Medium Density Residential RM-3	0.21	15	12		2		2
010186006000	Medium Density Residential RM-3	0.20	15	12		2		2
012221010000	Medium Density Residential RM-3	0.20	15	12		2		2
012193017000	Medium Density Residential RM-3	0.20	15	12		2		2
012161052000	Medium Density Residential RM-3	0.19	15	12		2		2
012322029000	Medium Density Residential RM-3	0.19	15	12		2		2
012202002000	Medium Density Residential RM-3	0.17	15	12		2		2

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Table B-2c: Residential Land Inventory - City of Hanford

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
010281004000	Medium Density Residential RM-3	0.17	15	12		2		2
010283001000	Medium Density Residential RM-3	0.17	15	12		2		2
010285006000	Medium Density Residential RM-3	0.17	15	12		2		2
012115006000	Medium Density Residential RM-3	0.17	15	12		2		2
012124006000	Medium Density Residential RM-3	0.17	15	12		2		2
012135004000	Medium Density Residential RM-3	0.17	15	12		2		2
012135012000	Medium Density Residential RM-3	0.17	15	12		2		2
012211009000	Medium Density Residential RM-3	0.17	15	12		2		2
012211011000	Medium Density Residential RM-3	0.17	15	12		2		2
012211013000	Medium Density Residential RM-3	0.17	15	12		2		2
012124008000	Medium Density Residential RM-3	0.17	15	12		2		2
012343028000	Medium Density Residential RM-3	0.17	15	12		2		2
012124007000	Medium Density Residential RM-3	0.17	15	12		2		2
010224017000	Medium Density Residential RM-3	0.17	15	12		2		2
010272014000	Medium Density Residential RM-3	0.17	15	12		2		2
012172037000	Medium Density Residential RM-3	0.16	15	12		1		1
010223005000	Medium Density Residential RM-3	0.16	15	12		1		1
012161021000	Medium Density Residential RM-3	0.15	15	12		1		1
010252011000	Medium Density Residential RM-3	0.14	15	12		1		1
012161012000	Medium Density Residential RM-3	0.14	15	12		1		1
010113013000	Medium Density Residential RM-3	0.14	15	12		1		1
010206025000	Medium Density Residential RM-3	0.14	15	12		1		1
010206016000	Medium Density Residential RM-3	0.14	15	12		1		1
012193016000	Medium Density Residential RM-3	0.14	15	12		1		1
010224016000	Medium Density Residential RM-3	0.14	15	12		1		1
012181014000	Medium Density Residential RM-3	0.13	15	12		1		1
012202005000	Medium Density Residential RM-3	0.12	15	12		1		1
010215020000	Medium Density Residential RM-3	0.11	15	12		1		1
010197005000	Medium Density Residential RM-3	0.11	15	12		1		1
010215019000	Medium Density Residential RM-3	0.11	15	12		1		1
011440020000	Medium Density Residential RM-3	0.11	15	12		1		1
012172027000	Medium Density Residential RM-3	0.11	15	12		1		1
010224009000	Medium Density Residential RM-3	0.11	15	12		1		1
012201004000	Medium Density Residential RM-3	0.10	15	12		1		1
012135008000	Medium Density Residential RM-3	0.09	15	12		1		1
012212019000	Medium Density Residential RM-3	0.09	15	12		1		1
010272011000	Medium Density Residential RM-3	0.09	15	12		1		1
012125006000	Medium Density Residential RM-3	0.09	15	12		1		1
012192028000	Medium Density Residential RM-3	0.09	15	12		1		1
012192029000	Medium Density Residential RM-3	0.09	15	12		1		1
012212011000	Medium Density Residential RM-3	0.07	15	12		1		1

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Table B-2c: Residential Land Inventory - City of Hanford

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
Subtotals		136.98			642	949		1,591
009030127000	Low Density Residential / R-1-6	56.83	9	7		412		412
009030141000	Low Density Residential / R-1-6	35.39	9	7		256		256
009050088000	Low Density Residential / R-1-6	22.00	9	7		159		159
011110038000	Low Density Residential / R-1-6	15.08	9	7		109		109
009030115000	Low Density Residential / R-1-6	10.70	9	7		77		77
009030128000	Low Density Residential / R-1-6	9.94	9	7		72		72
014143086000	Low Density Residential / R-1-6	8.43	9	7		61		61
009030005000	Low Density Residential / R-1-6	7.47	9	7		54		54
008360015000	Low Density Residential / R-1-6	5.00	9	7		36		36
012290029000	Low Density Residential / R-1-6	4.71	9	7		34		34
009030143000	Low Density Residential / R-1-6	4.40	9	7		31		31
012310046000	Low Density Residential / R-1-6	2.73	9	7		19		19
007360014000	Low Density Residential / R-1-6	1.94	9	7		14		14
009030140000	Low Density Residential / R-1-6	1.78	9	7		12		12
012310062000	Low Density Residential / R-1-6	1.47	9	7		10		10
014472001000	Low Density Residential / R-1-6	1.40	9	7		10		10
010490021000	Low Density Residential / R-1-6	1.25	9	7		9		9
010480069000	Low Density Residential / R-1-6	1.25	9	7		9		9
011100065000	Low Density Residential / R-1-6	0.81	9	7		5		5
007510010000	Low Density Residential / R-1-6	0.63	9	7		4		4
009340025000	Low Density Residential / R-1-6	0.53	9	7		3		3
014242048000	Low Density Residential / R-1-6	0.48	9	7		3		3
012310004000	Low Density Residential / R-1-6	0.46	9	7		3		3
010320042000	Low Density Residential / R-1-6	0.42	9	7		3		3
010091011000	Low Density Residential / R-1-6	0.40	9	7		2		2
010320002000	Low Density Residential / R-1-6	0.39	9	7		2		2
007510017000	Low Density Residential / R-1-6	0.39	9	7		2		2
012310043000	Low Density Residential / R-1-6	0.36	9	7		2		2
014251039000	Low Density Residential / R-1-6	0.32	9	7		2		2
007510032000	Low Density Residential / R-1-6	0.32	9	7		2		2
007500026000	Low Density Residential / R-1-6	0.30	9	7		2		2
007500028000	Low Density Residential / R-1-6	0.30	9	7		2		2
007510003000	Low Density Residential / R-1-6	0.30	9	7		2		2
007510004000	Low Density Residential / R-1-6	0.30	9	7		2		2
007510005000	Low Density Residential / R-1-6	0.30	9	7		2		2
007510002000	Low Density Residential / R-1-6	0.30	9	7		2		2
007510009000	Low Density Residential / R-1-6	0.30	9	7		2		2
007510006000	Low Density Residential / R-1-6	0.29	9	7		2		2
007510033000	Low Density Residential / R-1-6	0.28	9	7		2		2
007510029000	Low Density Residential / R-1-6	0.28	9	7		2		2

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Table B-2c: Residential Land Inventory - City of Hanford

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
007510030000	Low Density Residential / R-1-6	0.28	9	7		2		2
007510031000	Low Density Residential / R-1-6	0.28	9	7		2		2
007510034000	Low Density Residential / R-1-6	0.28	9	7		2		2
007510035000	Low Density Residential / R-1-6	0.28	9	7		2		2
007510036000	Low Density Residential / R-1-6	0.28	9	7		2		2
007510028000	Low Density Residential / R-1-6	0.28	9	7		2		2
011500030000	Low Density Residential / R-1-6	0.28	9	7		2		2
007510008000	Low Density Residential / R-1-6	0.28	9	7		2		2
007500012000	Low Density Residential / R-1-6	0.28	9	7		2		2
007510013000	Low Density Residential / R-1-6	0.28	9	7		2		2
007510014000	Low Density Residential / R-1-6	0.28	9	7		2		2
007510015000	Low Density Residential / R-1-6	0.28	9	7		2		2
007510016000	Low Density Residential / R-1-6	0.28	9	7		2		2
007510011000	Low Density Residential / R-1-6	0.28	9	7		2		2
007510012000	Low Density Residential / R-1-6	0.28	9	7		2		2
009360017000	Low Density Residential / R-1-6	0.27	9	7		1		1
007500027000	Low Density Residential / R-1-6	0.27	9	7		1		1
010091014000	Low Density Residential / R-1-6	0.26	9	7		1		1
009050090000	Low Density Residential / R-1-6	0.26	9	7		1		1
010091015000	Low Density Residential / R-1-6	0.26	9	7		1		1
014473006000	Low Density Residential / R-1-6	0.26	9	7		1		1
007500006000	Low Density Residential / R-1-6	0.26	9	7		1		1
011140059000	Low Density Residential / R-1-6	0.25	9	7		1		1
011140060000	Low Density Residential / R-1-6	0.25	9	7		1		1
009350017000	Low Density Residential / R-1-6	0.24	9	7		1		1
010083024000	Low Density Residential / R-1-6	0.24	9	7		1		1
011130030000	Low Density Residential / R-1-6	0.24	9	7		1		1
011130032000	Low Density Residential / R-1-6	0.24	9	7		1		1
011130043000	Low Density Residential / R-1-6	0.24	9	7		1		1
011130045000	Low Density Residential / R-1-6	0.24	9	7		1		1
014242049000	Low Density Residential / R-1-6	0.23	9	7		1		1
014242050000	Low Density Residential / R-1-6	0.23	9	7		1		1
014242014000	Low Density Residential / R-1-6	0.22	9	7		1		1
012310039000	Low Density Residential / R-1-6	0.22	9	7		1		1
009360018000	Low Density Residential / R-1-6	0.22	9	7		1		1
007400019000	Low Density Residential / R-1-6	0.22	9	7		1		1
007500007000	Low Density Residential / R-1-6	0.22	9	7		1		1
011080048000	Low Density Residential / R-1-6	0.21	9	7		1		1
011130031000	Low Density Residential / R-1-6	0.21	9	7		1		1
011130044000	Low Density Residential / R-1-6	0.21	9	7		1		1
016052011000	Low Density Residential / R-1-6	0.21	9	7		1		1

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Table B-2c: Residential Land Inventory - City of Hanford

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
016052008000	Low Density Residential / R-1-6	0.21	9	7		1		1
007510018000	Low Density Residential / R-1-6	0.21	9	7		1		1
016052007000	Low Density Residential / R-1-6	0.21	9	7		1		1
007500011000	Low Density Residential / R-1-6	0.21	9	7		1		1
016051011000	Low Density Residential / R-1-6	0.21	9	7		1		1
016051012000	Low Density Residential / R-1-6	0.21	9	7		1		1
011080035000	Low Density Residential / R-1-6	0.20	9	7		1		1
014184002000	Low Density Residential / R-1-6	0.20	9	7		1		1
011080046000	Low Density Residential / R-1-6	0.20	9	7		1		1
011080047000	Low Density Residential / R-1-6	0.20	9	7		1		1
011080045000	Low Density Residential / R-1-6	0.20	9	7		1		1
011080044000	Low Density Residential / R-1-6	0.20	9	7		1		1
009350016000	Low Density Residential / R-1-6	0.20	9	7		1		1
009350015000	Low Density Residential / R-1-6	0.20	9	7		1		1
012321002000	Low Density Residential / R-1-6	0.20	9	7		1		1
007500020000	Low Density Residential / R-1-6	0.20	9	7		1		1
007500010000	Low Density Residential / R-1-6	0.20	9	7		1		1
007500009000	Low Density Residential / R-1-6	0.19	9	7		1		1
007510023000	Low Density Residential / R-1-6	0.19	9	7		1		1
007500008000	Low Density Residential / R-1-6	0.19	9	7		1		1
016284002000	Low Density Residential / R-1-6	0.19	9	7		1		1
011130014000	Low Density Residential / R-1-6	0.19	9	7		1		1
011310003000	Low Density Residential / R-1-6	0.19	9	7		1		1
008620075000	Low Density Residential / R-1-6	0.19	9	7		1		1
007510024000	Low Density Residential / R-1-6	0.19	9	7		1		1
007510027000	Low Density Residential / R-1-6	0.19	9	7		1		1
011310002000	Low Density Residential / R-1-6	0.19	9	7		1		1
011310004000	Low Density Residential / R-1-6	0.19	9	7		1		1
011310005000	Low Density Residential / R-1-6	0.19	9	7		1		1
011310006000	Low Density Residential / R-1-6	0.19	9	7		1		1
011310007000	Low Density Residential / R-1-6	0.19	9	7		1		1
011310008000	Low Density Residential / R-1-6	0.19	9	7		1		1
011310009000	Low Density Residential / R-1-6	0.19	9	7		1		1
011310010000	Low Density Residential / R-1-6	0.19	9	7		1		1
011310011000	Low Density Residential / R-1-6	0.19	9	7		1		1
011310012000	Low Density Residential / R-1-6	0.19	9	7		1		1
011310013000	Low Density Residential / R-1-6	0.19	9	7		1		1
011310014000	Low Density Residential / R-1-6	0.19	9	7		1		1
011140061000	Low Density Residential / R-1-6	0.19	9	7		1		1
009350018000	Low Density Residential / R-1-6	0.19	9	7		1		1
011510028000	Low Density Residential / R-1-6	0.19	9	7		1		1

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Table B-2c: Residential Land Inventory - City of Hanford

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
007500033000	Low Density Residential / R-1-6	0.19	9	7		1		1
014185003000	Low Density Residential / R-1-6	0.19	9	7		1		1
014185002000	Low Density Residential / R-1-6	0.19	9	7		1		1
011130015000	Low Density Residential / R-1-6	0.19	9	7		1		1
012322028000	Low Density Residential / R-1-6	0.19	9	7		1		1
007500031000	Low Density Residential / R-1-6	0.19	9	7		1		1
014800015000	Low Density Residential / R-1-6	0.18	9	7		1		1
016052012000	Low Density Residential / R-1-6	0.18	9	7		1		1
008590049000	Low Density Residential / R-1-6	0.18	9	7		1		1
010012011000	Low Density Residential / R-1-6	0.18	9	7		1		1
007500013000	Low Density Residential / R-1-6	0.18	9	7		1		1
011100066000	Low Density Residential / R-1-6	0.18	9	7		1		1
007500019000	Low Density Residential / R-1-6	0.18	9	7		1		1
007510025000	Low Density Residential / R-1-6	0.18	9	7		1		1
007510026000	Low Density Residential / R-1-6	0.18	9	7		1		1
011080042000	Low Density Residential / R-1-6	0.18	9	7		1		1
011080043000	Low Density Residential / R-1-6	0.18	9	7		1		1
011080041000	Low Density Residential / R-1-6	0.18	9	7		1		1
007500034000	Low Density Residential / R-1-6	0.18	9	7		1		1
007500029000	Low Density Residential / R-1-6	0.18	9	7		1		1
011080053000	Low Density Residential / R-1-6	0.18	9	7		1		1
011510023000	Low Density Residential / R-1-6	0.18	9	7		1		1
011510026000	Low Density Residential / R-1-6	0.18	9	7		1		1
014790016000	Low Density Residential / R-1-6	0.18	9	7		1		1
011130004000	Low Density Residential / R-1-6	0.18	9	7		1		1
011500024000	Low Density Residential / R-1-6	0.18	9	7		1		1
011080065000	Low Density Residential / R-1-6	0.18	9	7		1		1
008620007000	Low Density Residential / R-1-6	0.18	9	7		1		1
009350012000	Low Density Residential / R-1-6	0.17	9	7		1		1
011140064000	Low Density Residential / R-1-6	0.17	9	7		1		1
014352024000	Low Density Residential / R-1-6	0.17	9	7		1		1
014352024000	Low Density Residential / R-1-6	0.17	9	7		1		1
011130033000	Low Density Residential / R-1-6	0.17	9	7		1		1
011130034000	Low Density Residential / R-1-6	0.17	9	7		1		1
011130046000	Low Density Residential / R-1-6	0.17	9	7		1		1
011130025000	Low Density Residential / R-1-6	0.17	9	7		1		1
011130037000	Low Density Residential / R-1-6	0.17	9	7		1		1
011130038000	Low Density Residential / R-1-6	0.17	9	7		1		1
011130050000	Low Density Residential / R-1-6	0.17	9	7		1		1
009350013000	Low Density Residential / R-1-6	0.17	9	7		1		1
007500044000	Low Density Residential / R-1-6	0.17	9	7		1		1

Appendix B

Table B-2c: Residential Land Inventory - City of Hanford

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
008590002000	Low Density Residential / R-1-6	0.17	9	7		1		1
011500007000	Low Density Residential / R-1-6	0.17	9	7		1		1
011500008000	Low Density Residential / R-1-6	0.17	9	7		1		1
011500009000	Low Density Residential / R-1-6	0.17	9	7		1		1
011500010000	Low Density Residential / R-1-6	0.17	9	7		1		1
009360021000	Low Density Residential / R-1-6	0.17	9	7		1		1
009360020000	Low Density Residential / R-1-6	0.17	9	7		1		1
009340025000	Low Density Residential / R-1-6	0.17	9	7		1		1
008620047000	Low Density Residential / R-1-6	0.17	9	7		1		1
014242050000	Low Density Residential / R-1-6	0.17	9	7		1		1
011310034000	Low Density Residential / R-1-6	0.17	9	7		1		1
011130098000	Low Density Residential / R-1-6	0.17	9	7		1		1
011080044000	Low Density Residential / R-1-6	0.17	9	7		1		1
011270116000	Low Density Residential / R-1-6	0.17	9	7		1		1
007510022000	Low Density Residential / R-1-6	0.17	9	7		1		1
007510023000	Low Density Residential / R-1-6	0.17	9	7		1		1
007510021000	Low Density Residential / R-1-6	0.17	9	7		1		1
007510022000	Low Density Residential / R-1-6	0.17	9	7		1		1
011080041000	Low Density Residential / R-1-6	0.17	9	7		1		1
007380034000	Low Density Residential / R-1-6	0.17	9	7		1		1
007380035000	Low Density Residential / R-1-6	0.17	9	7		1		1
008620081000	Low Density Residential / R-1-6	0.17	9	7		1		1
008620083000	Low Density Residential / R-1-6	0.17	9	7		1		1
011490008000	Low Density Residential / R-1-6	0.17	9	7		1		1
011490011000	Low Density Residential / R-1-6	0.17	9	7		1		1
014551024000	Low Density Residential / R-1-6	0.17	9	7		1		1
011130097000	Low Density Residential / R-1-6	0.17	9	7		1		1
007500025000	Low Density Residential / R-1-6	0.17	9	7		1		1
007500024000	Low Density Residential / R-1-6	0.17	9	7		1		1
011130047000	Low Density Residential / R-1-6	0.17	9	7		1		1
011130051000	Low Density Residential / R-1-6	0.17	9	7		1		1
007510021000	Low Density Residential / R-1-6	0.17	9	7		1		1
007510020000	Low Density Residential / R-1-6	0.17	9	7		1		1
009360019000	Low Density Residential / R-1-6	0.17	9	7		1		1
009360020000	Low Density Residential / R-1-6	0.17	9	7		1		1
011130096000	Low Density Residential / R-1-6	0.17	9	7		1		1
011080066000	Low Density Residential / R-1-6	0.17	9	7		1		1
007500004000	Low Density Residential / R-1-6	0.17	9	7		1		1
007500004000	Low Density Residential / R-1-6	0.17	9	7		1		1
007500036000	Low Density Residential / R-1-6	0.17	9	7		1		1
009030005000	Low Density Residential / R-1-6	0.17	9	7		1		1

Appendix B

Table B-2c: Residential Land Inventory - City of Hanford

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
011130095000	Low Density Residential / R-1-6	0.17	9	7		1		1
008620084000	Low Density Residential / R-1-6	0.17	9	7		1		1
007350001000	Low Density Residential / R-1-6	0.17	9	7		1		1
012310068000	Low Density Residential / R-1-6	0.17	9	7		1		1
007500042000	Low Density Residential / R-1-6	0.17	9	7		1		1
007500041000	Low Density Residential / R-1-6	0.17	9	7		1		1
011310033000	Low Density Residential / R-1-6	0.17	9	7		1		1
011310034000	Low Density Residential / R-1-6	0.17	9	7		1		1
011310035000	Low Density Residential / R-1-6	0.17	9	7		1		1
011310036000	Low Density Residential / R-1-6	0.17	9	7		1		1
011310039000	Low Density Residential / R-1-6	0.17	9	7		1		1
011310040000	Low Density Residential / R-1-6	0.17	9	7		1		1
011310041000	Low Density Residential / R-1-6	0.17	9	7		1		1
011310042000	Low Density Residential / R-1-6	0.17	9	7		1		1
011130094000	Low Density Residential / R-1-6	0.17	9	7		1		1
012310043000	Low Density Residential / R-1-6	0.17	9	7		1		1
011310022000	Low Density Residential / R-1-6	0.17	9	7		1		1
011310023000	Low Density Residential / R-1-6	0.17	9	7		1		1
011310024000	Low Density Residential / R-1-6	0.17	9	7		1		1
011310027000	Low Density Residential / R-1-6	0.17	9	7		1		1
011310028000	Low Density Residential / R-1-6	0.17	9	7		1		1
011310029000	Low Density Residential / R-1-6	0.17	9	7		1		1
011310030000	Low Density Residential / R-1-6	0.17	9	7		1		1
011310033000	Low Density Residential / R-1-6	0.17	9	7		1		1
011170050000	Low Density Residential / R-1-6	0.17	9	7		1		1
014163015000	Low Density Residential / R-1-6	0.17	9	7		1		1
011130012000	Low Density Residential / R-1-6	0.17	9	7		1		1
011130016000	Low Density Residential / R-1-6	0.17	9	7		1		1
011490028000	Low Density Residential / R-1-6	0.16	9	7		1		1
011490029000	Low Density Residential / R-1-6	0.16	9	7		1		1
011080049000	Low Density Residential / R-1-6	0.16	9	7		1		1
011490027000	Low Density Residential / R-1-6	0.16	9	7		1		1
011490030000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130093000	Low Density Residential / R-1-6	0.16	9	7		1		1
009360022000	Low Density Residential / R-1-6	0.16	9	7		1		1
009360021000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130005000	Low Density Residential / R-1-6	0.16	9	7		1		1
007500026000	Low Density Residential / R-1-6	0.16	9	7		1		1
007500025000	Low Density Residential / R-1-6	0.16	9	7		1		1
014181012000	Low Density Residential / R-1-6	0.16	9	7		1		1
014163016000	Low Density Residential / R-1-6	0.16	9	7		1		1

Appendix B

Table B-2c: Residential Land Inventory - City of Hanford

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
011310037000	Low Density Residential / R-1-6	0.16	9	7		1		1
011310038000	Low Density Residential / R-1-6	0.16	9	7		1		1
011080050000	Low Density Residential / R-1-6	0.16	9	7		1		1
011080063000	Low Density Residential / R-1-6	0.16	9	7		1		1
011080061000	Low Density Residential / R-1-6	0.16	9	7		1		1
011080062000	Low Density Residential / R-1-6	0.16	9	7		1		1
011080059000	Low Density Residential / R-1-6	0.16	9	7		1		1
011080054000	Low Density Residential / R-1-6	0.16	9	7		1		1
011080060000	Low Density Residential / R-1-6	0.16	9	7		1		1
011080060000	Low Density Residential / R-1-6	0.16	9	7		1		1
011080057000	Low Density Residential / R-1-6	0.16	9	7		1		1
011080058000	Low Density Residential / R-1-6	0.16	9	7		1		1
011080057000	Low Density Residential / R-1-6	0.16	9	7		1		1
011080058000	Low Density Residential / R-1-6	0.16	9	7		1		1
011080055000	Low Density Residential / R-1-6	0.16	9	7		1		1
011080056000	Low Density Residential / R-1-6	0.16	9	7		1		1
011080055000	Low Density Residential / R-1-6	0.16	9	7		1		1
011080056000	Low Density Residential / R-1-6	0.16	9	7		1		1
012500060000	Low Density Residential / R-1-6	0.16	9	7		1		1
012450001000	Low Density Residential / R-1-6	0.16	9	7		1		1
008620066000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130092000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130096000	Low Density Residential / R-1-6	0.16	9	7		1		1
008620058000	Low Density Residential / R-1-6	0.16	9	7		1		1
008620057000	Low Density Residential / R-1-6	0.16	9	7		1		1
014251039000	Low Density Residential / R-1-6	0.16	9	7		1		1
007500024000	Low Density Residential / R-1-6	0.16	9	7		1		1
009350021000	Low Density Residential / R-1-6	0.16	9	7		1		1
009350020000	Low Density Residential / R-1-6	0.16	9	7		1		1
011500023000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130031000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130032000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130035000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130036000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130044000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130045000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130060000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130061000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130071000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130072000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130073000	Low Density Residential / R-1-6	0.16	9	7		1		1

Appendix B

Table B-2c: Residential Land Inventory - City of Hanford

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
011130076000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130035000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130036000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130048000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130049000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130076000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130026000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130039000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130041000	Low Density Residential / R-1-6	0.16	9	7		1		1
011510005000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130027000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130040000	Low Density Residential / R-1-6	0.16	9	7		1		1
012510015000	Low Density Residential / R-1-6	0.16	9	7		1		1
014790064000	Low Density Residential / R-1-6	0.16	9	7		1		1
007510019000	Low Density Residential / R-1-6	0.16	9	7		1		1
007510020000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130028000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130030000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130037000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130043000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130062000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130070000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130034000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130047000	Low Density Residential / R-1-6	0.16	9	7		1		1
007500030000	Low Density Residential / R-1-6	0.16	9	7		1		1
007500031000	Low Density Residential / R-1-6	0.16	9	7		1		1
011310027000	Low Density Residential / R-1-6	0.16	9	7		1		1
011310028000	Low Density Residential / R-1-6	0.16	9	7		1		1
011310029000	Low Density Residential / R-1-6	0.16	9	7		1		1
011310030000	Low Density Residential / R-1-6	0.16	9	7		1		1
010083018000	Low Density Residential / R-1-6	0.16	9	7		1		1
010081019000	Low Density Residential / R-1-6	0.16	9	7		1		1
007500032000	Low Density Residential / R-1-6	0.16	9	7		1		1
007500033000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130102000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130103000	Low Density Residential / R-1-6	0.16	9	7		1		1
011140001000	Low Density Residential / R-1-6	0.16	9	7		1		1
011140002000	Low Density Residential / R-1-6	0.16	9	7		1		1
011140004000	Low Density Residential / R-1-6	0.16	9	7		1		1
011140005000	Low Density Residential / R-1-6	0.16	9	7		1		1
011140006000	Low Density Residential / R-1-6	0.16	9	7		1		1

Appendix B

Table B-2c: Residential Land Inventory - City of Hanford

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
011140007000	Low Density Residential / R-1-6	0.16	9	7		1		1
011140050000	Low Density Residential / R-1-6	0.16	9	7		1		1
011140004000	Low Density Residential / R-1-6	0.16	9	7		1		1
011140005000	Low Density Residential / R-1-6	0.16	9	7		1		1
011140006000	Low Density Residential / R-1-6	0.16	9	7		1		1
011140007000	Low Density Residential / R-1-6	0.16	9	7		1		1
011140050000	Low Density Residential / R-1-6	0.16	9	7		1		1
011500017000	Low Density Residential / R-1-6	0.16	9	7		1		1
011500018000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130101000	Low Density Residential / R-1-6	0.16	9	7		1		1
011140002000	Low Density Residential / R-1-6	0.16	9	7		1		1
008620078000	Low Density Residential / R-1-6	0.16	9	7		1		1
007500021000	Low Density Residential / R-1-6	0.16	9	7		1		1
007500022000	Low Density Residential / R-1-6	0.16	9	7		1		1
007500023000	Low Density Residential / R-1-6	0.16	9	7		1		1
011310035000	Low Density Residential / R-1-6	0.16	9	7		1		1
011310036000	Low Density Residential / R-1-6	0.16	9	7		1		1
011310037000	Low Density Residential / R-1-6	0.16	9	7		1		1
011310038000	Low Density Residential / R-1-6	0.16	9	7		1		1
011310039000	Low Density Residential / R-1-6	0.16	9	7		1		1
007500022000	Low Density Residential / R-1-6	0.16	9	7		1		1
007500023000	Low Density Residential / R-1-6	0.16	9	7		1		1
011080051000	Low Density Residential / R-1-6	0.16	9	7		1		1
011080050000	Low Density Residential / R-1-6	0.16	9	7		1		1
008620080000	Low Density Residential / R-1-6	0.16	9	7		1		1
011310041000	Low Density Residential / R-1-6	0.16	9	7		1		1
010051008000	Low Density Residential / R-1-6	0.16	9	7		1		1
008620084000	Low Density Residential / R-1-6	0.16	9	7		1		1
007500001000	Low Density Residential / R-1-6	0.16	9	7		1		1
007500001000	Low Density Residential / R-1-6	0.16	9	7		1		1
009360033000	Low Density Residential / R-1-6	0.16	9	7		1		1
007500003000	Low Density Residential / R-1-6	0.16	9	7		1		1
007500003000	Low Density Residential / R-1-6	0.16	9	7		1		1
009360001000	Low Density Residential / R-1-6	0.16	9	7		1		1
009360027000	Low Density Residential / R-1-6	0.16	9	7		1		1
009360028000	Low Density Residential / R-1-6	0.16	9	7		1		1
009350040000	Low Density Residential / R-1-6	0.16	9	7		1		1
009360026000	Low Density Residential / R-1-6	0.16	9	7		1		1
007500037000	Low Density Residential / R-1-6	0.16	9	7		1		1
007500036000	Low Density Residential / R-1-6	0.16	9	7		1		1
007500019000	Low Density Residential / R-1-6	0.16	9	7		1		1

Appendix B

Table B-2c: Residential Land Inventory - City of Hanford

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
007500018000	Low Density Residential / R-1-6	0.16	9	7		1		1
012310039000	Low Density Residential / R-1-6	0.16	9	7		1		1
011140060000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130025000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130029000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130038000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130042000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130063000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130069000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130029000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130033000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130042000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130046000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130063000	Low Density Residential / R-1-6	0.16	9	7		1		1
014251022000	Low Density Residential / R-1-6	0.16	9	7		1		1
011310040000	Low Density Residential / R-1-6	0.16	9	7		1		1
011140064000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130009000	Low Density Residential / R-1-6	0.16	9	7		1		1
011130013000	Low Density Residential / R-1-6	0.16	9	7		1		1
007510001000	Low Density Residential / R-1-6	0.15	9	7		1		1
007510002000	Low Density Residential / R-1-6	0.15	9	7		1		1
009350022000	Low Density Residential / R-1-6	0.15	9	7		1		1
009350021000	Low Density Residential / R-1-6	0.15	9	7		1		1
009340085000	Low Density Residential / R-1-6	0.15	9	7		1		1
011500002000	Low Density Residential / R-1-6	0.15	9	7		1		1
014251017000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130003000	Low Density Residential / R-1-6	0.15	9	7		1		1
008620070000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130048000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130049000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130050000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130051000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130052000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130053000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130054000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130055000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130056000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130057000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130058000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130059000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130052000	Low Density Residential / R-1-6	0.15	9	7		1		1

Appendix B

Table B-2c: Residential Land Inventory - City of Hanford

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
011130053000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130054000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130055000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130056000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130058000	Low Density Residential / R-1-6	0.15	9	7		1		1
007500002000	Low Density Residential / R-1-6	0.15	9	7		1		1
008590049000	Low Density Residential / R-1-6	0.15	9	7		1		1
011490001000	Low Density Residential / R-1-6	0.15	9	7		1		1
011490031000	Low Density Residential / R-1-6	0.15	9	7		1		1
007500002000	Low Density Residential / R-1-6	0.15	9	7		1		1
011490004000	Low Density Residential / R-1-6	0.15	9	7		1		1
007500018000	Low Density Residential / R-1-6	0.15	9	7		1		1
007500017000	Low Density Residential / R-1-6	0.15	9	7		1		1
011080052000	Low Density Residential / R-1-6	0.15	9	7		1		1
011080051000	Low Density Residential / R-1-6	0.15	9	7		1		1
009350019000	Low Density Residential / R-1-6	0.15	9	7		1		1
009350020000	Low Density Residential / R-1-6	0.15	9	7		1		1
009350011000	Low Density Residential / R-1-6	0.15	9	7		1		1
008620068000	Low Density Residential / R-1-6	0.15	9	7		1		1
008620069000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130100000	Low Density Residential / R-1-6	0.15	9	7		1		1
011140076000	Low Density Residential / R-1-6	0.15	9	7		1		1
011310042000	Low Density Residential / R-1-6	0.15	9	7		1		1
011450036000	Low Density Residential / R-1-6	0.15	9	7		1		1
011500006000	Low Density Residential / R-1-6	0.15	9	7		1		1
011500012000	Low Density Residential / R-1-6	0.15	9	7		1		1
009350001000	Low Density Residential / R-1-6	0.15	9	7		1		1
009340085000	Low Density Residential / R-1-6	0.15	9	7		1		1
009360023000	Low Density Residential / R-1-6	0.15	9	7		1		1
011130002000	Low Density Residential / R-1-6	0.15	9	7		1		1
009360022000	Low Density Residential / R-1-6	0.15	9	7		1		1
008620056000	Low Density Residential / R-1-6	0.15	9	7		1		1
011310021000	Low Density Residential / R-1-6	0.15	9	7		1		1
011310022000	Low Density Residential / R-1-6	0.15	9	7		1		1
011310023000	Low Density Residential / R-1-6	0.15	9	7		1		1
011310024000	Low Density Residential / R-1-6	0.15	9	7		1		1
011140051000	Low Density Residential / R-1-6	0.15	9	7		1		1
008620046000	Low Density Residential / R-1-6	0.15	9	7		1		1
008620053000	Low Density Residential / R-1-6	0.15	9	7		1		1
007500038000	Low Density Residential / R-1-6	0.15	9	7		1		1
007500037000	Low Density Residential / R-1-6	0.15	9	7		1		1

Appendix B

Table B-2c: Residential Land Inventory - City of Hanford

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
009350002000	Low Density Residential / R-1-6	0.15	9	7		1		1
008620079000	Low Density Residential / R-1-6	0.15	9	7		1		1
011500003000	Low Density Residential / R-1-6	0.15	9	7		1		1
011140061000	Low Density Residential / R-1-6	0.15	9	7		1		1
009350038000	Low Density Residential / R-1-6	0.15	9	7		1		1
009350037000	Low Density Residential / R-1-6	0.15	9	7		1		1
009350036000	Low Density Residential / R-1-6	0.15	9	7		1		1
008620082000	Low Density Residential / R-1-6	0.15	9	7		1		1
007500017000	Low Density Residential / R-1-6	0.15	9	7		1		1
007500016000	Low Density Residential / R-1-6	0.15	9	7		1		1
007500014000	Low Density Residential / R-1-6	0.15	9	7		1		1
007500015000	Low Density Residential / R-1-6	0.15	9	7		1		1
010320002000	Low Density Residential / R-1-6	0.15	9	7		1		1
011110015000	Low Density Residential / R-1-6	0.15	9	7		1		1
011500025000	Low Density Residential / R-1-6	0.15	9	7		1		1
011190001000	Low Density Residential / R-1-6	0.15	9	7		1		1
008620009000	Low Density Residential / R-1-6	0.15	9	7		1		1
011500020000	Low Density Residential / R-1-6	0.14	9	7		1		1
011140062000	Low Density Residential / R-1-6	0.14	9	7		1		1
011500021000	Low Density Residential / R-1-6	0.14	9	7		1		1
011500005000	Low Density Residential / R-1-6	0.14	9	7		1		1
011500022000	Low Density Residential / R-1-6	0.14	9	7		1		1
007500016000	Low Density Residential / R-1-6	0.14	9	7		1		1
007500015000	Low Density Residential / R-1-6	0.14	9	7		1		1
011500025000	Low Density Residential / R-1-6	0.14	9	7		1		1
010052018000	Low Density Residential / R-1-6	0.14	9	7		1		1
010051008000	Low Density Residential / R-1-6	0.14	9	7		1		1
011500023000	Low Density Residential / R-1-6	0.14	9	7		1		1
011500024000	Low Density Residential / R-1-6	0.14	9	7		1		1
011130006000	Low Density Residential / R-1-6	0.14	9	7		1		1
011130011000	Low Density Residential / R-1-6	0.14	9	7		1		1
011130007000	Low Density Residential / R-1-6	0.14	9	7		1		1
011490012000	Low Density Residential / R-1-6	0.14	9	7		1		1
011490013000	Low Density Residential / R-1-6	0.14	9	7		1		1
011130008000	Low Density Residential / R-1-6	0.14	9	7		1		1
011130012000	Low Density Residential / R-1-6	0.14	9	7		1		1
011500026000	Low Density Residential / R-1-6	0.14	9	7		1		1
011140074000	Low Density Residential / R-1-6	0.14	9	7		1		1
011140076000	Low Density Residential / R-1-6	0.14	9	7		1		1
011080053000	Low Density Residential / R-1-6	0.14	9	7		1		1
011080052000	Low Density Residential / R-1-6	0.14	9	7		1		1

Appendix B

Table B-2c: Residential Land Inventory - City of Hanford

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
011270039000	Low Density Residential / R-1-6	0.14	9	7		1		1
011140062000	Low Density Residential / R-1-6	0.14	9	7		1		1
011140074000	Low Density Residential / R-1-6	0.14	9	7		1		1
007500010000	Low Density Residential / R-1-6	0.14	9	7		1		1
011500019000	Low Density Residential / R-1-6	0.14	9	7		1		1
011500022000	Low Density Residential / R-1-6	0.14	9	7		1		1
008620010000	Low Density Residential / R-1-6	0.14	9	7		1		1
011120049000	Low Density Residential / R-1-6	0.14	9	7		1		1
011310015000	Low Density Residential / R-1-6	0.14	9	7		1		1
010320119000	Low Density Residential / R-1-6	0.14	9	7		1		1
011490015000	Low Density Residential / R-1-6	0.14	9	7		1		1
011490016000	Low Density Residential / R-1-6	0.14	9	7		1		1
011490017000	Low Density Residential / R-1-6	0.14	9	7		1		1
011490018000	Low Density Residential / R-1-6	0.14	9	7		1		1
011490019000	Low Density Residential / R-1-6	0.14	9	7		1		1
011490020000	Low Density Residential / R-1-6	0.14	9	7		1		1
011490021000	Low Density Residential / R-1-6	0.14	9	7		1		1
011490022000	Low Density Residential / R-1-6	0.14	9	7		1		1
009350023000	Low Density Residential / R-1-6	0.14	9	7		1		1
012310046000	Low Density Residential / R-1-6	0.14	9	7		1		1
009350022000	Low Density Residential / R-1-6	0.14	9	7		1		1
007500039000	Low Density Residential / R-1-6	0.14	9	7		1		1
007500038000	Low Density Residential / R-1-6	0.14	9	7		1		1
011490023000	Low Density Residential / R-1-6	0.14	9	7		1		1
011490014000	Low Density Residential / R-1-6	0.14	9	7		1		1
011130015000	Low Density Residential / R-1-6	0.14	9	7		1		1
011130014000	Low Density Residential / R-1-6	0.14	9	7		1		1
011130018000	Low Density Residential / R-1-6	0.14	9	7		1		1
011130013000	Low Density Residential / R-1-6	0.14	9	7		1		1
011130017000	Low Density Residential / R-1-6	0.14	9	7		1		1
011130018000	Low Density Residential / R-1-6	0.14	9	7		1		1
011490002000	Low Density Residential / R-1-6	0.14	9	7		1		1
011490003000	Low Density Residential / R-1-6	0.14	9	7		1		1
011490004000	Low Density Residential / R-1-6	0.14	9	7		1		1
011490005000	Low Density Residential / R-1-6	0.14	9	7		1		1
011490006000	Low Density Residential / R-1-6	0.14	9	7		1		1
011490007000	Low Density Residential / R-1-6	0.14	9	7		1		1
011130017000	Low Density Residential / R-1-6	0.14	9	7		1		1
011130016000	Low Density Residential / R-1-6	0.14	9	7		1		1
008620043000	Low Density Residential / R-1-6	0.14	9	7		1		1
011140052000	Low Density Residential / R-1-6	0.14	9	7		1		1

Appendix B

Table B-2c: Residential Land Inventory - City of Hanford

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
011510003000	Low Density Residential / R-1-6	0.14	9	7		1		1
011140053000	Low Density Residential / R-1-6	0.14	9	7		1		1
011510030000	Low Density Residential / R-1-6	0.14	9	7		1		1
012460039000	Low Density Residential / R-1-6	0.14	9	7		1		1
007500040000	Low Density Residential / R-1-6	0.14	9	7		1		1
007500041000	Low Density Residential / R-1-6	0.14	9	7		1		1
008620044000	Low Density Residential / R-1-6	0.14	9	7		1		1
008620045000	Low Density Residential / R-1-6	0.14	9	7		1		1
008620054000	Low Density Residential / R-1-6	0.14	9	7		1		1
008620055000	Low Density Residential / R-1-6	0.14	9	7		1		1
011110016000	Low Density Residential / R-1-6	0.14	9	7		1		1
011110038000	Low Density Residential / R-1-6	0.14	9	7		1		1
011120049000	Low Density Residential / R-1-6	0.14	9	7		1		1
011500011000	Low Density Residential / R-1-6	0.14	9	7		1		1
012310062000	Low Density Residential / R-1-6	0.14	9	7		1		1
014760021000	Low Density Residential / R-1-6	0.14	9	7		1		1
007500039000	Low Density Residential / R-1-6	0.14	9	7		1		1
007500040000	Low Density Residential / R-1-6	0.14	9	7		1		1
011140051000	Low Density Residential / R-1-6	0.14	9	7		1		1
011490026000	Low Density Residential / R-1-6	0.14	9	7		1		1
011510029000	Low Density Residential / R-1-6	0.14	9	7		1		1
011500004000	Low Density Residential / R-1-6	0.14	9	7		1		1
012310068000	Low Density Residential / R-1-6	0.13	9	7		1		1
009350003000	Low Density Residential / R-1-6	0.13	9	7		1		1
009350004000	Low Density Residential / R-1-6	0.13	9	7		1		1
009350005000	Low Density Residential / R-1-6	0.13	9	7		1		1
009350006000	Low Density Residential / R-1-6	0.13	9	7		1		1
009350007000	Low Density Residential / R-1-6	0.13	9	7		1		1
009350008000	Low Density Residential / R-1-6	0.13	9	7		1		1
009350009000	Low Density Residential / R-1-6	0.13	9	7		1		1
009350010000	Low Density Residential / R-1-6	0.13	9	7		1		1
009350040000	Low Density Residential / R-1-6	0.13	9	7		1		1
009360024000	Low Density Residential / R-1-6	0.13	9	7		1		1
009360025000	Low Density Residential / R-1-6	0.13	9	7		1		1
009360026000	Low Density Residential / R-1-6	0.13	9	7		1		1
009360029000	Low Density Residential / R-1-6	0.13	9	7		1		1
009360030000	Low Density Residential / R-1-6	0.13	9	7		1		1
009360031000	Low Density Residential / R-1-6	0.13	9	7		1		1
009360032000	Low Density Residential / R-1-6	0.13	9	7		1		1
009360034000	Low Density Residential / R-1-6	0.13	9	7		1		1
009360035000	Low Density Residential / R-1-6	0.13	9	7		1		1

Appendix B

Table B-2c: Residential Land Inventory - City of Hanford

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
010012010000	Low Density Residential / R-1-6	0.13	9	7		1		1
012321002000	Low Density Residential / R-1-6	0.13	9	7		1		1
009350003000	Low Density Residential / R-1-6	0.13	9	7		1		1
009360023000	Low Density Residential / R-1-6	0.13	9	7		1		1
009360024000	Low Density Residential / R-1-6	0.13	9	7		1		1
009360025000	Low Density Residential / R-1-6	0.13	9	7		1		1
009360028000	Low Density Residential / R-1-6	0.13	9	7		1		1
009360031000	Low Density Residential / R-1-6	0.13	9	7		1		1
011500021000	Low Density Residential / R-1-6	0.13	9	7		1		1
011490032000	Low Density Residential / R-1-6	0.13	9	7		1		1
011500014000	Low Density Residential / R-1-6	0.13	9	7		1		1
011510025000	Low Density Residential / R-1-6	0.13	9	7		1		1
011500032000	Low Density Residential / R-1-6	0.13	9	7		1		1
009350024000	Low Density Residential / R-1-6	0.13	9	7		1		1
009350023000	Low Density Residential / R-1-6	0.13	9	7		1		1
011490001000	Low Density Residential / R-1-6	0.13	9	7		1		1
014251027000	Low Density Residential / R-1-6	0.13	9	7		1		1
008470036000	Low Density Residential / R-1-6	0.13	9	7		1		1
011490013000	Low Density Residential / R-1-6	0.12	9	7		1		1
011500033000	Low Density Residential / R-1-6	0.12	9	7		1		1
011510024000	Low Density Residential / R-1-6	0.12	9	7		1		1
011510020000	Low Density Residential / R-1-6	0.12	9	7		1		1
011510022000	Low Density Residential / R-1-6	0.12	9	7		1		1
011510021000	Low Density Residential / R-1-6	0.12	9	7		1		1
011510014000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350025000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350024000	Low Density Residential / R-1-6	0.12	9	7		1		1
011510019000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360016000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360016000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360012000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360013000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360014000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360015000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360012000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360013000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360014000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360015000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360009000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360010000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360011000	Low Density Residential / R-1-6	0.12	9	7		1		1

Appendix B

Table B-2c: Residential Land Inventory - City of Hanford

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
009360010000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360011000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360006000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360007000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360008000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360003000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360004000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360005000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350039000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360002000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350038000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350036000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350033000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350034000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350035000	Low Density Residential / R-1-6	0.12	9	7		1		1
009360017000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350033000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350034000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350035000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350029000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350030000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350031000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350032000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350028000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350029000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350030000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350031000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350032000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350026000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350027000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350028000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350025000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350026000	Low Density Residential / R-1-6	0.12	9	7		1		1
009350027000	Low Density Residential / R-1-6	0.12	9	7		1		1
011500015000	Low Density Residential / R-1-6	0.12	9	7		1		1
011490009000	Low Density Residential / R-1-6	0.12	9	7		1		1
011510001000	Low Density Residential / R-1-6	0.12	9	7		1		1
011490003000	Low Density Residential / R-1-6	0.12	9	7		1		1
011270039000	Low Density Residential / R-1-6	0.12	9	7		1		1
007510007000	Low Density Residential / R-1-6	0.12	9	7		1		1
010081019000	Low Density Residential / R-1-6	0.12	9	7		1		1

Appendix B

Table B-2c: Residential Land Inventory - City of Hanford

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
010052018000	Low Density Residential / R-1-6	0.12	9	7		1		1
009320099000	Low Density Residential / R-1-6	0.12	9	7		1		1
011510015000	Low Density Residential / R-1-6	0.12	9	7		1		1
011500018000	Low Density Residential / R-1-6	0.12	9	7		1		1
011490007000	Low Density Residential / R-1-6	0.12	9	7		1		1
011490008000	Low Density Residential / R-1-6	0.12	9	7		1		1
010163030000	Low Density Residential / R-1-6	0.12	9	7		1		1
010173001000	Low Density Residential / R-1-6	0.12	9	7		1		1
010083018000	Low Density Residential / R-1-6	0.12	9	7		1		1
011510004000	Low Density Residential / R-1-6	0.12	9	7		1		1
011500035000	Low Density Residential / R-1-6	0.12	9	7		1		1
011490024000	Low Density Residential / R-1-6	0.12	9	7		1		1
011270116000	Low Density Residential / R-1-6	0.12	9	7		1		1
011490010000	Low Density Residential / R-1-6	0.12	9	7		1		1
011490002000	Low Density Residential / R-1-6	0.12	9	7		1		1
011510018000	Low Density Residential / R-1-6	0.12	9	7		1		1
011510027000	Low Density Residential / R-1-6	0.12	9	7		1		1
011500028000	Low Density Residential / R-1-6	0.12	9	7		1		1
011500034000	Low Density Residential / R-1-6	0.12	9	7		1		1
011500036000	Low Density Residential / R-1-6	0.12	9	7		1		1
011490025000	Low Density Residential / R-1-6	0.12	9	7		1		1
011500026000	Low Density Residential / R-1-6	0.12	9	7		1		1
011490026000	Low Density Residential / R-1-6	0.12	9	7		1		1
011490027000	Low Density Residential / R-1-6	0.12	9	7		1		1
011490028000	Low Density Residential / R-1-6	0.12	9	7		1		1
011490029000	Low Density Residential / R-1-6	0.12	9	7		1		1
011490030000	Low Density Residential / R-1-6	0.12	9	7		1		1
011490031000	Low Density Residential / R-1-6	0.12	9	7		1		1
011500017000	Low Density Residential / R-1-6	0.12	9	7		1		1
009320153000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500001000	Low Density Residential / R-1-6	0.11	9	7		1		1
011510007000	Low Density Residential / R-1-6	0.11	9	7		1		1
011510006000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500013000	Low Density Residential / R-1-6	0.11	9	7		1		1
011510008000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500031000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500027000	Low Density Residential / R-1-6	0.11	9	7		1		1
011510011000	Low Density Residential / R-1-6	0.11	9	7		1		1
011510013000	Low Density Residential / R-1-6	0.11	9	7		1		1
011510009000	Low Density Residential / R-1-6	0.11	9	7		1		1
011510012000	Low Density Residential / R-1-6	0.11	9	7		1		1

Appendix B

Table B-2c: Residential Land Inventory - City of Hanford

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
011510010000	Low Density Residential / R-1-6	0.11	9	7		1		1
011490014000	Low Density Residential / R-1-6	0.11	9	7		1		1
011490015000	Low Density Residential / R-1-6	0.11	9	7		1		1
011490016000	Low Density Residential / R-1-6	0.11	9	7		1		1
011490017000	Low Density Residential / R-1-6	0.11	9	7		1		1
011490018000	Low Density Residential / R-1-6	0.11	9	7		1		1
011490019000	Low Density Residential / R-1-6	0.11	9	7		1		1
011490020000	Low Density Residential / R-1-6	0.11	9	7		1		1
011490021000	Low Density Residential / R-1-6	0.11	9	7		1		1
011490022000	Low Density Residential / R-1-6	0.11	9	7		1		1
011490023000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500002000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500003000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500004000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500005000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500006000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500007000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500008000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500009000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500010000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500011000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500012000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500014000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500015000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500016000	Low Density Residential / R-1-6	0.11	9	7		1		1
011490006000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500016000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500020000	Low Density Residential / R-1-6	0.11	9	7		1		1
011490005000	Low Density Residential / R-1-6	0.11	9	7		1		1
011490012000	Low Density Residential / R-1-6	0.11	9	7		1		1
011490011000	Low Density Residential / R-1-6	0.11	9	7		1		1
011510002000	Low Density Residential / R-1-6	0.11	9	7		1		1
011490025000	Low Density Residential / R-1-6	0.11	9	7		1		1
011500019000	Low Density Residential / R-1-6	0.11	9	7		1		1
011310015000	Low Density Residential / R-1-6	0.11	9	7		1		1
011310021000	Low Density Residential / R-1-6	0.11	9	7		1		1
010480069000	Low Density Residential / R-1-6	0.08	9	7		1		1
011510027000	Low Density Residential / R-1-6	0.08	9	7		1		1
009320127000	Low Density Residential / R-1-6	0.08	9	7		1		1
016051032000	Low Density Residential / R-1-6	0.06	9	7		1		1
009320149000	Low Density Residential / R-1-6	0.04	9	7		1		1

Appendix B

Table B-2c: Residential Land Inventory - City of Hanford

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
009320123000	Low Density Residential / R-1-6	0.04	9	7		1		1
007340039000	Low Density Residential / R-1-6	0.03	9	7		1		1
009320086000	Low Density Residential / R-1-6	0.03	9	7		1		1
009320073000	Low Density Residential / R-1-6	0.03	9	7		1		1
008530026000	Low Density Residential / R-1-6	0.03	9	7		1		1
009340002000	Low Density Residential / R-1-6	0.03	9	7		1		1
Subtotals		308.70				2,155		2,155
008410043000	Low Density Residential / R-1-8	14.88	9	5		81		81
009050007000	Low Density Residential / R-1-8	12.26	9	5		66		66
009050002000	Low Density Residential / R-1-8	7.93	9	5		43		43
008670015000	Low Density Residential / R-1-8	5.75	9	5		31		31
008410037000	Low Density Residential / R-1-8	2.69	9	5		14		14
008410044000	Low Density Residential / R-1-8	1.93	9	5		10		10
008140064000	Low Density Residential / R-1-8	0.70	9	5		3		3
014161049000	Low Density Residential / R-1-8	0.56	9	5		3		3
008570017000	Low Density Residential / R-1-8	0.39	9	5		2		2
008283018000	Low Density Residential / R-1-8	0.30	9	5		1		1
007480026000	Low Density Residential / R-1-8	0.29	9	5		1		1
008570021000	Low Density Residential / R-1-8	0.28	9	5		1		1
007480025000	Low Density Residential / R-1-8	0.28	9	5		1		1
007480028000	Low Density Residential / R-1-8	0.28	9	5		1		1
007480024000	Low Density Residential / R-1-8	0.27	9	5		1		1
007480029000	Low Density Residential / R-1-8	0.27	9	5		1		1
008320030000	Low Density Residential / R-1-8	0.27	9	5		1		1
008570026000	Low Density Residential / R-1-8	0.26	9	5		1		1
008570024000	Low Density Residential / R-1-8	0.26	9	5		1		1
007040037000	Low Density Residential / R-1-8	0.25	9	5		1		1
007040036000	Low Density Residential / R-1-8	0.25	9	5		1		1
007040038000	Low Density Residential / R-1-8	0.25	9	5		1		1
007480015000	Low Density Residential / R-1-8	0.25	9	5		1		1
007480016000	Low Density Residential / R-1-8	0.25	9	5		1		1
007480013000	Low Density Residential / R-1-8	0.24	9	5		1		1
007480014000	Low Density Residential / R-1-8	0.24	9	5		1		1
007040042000	Low Density Residential / R-1-8	0.24	9	5		1		1
007040040000	Low Density Residential / R-1-8	0.24	9	5		1		1
007480021000	Low Density Residential / R-1-8	0.24	9	5		1		1
008570011000	Low Density Residential / R-1-8	0.23	9	5		1		1
008113003000	Low Density Residential / R-1-8	0.23	9	5		1		1
008161010000	Low Density Residential / R-1-8	0.23	9	5		1		1
008022021000	Low Density Residential / R-1-8	0.22	9	5		1		1

Appendix B

Table B-2c: Residential Land Inventory - City of Hanford

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
008293012000	Low Density Residential / R-1-8	0.22	9	5		1		1
008022018000	Low Density Residential / R-1-8	0.20	9	5		1		1
008022019000	Low Density Residential / R-1-8	0.20	9	5		1		1
008022020000	Low Density Residential / R-1-8	0.20	9	5		1		1
008350052000	Low Density Residential / R-1-8	0.19	9	5		1		1
008670008000	Low Density Residential / R-1-8	0.18	9	5		1		1
014161014000	Low Density Residential / R-1-8	0.17	9	5		1		1
008670003000	Low Density Residential / R-1-8	0.16	9	5		1		1
008670002000	Low Density Residential / R-1-8	0.15	9	5		1		1
008281004000	Low Density Residential / R-1-8	0.15	9	5		1		1
008670012000	Low Density Residential / R-1-8	0.15	9	5		1		1
008670010000	Low Density Residential / R-1-8	0.15	9	5		1		1
008670009000	Low Density Residential / R-1-8	0.13	9	5		1		1
Subtotals		55.44				290		290
007030019000	Very Low Density Residential / R-1-12	1.50	3	3			5	5
008410024000	Very Low Density Residential / R-1-12	3.23	2	2			7	7
011420054000	Very Low Density Residential / R-1-12	2.50	2	2			5	5
014080035000	Very Low Density Residential / R-1-12	1.23	2	2			2	2
009040009000	Very Low Density Residential / R-1-12	1.21	2	2			2	2
009040032000	Very Low Density Residential / R-1-12	0.88	2	2			1	1
009040013000	Very Low Density Residential / R-1-12	0.82	2	2			1	1
009040006000	Very Low Density Residential / R-1-12	0.76	2	2			1	1
009040002000	Very Low Density Residential / R-1-12	0.75	2	2			1	1
009040041000	Very Low Density Residential / R-1-12	0.75	2	2			1	1
009040042000	Very Low Density Residential / R-1-12	0.74	2	2			1	1
009040040000	Very Low Density Residential / R-1-12	0.73	2	2			1	1
009040036000	Very Low Density Residential / R-1-12	0.72	2	2			1	1
008410048000	Very Low Density Residential / R-1-12	0.72	2	2			1	1
008410047000	Very Low Density Residential / R-1-12	0.65	2	2			1	1
008410046000	Very Low Density Residential / R-1-12	0.65	2	2			1	1
007160012000	Very Low Density Residential / R-1-12	0.58	2	2			1	1
014400020000	Very Low Density Residential / R-1-12	0.55	2	2			1	1
014400021000	Very Low Density Residential / R-1-12	0.53	2	2			1	1
008410049000	Very Low Density Residential / R-1-12	0.47	2	2			1	1
008410050000	Very Low Density Residential / R-1-12	0.47	2	2			1	1
014400016000	Very Low Density Residential / R-1-12	0.47	2	2			1	1
014400026000	Very Low Density Residential / R-1-12	0.46	2	2			1	1
014400023000	Very Low Density Residential / R-1-12	0.46	2	2			1	1
014400024000	Very Low Density Residential / R-1-12	0.46	2	2			1	1
008410052000	Very Low Density Residential / R-1-12	0.46	2	2			1	1

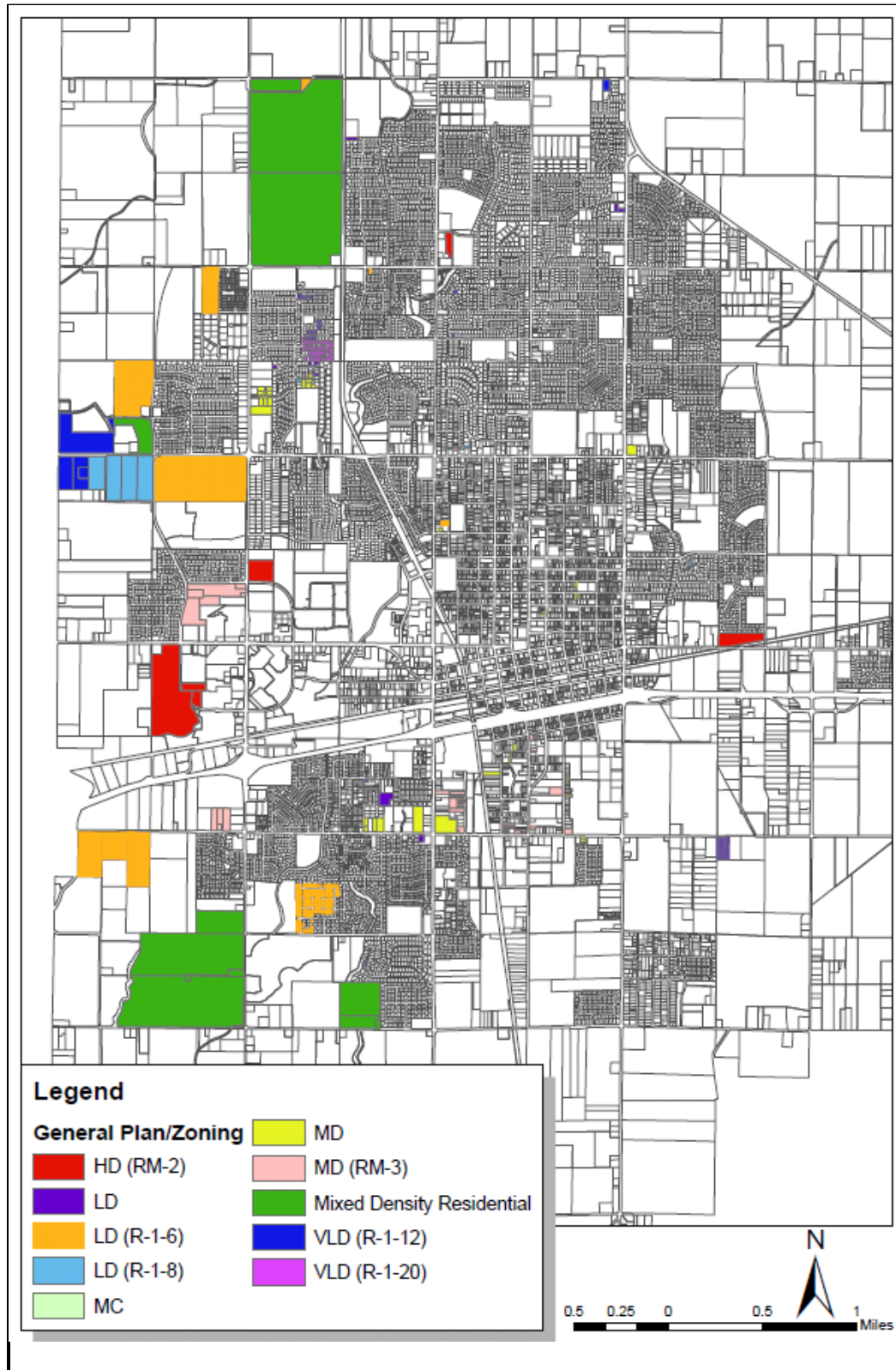
Appendix B

Table B-2c: Residential Land Inventory - City of Hanford

APN	General Plan/ Zoning Designation	Parcel Size (acres)	Max Density (Units/acre)	Realistic Density (Units/acre)	Lower	Mod	Above Mod	Total
008410051000	Very Low Density Residential / R-1-12	0.41	2	2			1	1
007090026000	Very Low Density Residential / R-1-12	0.36	2	2			1	1
014400025000	Very Low Density Residential / R-1-12	0.34	2	2			1	1
014400028000	Very Low Density Residential / R-1-12	0.34	2	2			1	1
Subtotals		24.22					41	41
TOTALS					2,067	3,394	41	5,502

Appendix B

Figure B-1c: Land Inventory Map – City of Hanford



Appendix C Public Participation Summary

Public participation is an important component of the planning process, and this update to the Housing Element has provided residents and other interested parties numerous opportunities for review and comment. Public notices for all Housing Element meetings and public hearings were mailed to a list of interested persons and organizations and published in the local newspaper in advance of each meeting, as well as posting the notices on each jurisdiction's website. The draft Housing Element was made available for review at City Halls, the County Government Center, the Kings County Association of Governments office, and libraries, and was also posted on each jurisdiction's website.

After receiving comments on the draft Housing Element from the State Housing and Community Development Department, a proposed final Housing Element was prepared and made available for public review prior to public hearings and adoption by each City Council and the Board of Supervisors.

Table C-1. Public Meeting Summary

Date	Meeting
10/21/2014	Hanford study session
11/4/2014	Lemoore study session
11/10/2014	Corcoran study session
11/13/2014	Avenal study session
11/13/2014	Kings County study session
12/7/2015	Avenal Planning Commission hearing
12/8/2015	Hanford Planning Commission hearing
12/10/2015	Avenal City Council hearing
12/14/2015	Lemoore Planning Commission hearing
1/4/2016	Kings County Planning Commission hearing
1/5/2016	Hanford City Council hearing
1/11/2016	Corcoran Planning Commission hearing
1/18/2016	Corcoran City Council hearing
1/19/2016	Lemoore City Council hearing

Table C-1 includes a list of opportunities for public involvement in the preparation of this Housing Element update. Table C-2 provides the list of persons and organizations that were notified of the availability of the draft Housing Element as well as public meeting notices. This notification list included persons and organizations representing the interests of lower-income households and persons with special needs such as the Kings County Housing Authority, Self-Help Enterprises, the Center on Race, Poverty and the Environment, the Kings Community Action Organization and many others. Table C-3 summarizes the public comments received during the preparation of the Housing Element update along with a description of how those comments were addressed in the element.

After receiving comments on the draft Housing Element from the state Department of Housing and Community Development, a proposed final Housing Element was prepared and made available for public review prior to adoption by each City Council and the Board of Supervisors.

Appendix C

Table C-2. Public Notice List

PEGGY GREGORY AG EXTENSION 1400 W. LACEY BLVD. HANFORD, CA 93230	MARY ANNE FORD SHERMAN BEHAVIORAL HEALTH DIRECTOR 1400 W. LACEY BLVD. HANFORD, CA 93230
MARLANA BROWN COMMUNITY PLANS LIAISON OFFICER 750 ENTERPRISE AVENUE NAS LEMOORE, CA 93246	TIM NISWANDER AGRICULTURAL COMMISSIONER 1400 W. LACEY BLVD. HANFORD, CA 93230
KETTLEMAN CITY CSD P.O. BOX 179 KETTLEMAN CITY CA 93239	ARMONA COMMUNITY SERVICES DISTRICT P.O. BOX 486 ARMONA, CA 93202
HOME GARDEN CSD 11677 2ND PLACE HANFORD, CA 93230	STRATFORD PUD 19681 RAILROAD AVENUE P. O. BOX 85 STRATFORD, CA 93266
LEMOORE ADVANCE 339 W. 'D' STREET LEMOORE, CA 93245	JAY SALYER KINGS COUNTY ECONOMIC DEVELOPMENT CORP. 120 N. IRWIN STREET HANFORD, CA 93230
CORCORAN JOURNAL P.O. BOX 487 CORCORAN, CA 93212	SALVATION ARMY 380 E IVY STREET HANFORD, CA 93230
LOUISE CARDOSA HANFORD SENTINEL P.O. BOX 9 HANFORD, CA 93232	DIWATA FONTE FRESNO BEE 525 W. MAIN STREET, SUITE F VISALIA, CA 93291-6149
KINGS TIMBERLAND 1220 JEPSON AVENUE CORCORAN, CA 93212	DIANA PECK KINGS COUNTY FARM BUREAU 870 GREENFIELD AVENUE HANFORD, CA 93230
CAROLINE FARRELL CENTER ON RACE, POVERTY & THE ENVIRONMENT 1224 JEFFERSON STREET, SUITE 25 DELANO, CA 93215	RANDY MCNARY HOUSING AUTHORITY OF KINGS COUNTY 670 SOUTH IRWIN STREET HANFORD, CA 93230

Appendix C

GREENACTION ONE HALLIDIE PLAZA, SUITE 760 SAN FRANCISCO, CA 94102	NANETTE VILLARREAL KINGS UNITED WAY 11050 13TH AVE HANFORD, CA 93230
KINGS COUNTY OFFICE OF EDUCATION 1144 W. LACEY BLVD. HANFORD, CA 93230	CENTRAL VALLEY CHRISTIAN HOUSING DEVELOPMENT 2222 W. SUNNYSIDE AVE VISALIA, CA 93277
AMERICAN RED CROSS MARIE DAVIS 505 WEST MAIN STREET VISALIA, CALIFORNIA 93291	CORNERSTONE RECOVERY SYSTEMS TOM DOYLE 801 W. 7 TH STREET POST OFFICE BOX 1124 HANFORD, CALIFORNIA 93232
CHAMPIONS RECOVERY ALTERNATIVE PROGRAMS SUE WEISENHAUS-BRAZ 700 NORTH IRWIN STREET HANFORD, CALIFORNIA 93230	CORCORAN EMERGENCY AID MARILYN NOLAN 2121 W. WHITLEY AVE POST OFFICE BOX 393 CORCORAN, CALIFORNIA 93212
KINGS COMMUNITY ACTION ORGANIZATION EMERGENCY SVCS PROGRAM AND WOMAN'S SHELTER LUPE GARCIA 1222 WEST LACEY BOULEVARD HANFORD, CALIFORNIA 93230	LEMOORE CHRISTIAN AID, INC. JANEY CASTILLO 224 N. LEMOORE AVE. POST OFFICE BOX 134
YMCA OF KINGS COUNTY LAURA T. MARTIN 1010 W. GRANGEVILLE BLVD HANFORD, CALIFORNIA 93230	OPERATION LIFE TRANSFORMED KIM MARRERO 748 W. SANDSTONE COURT HANFORD, CALIFORNIA 93230
KINGS COUNTY COMMISSION ON AGING ADULT SOCIAL DAY CARE PROGRAM SHARON L.T. DEMASTERS 1197 SOUTH DRIVE HANFORD, CALIFORNIA 93230	THE SALVATION ARMY MAJOR GREGORY MOODY 380 E. IVY STREET POST OFFICE BOX 987 HANFORD, CALIFORNIA 93232
KINGS PARTNERSHIP FOR CHILDREN- SAT. ENRICHMENT PROGRAM DR. KIM WILDEY 11593 SOUTH 10TH AVE, POST OFFICE BOX 185 HANFORD, CALIFORNIA 93232	CHURCH OF THE SAVIOUR, SOUP KITCHEN CAROL DYER 519 NORTH DOUTY STREET HANFORD, CALIFORNIA 93230
K-POP 3056 CASTRO VALLEY BLVD, SUITE 186 CASTRO VALLEY, CA 94546	UNITED CEREBRAL PALSY OF CENTRAL CALIFORNIA DEBBIE GIBSON 606 WEST SIXTH STREET HANFORD, CALIFORNIA 93230

Appendix C

CHAMPIONS RECOVERY ALTERNATIVE PROGRAMS SUE WEISENHAUS-BRAZ 700 NORTH IRWIN STREET HANFORD, CALIFORNIA 93230	SELF HELP ENTERPRISES TOM COLLISHAW 8445 W ELOWIN CT VISALIA, CA 93291-9262
	SELF HELP ENTERPRISES DOUG PINGEL 8445 W ELOWIN CT VISALIA, CA 93291-9262

Appendix C

Table C-3. Summary of Public Comments

Comment	Response
What happens if the City doesn't achieve the RHNA allocation?	The RHNA is a planning target, not a development quota. The City's primary responsibility is to ensure that adequate sites are available to accommodate the level of development for all income segments commensurate with the RHNA. There is no penalty for not achieving housing construction equal to the RHNA.
How is the RHNA determined?	The RHNA is prepared by the Kings County Association of Governments (KCAG) as the regional planning agency for Kings County based on growth trends, local plans, physical and other constraints such as public open space, prime agricultural land and sensitive environmental resources. The RHNA is reviewed and approved by the California Department of Housing and Community Development.
What are the requirements for transitional/ supportive housing and residential care facilities?	Transitional and supportive housing must be permitted according to the same standards and procedures as apply to other residential uses of the same type in the same zone. Also, state-licensed residential care facilities for 6 or fewer persons must be treated as a family residential use. Larger care facilities for 7 or more persons may require approval of a conditional use permit and may be restricted to multi-family or non-residential zones.
How can cities be expected to meet their affordable housing needs when a major source of housing funds were eliminated with redevelopment agencies?	The RHNA is a planning target, not a development mandate or quota. Cities are not solely responsible for production of affordable housing, but they play an important role through their land use plans and development regulations. If a city has adopted plans and regulations that facilitate affordable housing development commensurate with their RHNA allocation, it will not be penalized if housing production is less than the RHNA.

Appendix C

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RESOLUTION NO. 16-01-R

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD
APPROVING GENERAL PLAN AMENDMENT 2014-05, A RESOLUTION ALSO
APPROVING THE 2016-2024 HOUSING ELEMENT UPDATE**

At a regular meeting of the City Council of the City of Hanford duly called to order and held on January 5, 2016, at 7:00 p.m., it was moved by Council Member _____, and seconded by Council Member _____, and duly carried that the following resolution be adopted:

WHEREAS, state law requires each jurisdiction in California to adopt a General Plan, which includes a Housing Element; and

WHEREAS, each jurisdiction within Kings County is required by state law to prepare an update to its Housing Element for the 2016-2024 planning period; and

WHEREAS, on October 21, 2014 the City Council conducted a study session regarding the 2016-2024 Housing Element; and

WHEREAS, in compliance with Section 65585 of the California Government Code, the Draft Housing Element was transmitted to the California Department of Housing and Community Development (HCD) for review; and

WHEREAS, on November 24, 2015 HCD issued a letter reporting its findings on the Draft Housing Element, which has been reviewed and considered by the City Council; and

WHEREAS, the City's responses to each and every HCD comment, along with a summary of revisions made in the Draft Housing Element to address those comments, are set forth in Attachment 1 (**Exhibit B**), incorporated herein by reference; and

WHEREAS, the City Manager is directed to make clerical or technical revisions to the Housing Element that may be necessary to obtain a finding of substantial compliance by HCD; and

WHEREAS, General Plan Amendment No. 2014-05, filed by the City of Hanford, proposes to update the Housing Element; and

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

WHEREAS, the City of Hanford Planning Commission, at its regularly scheduled meeting on December 8, 2015, held a public hearing and received testimony and evidence for and against the proposed General Plan Amendment. After closing the public hearing, the Planning Commission of the City of Hanford, by resolution, recommended that the City Council of the City of Hanford approve General Plan Amendment No. 2014-05; and

WHEREAS, the City Council of the City of Hanford, at its regularly scheduled meeting on January 5, 2016, held a public hearing and received testimony and evidence regarding proposed General Plan Amendment No. 2014-05; and

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

WHEREAS, an addendum to Negative Declaration No. 2010-02 for the 2009-2014 Housing Element was prepared in compliance with the California Environmental Quality Act (“CEQA”) and the City of Hanford Municipal Code and Policies; and,

WHEREAS, on the basis of the application for the amendment to the general plan, the documentation and information provided in the staff report and the evidence and testimony submitted at the public hearing, the City Council for the City of Hanford hereby makes the following findings for General Plan Amendment 2014-05:

1. That notice of the proposed General Plan Amendment was provided to the Native American Heritage Commission and the referred tribal agencies in accordance with California Government Code 65352.3 (SB18).
2. That Addendum No. 1 to Negative Declaration No. 2010-02 adopted for the 2016-2024 Housing Element was prepared for the proposed General Plan Amendment in accordance with the California Environmental Quality Act.
3. That the proposed general plan amendment is internally consistent with the General Plan and that no policy conflicts exist with the text or the land use diagram.
4. That the proposed 2016-2024 Housing Element amendment, as set forth as Exhibit E and Exhibit F and incorporated herein by reference, addresses the comments of HCD and substantially complies with the requirements of state housing element law (Government Code Sec. 65580 et seq.).

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Hanford hereby approves General Plan Amendment No. 2014-05. Passed and adopted at a regular meeting of the City Council of the City of Hanford duly called and held on January 5, 2016, by the following vote:

AYES: _____
NOES: _____
ABSTAIN: _____
ABSENT: _____

JUSTIN MENDES
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 _____, 2016.

Date: _____

City Clerk

Attachment: EXHIBIT F: CC Resolution 16-01-R (1262 : GENERAL PLAN AMENDMENT NO. 2014-05/2016-2024 Housing Element)



AGENDA STAFF REPORT

MEETING DATE: 1/5/2016	AGENDA SECTION: C
-------------------------------	--------------------------

SUBJECT:

Administration: Hearing on Adoption of Resolution of Necessity for APNs: 014-251-049 and 014-251-050, (8148 East Lacey Boulevard, Hanford, California).

RECOMMENDATION:

If the landowners have not accepted the City's offer by the time of tonight's hearing, it is recommended that the City hold the hearing on the RON, allow the landowners to speak on any issue they may present, and if applicable, adopt the RON and the findings therein.

As required by the California Code of Civil Procedure § 1245.240, a 2/3 vote is required for the RON to be adopted.

BACKGROUND:

The attached "Resolution of Necessity" is necessary for the City to acquire part of the property located at 8148 East Lacey Boulevard ("Property").

The Property is necessary for the Lacey realignment project which began in relationship to the proposed shopping center on the SW corner near Highway 43 and E Lacey Blvd.

The City has been in contact with the property owner in regard to this partial acquisition, and the owner obtained an appraisal on the land proposed to be purchased by the City. The City has made the offer for the appraised value to the landowner, but the offer has not been accepted.

In order to complete the project, the City must proceed to acquire the property by eminent domain so that Lacey Blvd can be realigned and provide a suitable connection from Lacey Blvd. to Highway 43. The realignment is necessary to comply with Caltrans' mandates and the Environmental Impact Report for the shopping center project. Before starting a formal eminent

domain proceeding in the court system if an agreement cannot be reached, the City must adopt a “resolution of necessity” (“RON”). In order to adopt the RON, Council is required to find:

- 1) The public interest and necessity require the project for which the property is being acquired;
- 2) The project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- 3) The property is necessary for the project; and
- 4) The offer under Gov. Code 7267.2 has been made or the owner cannot be located with reasonable diligence.

(CCP 1245.230(c))

- 5) Identify the project;
- 6) The City has complied with CEQA for the project.

Also required by the Government Code is a hearing on the RON which will occur at this time. During the hearing, the landowner will have an opportunity to address the Council on the proposed resolution.

The landowners were provided written notice of the hearing on December 17, 2015, which is also enclosed in this report.

FISCAL IMPACT:

ATTACHMENTS:

Appraisal Report
Letter
Resolution of Necessity

APPRAISAL REPORT



HELENA CHEMICAL COMPANY

Partial Acquisition of 17.69-Acre Fertilizer Facility
For East Lacey Boulevard Realignment
8148 East Lacey Boulevard
Hanford, California

Date of Value:
October 7, 2015

Client:
Kahn, Soares & Conway, LLP



Attachment: Appraisal Report (1274 : Adoption of Resolution of Necessity)



October 17, 2015

Jan Kahn, Esquire
Kahn, Soares & Conway, LLP
219 North Douty Street
Hanford, California 93230

RE: *Appraisal of partial acquisition of Helena Chemical Company property for East Lacey Boulevard Realignment Project, in Hanford, California. Our file no. 15-088.*

Dear Mr. Kahn:

In accordance with your request, I am pleased to transmit the attached appraisal report. I have personally inspected and appraised the Helena Chemical Company property located at 8148 East Lacey Boulevard, in Hanford, California. The 17.69-acre property is owner occupied as an agricultural fertilizer storage, blending, and sales facility.

The City of Hanford is now proposing to realign East Lacey Boulevard in front of the property as part of a project to relocate the street's intersection with State Route 43 to the north of its current location. A roundabout is being proposed to handle congestion and the anticipated increase in traffic volume that would come from a large, new commercial shopping center being planned in this area. As part of the street realignment, the City is seeking to acquire two portions of the subject property totaling 23,353 square feet in fee title for use as road right-of-way.

The client for this assignment is considered to be the law firm of Kahn, Soares & Conway, LLP, who represents Helena Chemical Company in this matter, and the attached appraisal has been ordered by the lead attorney for the case. It is my understanding that the client's intended use of the appraisal opinions and conclusions is for assistance in determining the appropriate just compensation to be paid to the property owner for the partial acquisitions.

The purpose of the appraisal is to provide an opinion of the market value of the fee title interest in the portions of the property to be acquired along with any net severance damages to the remainder resulting from the partial acquisitions and the construction and use of the project in the manner proposed. The specific definitions of these terms are contained within the attached appraisal report. This is considered to be a current value opinion with an effective date of value of October 7, 2015.

The scope of work that is performed in answering the appraisal problem in this assignment has been determined based on the need to develop credible assignment results consistent with the intended use of the appraisal. Also, there are several assumptions and limiting conditions that help to set a context for the valuation. Both the scope of work and assumptions and limiting conditions are more fully

detailed in the attached Appraisal Report document and they should be reviewed by any reader in order to properly understand the analyses and conclusions.

After considering all of the available facts and pertinent information regarding the subject property, and based upon the analyses and conclusions contained within the attached appraisal report, it is my opinion that the current market value of the fee title interest in the portions of the property to be acquired along with any net severance damages to the remainder as of October 7, 2015 is:

Market Value of Proposed Partial Acquisition	\$814,178
Net Severance Damages to the Remainder	<u>+ \$205,824</u>
Total Just Compensation	\$1,020,002
rounded to	<u><u>\$1,020,000</u></u>

This opinion of total just compensation has been arrived at using the State Rule of appraisal for partial acquisitions. The attached appraisal report details the various steps and procedures that are used to arrive at the value conclusions, including the valuation of the portions of the property that are to be acquired and any damages or benefits to the remainder caused by the construction and use of the project in the manner proposed.

It is the appraiser's intent that the value conclusions and the appraisal report will be used by the client only for purposes of assisting in the determination of just compensation. The only other intended user of the appraisal is Helena Chemical Company. Any reader of the attached report is cautioned to understand the limited purpose for which it has been prepared. Reliance upon the information, data, or conclusions indicated within the report by anyone other than the client, or other identified party, or for any reason other than the stated intended use is inappropriate and could be misunderstood. This letter is intended only to transmit the attached appraisal report and should not be considered the report itself.

Thank you for this appraisal assignment. If you have any questions regarding it, please feel free to contact me.

Sincerely,



Keith J. Hopper, MAI, R/W-AC, AI-GRS
CA #AG002559 (expires 10/4/2016)

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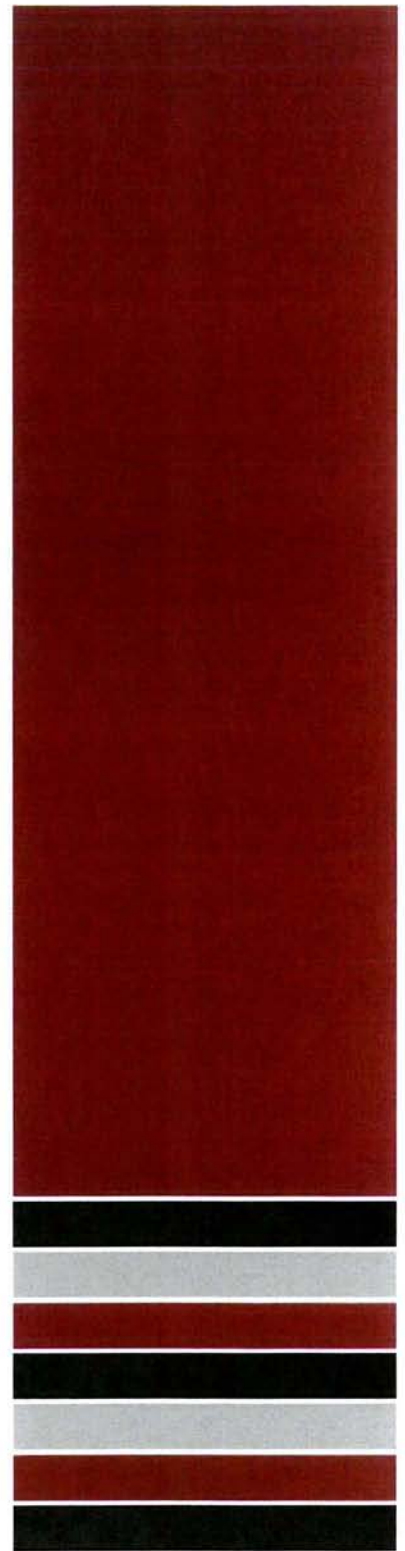
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INTRODUCTION TO THE APPRAISAL



Attachment: Appraisal Report (1274 : Adoption of Resolution of Necessity)



HopperCompany
Real Property Valuation

THE APPRAISAL PROBLEM

The subject property is an agricultural fertilizer storage, blending, and sales facility that occupies 17.69 acres of land located along the north side of East Lacey Boulevard, west of State Route 43, in Hanford, California. The property is owned and operated by Helena Chemical Company, and the facility includes an office building, a shop building, a rail spur, and other related improvements.

The City of Hanford is now working in conjunction with the California Department of Transportation to relocate the intersection of East Lacey Boulevard and State Route 43 to the north of its current location and install a roundabout to handle congestion and the anticipated increase in traffic volume that would come from the proposed Hanford Marketplace Shopping Center development. This commercial project will develop nearly 500,000 square feet of retail space and be anchored by a Costco wholesale store. As part of the street realignment, the City is seeking to acquire two portions of the subject property totaling 23,353 square feet in fee title for use as road right-of-way for East Lacey Boulevard.

The law firm of Kahn, Soares & Conway, LLP represents Helena Chemical Company in this matter. The lead attorney for the case has ordered this appraisal and the law firm is considered to be the client for the assignment. It is understood that the client's intended use of the appraisal opinions and conclusions is for assistance in determining the appropriate just compensation to be paid to the property owner for the partial acquisitions.

The purpose of the appraisal is to provide an opinion of the market value of the fee title interest in the portions of the property to be acquired along with any net severance damages to the remainder resulting from the partial acquisitions and the construction and use of the project in the manner proposed. This is considered to be a current value opinion with an effective date of value of October 7, 2015, which is when the property was inspected by the appraiser.

The appraisal has been prepared in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation, the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, the Ethical Rules of the International Right of Way Association, the California Code of Civil Procedures dealing with Eminent Domain Law, the California Evidence Code, and applicable case law precedent. The scope of work that is performed in answering the appraisal problem has been determined based on input from the client and the need to develop credible assignment results consistent with the intended use of the appraisal. This scope is more fully detailed later in the *Scope of Work* section of this report.

In accordance with USPAP Standards Rule 2-2, the results of this appraisal are being communicated in a narrative style Appraisal Report that provides a thorough presentation of the important facts and information having an impact on the value of the subject property.

There are several underlying assumptions and conditions that are made throughout this appraisal that affect the value conclusions that are reached. They are detailed later in the *Assumptions and Limiting Conditions* section of this report and should be fully read and understood in order to have a proper basis on which to consider the value conclusions.

The appraiser who has prepared and signed this appraisal report is competent to value this type of property and is qualified under the competency rule of the USPAP. Numerous assignments have been

completed involving the valuation of commercial properties in the local market area. A complete list of the appraiser's qualifications is shown in the addenda of this report. No one else provided significant professional assistance to the person signing this report.

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DEFINITIONS OF TERMS

The following terms are used throughout this appraisal report.

Appraisal: The act or process of developing an opinion of value; an opinion of value (noun). Of or pertaining to appraising and related functions such as appraisal practice or appraisal services (adjective). An appraisal must be numerically expressed as a specific amount, as a range of numbers, or as a relationship (e.g., not more than, not less than) to a previous value opinion or numerical benchmark (e.g., assessed value, collateral value). (USPAP, Appraisal Foundation, 2014-15 edition, pg. U-1).

Assignment: (1) An agreement between an appraiser and a client to provide a valuation service; (2) the valuation service that is provided as a consequence of such an agreement. (USPAP, Appraisal Foundation, 2014-15 edition, pg. U-1).

Client: The party or parties who engage, by employment or contract, an appraiser in a specific assignment. The client may be an individual, group, or entity, and may engage and communicate with the appraiser directly or through an agent. (USPAP, Appraisal Foundation, 2014-15 edition, pg. U-2).

Report: Any communication, written or oral, of an appraisal or appraisal review that is transmitted to the client upon completion of an assignment. Two types of reports may be written under USPAP: Appraisal Report or Restricted Appraisal Report. (USPAP, Appraisal Foundation, 2014-15 edition, pg. U-4).

Real Estate or Real Property: Real estate is an identified parcel or tract of land, including improvements, if any. Real property is the interests, benefits, and rights inherent in the ownership of real estate. (USPAP, Appraisal Foundation, 2014-15 edition, pg. U-4).

Just Compensation: Article I, Section 19 of the California Constitution states that "private property may be taken or damaged for public use only when just compensation, ascertained by a jury unless waived, has first been paid to, or into court for, the owner." Compensation shall be

awarded for the property taken. The measure of this compensation is the fair market value of the property taken. (*California Code of Civil Procedure*, Section 1263.310).

Where the property acquired is part of a larger parcel, in addition to the compensation awarded for the part taken, compensation shall be awarded for the injury, if any, to the remainder. Compensation for injury to the remainder is the amount of the damage to the remainder reduced by the amount of the benefit to the remainder. If the amount of the benefit to the remainder equals or exceeds the amount of the damage to the remainder, such excess shall not be deducted from the compensation required to be awarded for the property taken. (*California Code of Civil Procedure*, Section 1263.410).

Market Value: The fair market value of the property taken is the highest price on the date of valuation that would be agreed to by a seller, being willing to sell but under no particular or urgent necessity for so doing, nor obliged to sell, and a buyer, being ready, willing, and able to buy but under no particular necessity for so doing, each dealing with the other with full knowledge of all the uses and purposes for which the property is reasonably adaptable and available.

The fair market value of property taken for which there is no relevant, comparable market is its value on the date of valuation as determined by any method of valuation that is just and equitable. (*California Code of Civil Procedure*, Section 1263.320).

The fair market value of the property taken shall not include any increase or decrease in the value of the property that is attributable to any of the following: (a) the project for which the property is taken; (b) the eminent domain proceeding in which the property is taken; or (c) any preliminary actions of the plaintiff relating to the taking of the property. (*California Code of Civil Procedure*, Section 1263.330).

Fee Simple Estate: Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. (*The Dictionary of Real Estate Appraisal*, 5th edition, Appraisal Institute, 2010, pg. 78).

Larger Parcel: In governmental land acquisitions, the tract or tracts of land that are under the beneficial control of a single individual or entity and have the same, or an integrated, highest and best use. Elements for consideration by the appraiser in making a determination in this regard are contiguity, or proximity, as it bears on the highest and best use of the property, unity of ownership, and unity of highest and best use. (*The Dictionary of Real Estate Appraisal*, 5th edition, Appraisal Institute, 2010, pg. 110).

Partial Taking: The taking of part of any real property interest for public use under the power of eminent domain; requires the payment of compensation. (*The Dictionary of Real Estate Appraisal*, 5th edition, Appraisal Institute, 2010, pg. 143).

Remainder: In eminent domain condemnation, that portion of a larger parcel remaining in the ownership of the property owner after a partial taking. (*The Dictionary of Real Estate Appraisal*, 5th edition, Appraisal Institute, 2010, pg. 166).

State Rule: In condemnation, the process of determining just compensation by estimating the value of the portion to be acquired as part of the whole property plus the net

severance damages. (*The Dictionary of Real Estate Appraisal*, 5th edition, Appraisal Institute, 2010, pg. 186).

Damages: Damage to the remainder is the damage, if any, caused to the remainder by either or both of the following: (a) the severance of the remainder from the part taken; and/or (b) the construction and use of the project for which the property is taken in the manner proposed by the plaintiff whether or not the damage is caused by a portion of the project located on the part taken. (*California Code of Civil Procedure*, Section 1263.420).

In condemnation, the loss in value to the remainder in a partial taking of property. Generally, the difference between the value of the whole property before the taking and the value of the remainder after the taking is the measure of the value of the part taken and the damages to the remainder. (*The Dictionary of Real Estate Appraisal*, 5th edition, Appraisal Institute, 2010, pg. 52).

Benefits: Benefit to the remainder is the benefit, if any, caused by the construction and use of the project for which the property is taken in the manner proposed by the plaintiff whether or not the benefit is caused by a portion of the project located on the part taken. (*California Code of Civil Procedure*, Section 1263.430).

In eminent domain valuation, the advantageous factors that arise from a public improvement for which private property has been taken. (*The Dictionary of Real Estate Appraisal*, 5th edition, Appraisal Institute, 2010, pg. 18).

Arm's Length Transaction: A transaction between unrelated parties who are each acting in his or her own best interest. (*The Dictionary of Real Estate Appraisal*, 5th edition, Appraisal Institute, 2010, pg. 12).

SCOPE OF WORK IN THE APPRAISAL

The scope of work undertaken in this appraisal refers to the type and extent of research and analysis that is performed in answering the appraisal problem and completing the assignment. An appropriate scope of work leads to credible assignment results as measured within the context of the intended use of the appraisal. The scope of work includes the degree to which the subject property is identified and inspected, the type of data that is sought and the level of research that is performed, and the methods and extent of analysis that are applied to arrive at opinions and conclusions.

Subject Property Identification & Inspection

In this appraisal, the appraiser has sought to become as knowledgeable about the subject property and the market within which it operates as typical market participants would be. With this goal in mind, it is important to recognize that the appraisal is performed with a limited amount of data and that various legal, monetary, and time constraints may preclude the appraiser from making exhaustive investigations.

The following tasks and investigations have been performed:

- The assignment was ordered by Jan Kahn, an attorney with the law firm of Kahn, Soares & Conway, LLP, who represents Helena Chemical Company. He provided background regarding the case and supplied copies of plats and legal descriptions of the take areas and a title report for the property.
- Contact was made with Steven Dufur of Helena Chemical Company to discuss the appraisal assignment and the current status of the subject property. Subsequent conversations were also held with Gareth Davis of Helena to discuss the company's prior acquisition of the property, work completed to the facility since then, costs of replacing many of the facility's improvements, and corrective work that will be needed following the taking.
- A personal inspection of the property was made on October 7, 2015 and the appraiser was accompanied by Steve Dufur. The site was viewed from the fronting street and various places on the property, the exteriors and interiors of all building structures were inspected, detailed notes were made regarding site conditions and the construction and condition of improvements, measurements were made of the improvements, and photographs of the property were taken.
- A title report provided by the client was reviewed to ascertain the current property ownership, a legal description for the property, and any significant encumbrances to the title. An ownership history going back a minimum of five years is researched, including any available details of recent sales, listings, or offers to purchase.
- Investigations were made into the applicable zoning and public land use restrictions impacting the use and development of the property.

Data Research

In an effort to properly understand the market in which the subject property operates, several additional steps have been taken:

- The surrounding neighborhood area has been visually inspected to identify existing land use patterns and trends, property conditions, potential market transactions, and other influences affecting the property.
- Demographic, regulatory, and economic data on the neighborhood, city, and region are collected from various governmental, Internet, and private sources to help in identifying trends that may be impacting the value of the property.
- Specialized research is made into the unique characteristics of the property's market segment to better understand the forces and factors that influence value and the current conditions affecting supply and demand.
- Discussions are held with various market participants to gain insight into current market conditions and transactions, including real estate agents, buyers and sellers, and appraisers.
- Detailed market data is gathered in the form of property sales, development cost information, and rates of return and profit expectations. Numerous sources of information are used to help identify this market data, including title company recordings, local multiple listing services, Internet resources and databanks, the appraiser's own files and databases, published construction cost sources, and contacts with active market participants.
- Efforts are made to verify all of the transactional market data with parties who are knowledgeable of the transactions. All of the data used in this appraisal is believed to be reliable and correct, and where inconsistencies or conflicting information is provided only the most trustworthy data is used.

Valuation Analysis

Once the necessary background information about the subject and its market area are gathered, the valuation analysis is performed. Because the procedures and methods used in valuing properties subject to possible condemnation are strictly governed and controlled by law and the courts, diligent efforts have been made to adhere to California Code of Civil Procedure Title 7, which is the Eminent Domain law, the California Evidence Code, and applicable case law that establishes precedents or rulings pertaining to various aspects of condemnation valuation. While the appraiser is not an attorney, numerous resources have been consulted and specialized appraisal training has been received in an attempt to adequately understand and properly apply the law as it pertains to the valuation of the subject property.

These steps are followed:

- The highest and best use of the property is analyzed. This analysis is based on logic, observed evidence, and the appraiser's experience in the local market.
- The nine-step State Rule of appraisal for partial acquisitions is followed. In following this procedure, the cost and sales comparison approaches to value have been performed.
- The results of the appraisal process are then communicated in a narrative style Appraisal Report that provides a thorough presentation of the important facts and information having an impact on the value of the subject property.

EFFECTIVE DATE OF VALUE AND APPRAISAL REPORT

The effective date of value represents the point in time to which the appraisal analyses and opinions pertain, and in this report the date of value is October 7, 2015. The appraiser made a personal inspection of the subject property on this date and all assumptions and analyses used in the appraisal are based upon valuing the property as of this point in time. The concluded values are considered to be current value estimates because the effective date is concurrent with the date that the appraisal report was prepared.

The date of the appraisal report is October 17, 2015. This is the point in time when the final value conclusions were established and the completed appraisal report was transmitted to the client. This date helps to establish the perspective of the appraiser in relation to the effective date of value.

ASSUMPTIONS AND LIMITING CONDITIONS

The assumptions and limiting conditions listed below are central to the valuation of the subject property and answering the appraisal problem. The list includes basic assumptions and limiting conditions that are typical of many appraisal assignments as well as any extraordinary assumptions or hypothetical conditions that are specific to the subject property and this assignment. This appraisal report and its conclusions should only be read and relied upon within the context of these items.

Basic Assumptions

1. The information and data reported in this appraisal have been obtained from sources that are deemed to be reliable. They are believed to be correct, but cannot be guaranteed by the appraiser. Sources such as government agencies, financial institutions, attorneys, accountants, appraisers, brokers, and buyers and sellers are believed to be true and correct unless conflicting information is discovered through another source. In cases of conflicting information, only reasonable and verifiable data is used, however, no responsibility for the accuracy of such information is assumed by the appraiser.
2. It is assumed that all information provided by the property owner and any persons employed by them is accurate and complete. This would include information about the subject property's physical condition, current and past economic performance, lease agreements, condition of title, and any other items or details that could potentially impact the property's valuation.
3. The effective date of value that applies to the opinions expressed in this report is set forth in the appraisal. The appraiser assumes no responsibility for events, conditions, or circumstances that may subsequently arise and alter the economic or physical condition of the subject property and the opinions and conclusions stated herein.
4. No opinion as to title is rendered. Data on ownership and the legal description have been obtained from sources generally considered reliable. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements, and restrictions except those specifically expressed in the report.
5. It is assumed that the property is in full compliance with all applicable zoning and use restrictions unless otherwise indicated in the report. It is further assumed that the property is in complete compliance with all federal, state, and local laws and regulations governing environmental issues, unless otherwise indicated.
6. The property is appraised assuming it to be under responsible ownership and competent management. It is assumed that all required licenses, consents, and other legislative or administrative authority have been or can be obtained for any use on which the value estimate contained in this report has been based.

7. No encroachment of real property improvements is known to exist, and it is assumed that the utilization of the land and any improvements is within the boundaries of the property lines of the property described in this report, unless otherwise indicated.
8. It is assumed, unless indicated to the contrary in this report, that there are no hidden or unapparent conditions of the property, subsoils, or any structures that would render it more or less valuable. No responsibility is assumed for such conditions, and any reports provided to the appraiser by experts in these matters are accepted as true and correct.
9. No opinion regarding the value of subsurface oil, gas, or mineral rights is expressed. The property is not believed to be encumbered by easements nor rights to surface entry for the exploration or removal of such materials unless expressly stated.
10. Unless otherwise stated in this report, the existence of hazardous material substances, including without limitation asbestos, polychlorinated biphenyls, urea-formaldehyde, foam insulation, petroleum leakage, agricultural chemicals, or other potentially hazardous materials, which may or may not be present on the subject property, were not called to the attention of nor did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test or detect such substances. The presence of such hazardous substances may affect the value of the property. Unless otherwise indicated in the report, the value estimated in this appraisal is based on the assumption that no such hazardous substances exist on or in the property or in such proximity to it that would cause a loss in value. No responsibility is assumed for any such hazardous substances or for any expertise or knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
11. This appraisal report should not be considered an inspection report on the physical nature or condition of the property. The subject has been inspected on a casual level and no attempt beyond ordinary visual inspection has been made to determine the adequacy or condition of the property. The appraiser is not a construction, engineering, environmental, or legal expert, and any statements given on these matters should be considered preliminary in nature. It is assumed, unless otherwise noted, that any and all improvements meet applicable building codes.

Limiting Conditions

12. This appraisal is provided only for the purpose of property valuation and the appraiser is neither qualified nor attempting to go beyond that narrow scope. The reader should be aware that there are inherent limitations to the accuracy of the information and analysis contained in this appraisal.
13. The liability of the appraiser and the Hopper Company is limited solely to the client and only to the amount of the fee actually paid for the appraisal services. Any third parties not identified as intended users who rely upon this appraisal, its facts, or conclusions, do so at their own risk and waive the right to bring any action, directly or indirectly, against the appraiser or firm.

14. The appraisal report is a technical document designed to serve the specific needs of the client and any other intended users that are specifically identified. Other readers are cautioned that the report may not contain all of the information known by the appraiser concerning the subject property or the real estate market. While no factors considered to be significant have been knowingly withheld, there is a potential that information of importance to another reader may not be included in the report.
15. This appraisal is performed with a limited amount of data. These limitations arise from economic, physical, and legal constraints that prohibit the appraiser from making exhaustive investigations about the subject property, the real estate market, and the comparable data.
16. A reasonable attempt to gather, investigate, and verify the comparable data used in this report is made by the appraiser consistent with the efforts typically made by other real estate professionals operating in the local market. However, the analyses and conclusions contained in this report are subject to the accuracy of such data.
17. No opinion is intended to be expressed for legal matters or that which requires specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers.
18. No engineering survey of the property has been made by the appraiser. Data relative to size, dimensions, and area are derived from sources deemed reliable. Maps, plats, and exhibits included in the report are for illustration only and should not be relied upon for any other purpose.
19. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the author, particularly as to the valuation conclusions, the identity of the appraiser or firm with which he is connected, or any reference to the Appraisal Institute or to the MAI designation.
20. Possession of this report or any copy thereof does not carry with it the right of publication, nor may the same be used for any purpose by anyone except the appraiser, without the previous written consent of the appraiser, and in any event, only in its entirety.
21. No right to expert testimony is included with this report, and the fee for this appraisal does not include payment for pre-trial conferences, taking of depositions, exhibit preparation, expert witness fees, or other additional work beyond the initial scope of this assignment. If the appraiser is subsequently required to provide any such services, the client or party initiating the demand will be responsible for payment of expert fees associated with the time and effort needed to provide them.
22. The Americans with Disabilities Act (ADA) became effective January 26, 1992. The appraiser has not made a specific compliance survey and analysis of the subject property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of

the property. Since the appraiser has no direct evidence relating to this issue, possible non-compliance with the requirements of ADA was not considered in estimating the value of the property.

23. The age of any improvements to the subject property mentioned in this report should be considered a rough estimate based upon circumstantial, conversational, or documented evidence.
24. No separation of land and any improvement values may be used for any other purpose than that delineated elsewhere in this report.

Hypothetical Condition

A hypothetical condition is “a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.” Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in the analysis. (*USPAP*, Appraisal Foundation, 2014-15 edition, pg. U-3). The use of one or more hypothetical conditions may affect the assignment results.

25. The valuation of the subject remainder property in its condition after the partial acquisition and the construction and use of the project presumes a hypothetical condition. This is due to the fact that, as of the effective date of value, the portions to be acquired have not yet been severed from the larger parcel and the project has not yet been fully constructed. Information about the project and its improvements as provided by the client and the City of Hanford is relied upon in analyzing the impacts the proposed project will have on the subject property in its remainder condition.

JURISDICTIONAL EXCEPTIONS

This appraisal has been developed to conform to the Uniform Standards of Professional Appraisal Practice (USPAP) as well as other laws. In instances where USPAP is in conflict with applicable laws, ordinances, administrative rules, or regulations, USPAP does provide the Jurisdictional Exception Rule as a means of allowing certain parts of the Standards to be disregarded without creating a violation or severing the balance of USPAP. The following jurisdictional exceptions are invoked as part of this appraisal.

1. The California Code of Civil Procedure in Section 1263.330 states that, "The fair market value of the property taken shall not include any increase or decrease in the value of the property that is attributable to any of the following: (a) the project for which the property is taken; (b) the eminent domain proceeding in which the property is taken; or (c) any preliminary actions of the plaintiff relating to the taking of the property. This is contrary to USPAP Standards Rule 1-4 (f), which requires "When analyzing anticipated public or private improvements, located on or off the site, an appraiser must analyze the effect on value, if any, of such anticipated improvements to the extent they are reflected in market actions." In this instance, the California law is followed and this section of USPAP is disregarded.
2. USPAP Standards Rule 1-2 (c) requires that, "When exposure time is a component of the definition for the value opinion being developed, the appraiser must also develop an opinion of reasonable exposure time linked to that value opinion." The definition of market value required under Sections 1263.320 and 1263.330 of the California Code of Civil Procedure makes no reference to market exposure, so it may not technically be a USPAP violation, but no exposure time estimate is linked to the values concluded in this appraisal.

CERTIFICATION OF THE APPRAISAL

I certify that, to the best of my knowledge and belief:

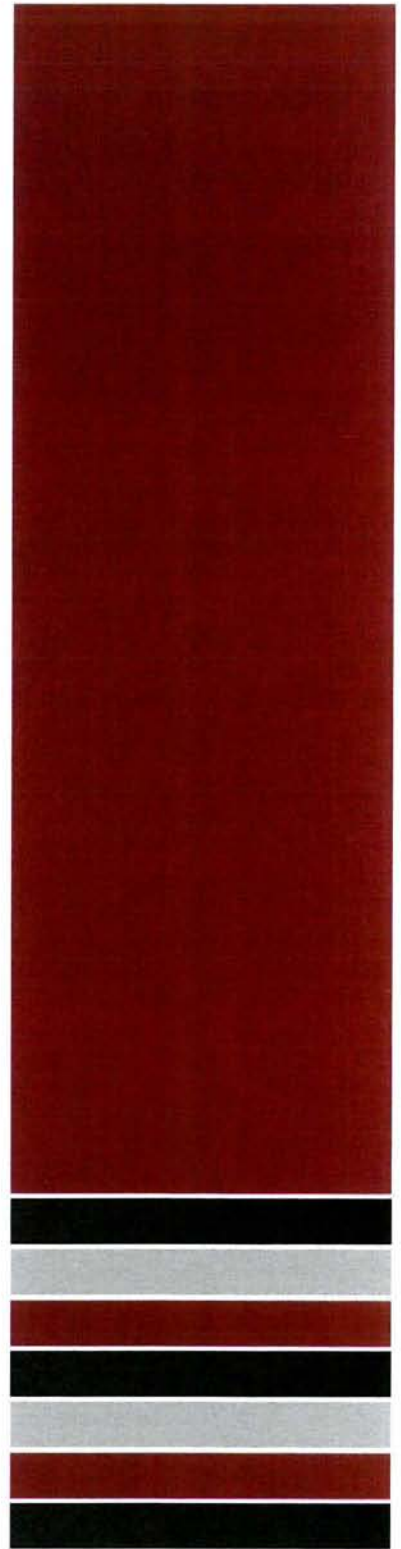
- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of the appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice (USPAP).
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, I have completed the continuing education program of the Appraisal Institute.
- I am competent to complete this appraisal assignment. Any steps necessary to achieve competency are disclosed in this report.
- This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.



Keith J. Hopper, MAI, R/W-AC, AI-GRS
CA #AG002559 (expires 10/4/2016)

Attachment: Appraisal Report (1274 : Adoption of Resolution of Necessity)

AREA AND SUBJECT PROPERTY DATA



Attachment: Appraisal Report (1274 : Adoption of Resolution of Necessity)



HopperCompany
Real Property Valuation

REGIONAL AREA INFORMATION

The subject property is located in the city of Hanford, in the county of Kings, California.

City of Hanford

The County of Kings is one of eight counties comprising the southern Central Valley region of California, and it is made up of four incorporated cities and numerous smaller unincorporated communities. Hanford is the largest city and the home of the county seat of government. The county is central to all of California with Hanford being 200 miles north of Los Angeles and 210 miles south of San Francisco. It is also just 32 miles south of Fresno, one of the largest metropolitan areas in the Central Valley and the state's fifth largest city.



Geography & Climate

The geography of Kings County is largely flat and located on the valley floor. Elevations range from 175 feet above sea level at the Tulare Lake to 3,500 feet near the Kings/Monterey County line. The County encompasses 1,391.49 square miles of land area or nearly 890,545 acres, with farmland representing 810,887 acres or over 91% of the total land area.

The Tulare Lake basin was once the largest freshwater lake in the United States west of the Great Lakes, but in the late 19th century this land area was reclaimed with a series of dams and levees that have created a rich agricultural region. Kings County boasts an average growing season of 257 days with around 197 clear sunny days.¹

Population Trends

Kings County is a rather sparsely populated area, and as of January 2015 the population was 149,721 people or just 108 persons per square mile. This is a decline of -0.15% or 221 persons from the previous year. Included in the County's population are nearly 14,000 prison inmates and some 7,000 military personnel housed at Naval Air Station Lemoore. While Kings County grew consistently in the decade of 2000-09 with an average annual growth rate of 1.54%, since 2010 it has been losing population each year at a compound annual rate of -0.43% per year. Last year, Kings County ranked 46th out of 58 California counties in growth rate and was one of thirteen counties to lose population.

Hanford's growth was somewhat better and its population of 55,804 people as of January 2015 represents an increase of 1.03% or 570 people over the past year. This pace of growth makes Hanford the 126th fastest growing city in California on a percentage basis, and it is now the state's 161st biggest city.² Future population projections by the State foresee nearly 70,177 people living in Hanford by the year 2020 with a countywide population of 198,700. This represents annual growth rates of 3.41% and 3.90% respectively, which seems unlikely in light of recent performance.

¹ *Kings County General Information*, Kings County Community Development Agency.

² California Department of Finance, www.dof.ca.gov.

Demographics & Income

There is good diversity amongst Hanford's population with a mix of 47% Hispanic, 41% white, 4% Asian, and 4% black. The median age of Kings County residents is around 30.9 years old. Males account for 49% of the population, while females represent 51%. Nearly 75% of Hanford residents have a high school diploma and 25% have an Associate's degree, but just 18% have Bachelor's or advanced degree level education.

The median per capita income in Kings County was \$29,407 in 2011, which represents 9.3% growth over the prior year. This increase is higher nationwide than all but two communities located in Texas. Despite this strong improvement, however, Kings County trails the median income level of California residents as a whole, which stood at \$43,647 per capita, and ranks 349th out of 366 metropolitan statistical areas in the U.S. Nearly 16% of the Kings County population lives below the poverty line.

Economic Base

The San Joaquin Valley Leading Economic Index for September 2015 rose for the first time in the past three months, suggesting that the region will experience positive growth into 2016. The index for the month was 55.0, up from August's 53.9, and it marks the twenty-second consecutive month in which the index has been above the neutral growth level. This index is compiled from a survey of individuals making company purchasing decisions in the counties of Fresno, Madera, Kings, and Tulare. It is a forward-looking indicator of where the local economy is headed and it considers employment, wholesale prices, inventories, business confidence, trade, and other components. An index greater than 50.0 indicates an expansionary economy over the next three to six months. Despite a slowdown in growth for manufacturers and construction firms, warehousing, wholesale trade, and business services are all experiencing healthy growth. Employment has been trending up for 24 straight months even though business confidence has declined recently due to falling commodity prices and global economic weakness.³

The economy in Kings County is dominated by agriculture and it is the 8th most productive agricultural county in California. Annual production was \$2.472 billion in 2014, which is an increase of \$204.6 million or 9.0% from the prior year's crop value. Improvements were seen amongst milk, vegetables, fruit and nut crops, and apiary products, but field crop production was down due to drought conditions that reduced the number of planted acres. Milk remained the County's highest value crop with total production of \$970.3 million representing 39% of the local agricultural output, but the greatest percentage growth (43%) was seen in processing tomato production. Higher almond and pistachio prices also drove up the production value of these crops and led to an increase in their planted acreage. Over the past five years, Kings County's crop production value has grown a total of 44% for a compounded annual rate of 7.55% per year. Some 81 different crops are grown locally and export trade partners include 49 foreign countries.⁴ Around 18% of the employment in Kings County is attributable to agriculture.

³ San Joaquin Business Conditions Index, Ernie Goss, Ph.D., Craig School of Business, California State University, Fresno, October 7, 2015.

⁴ 2014 Agricultural Crop Report, Kings County Department of Agriculture/Masurement Standards, June 2015.

Another significant contributor to the local economy is corrections. State prisons are located in Corcoran and Avenal along with a substance abuse treatment facility in Corcoran. These institutions combine to house nearly 14,000 inmates. There is also a state prison in nearby Coalinga, which is part of Fresno County, and it houses another 3,300 prisoners. Many of the officers and employees who staff these facilities along with their families live throughout Kings County and some families of inmates are also drawn to the area to live.

Another vital influence on the county's economy is the Naval Air Station at Lemoore, home to the Pacific Strike Fighter Wing. Commissioned in 1961, this is a strategic master jet station and the newest air station in the U.S. Navy. The purpose of the base is to provide aviation support to the Pacific Fleet, and currently there are 21 squadrons flying the F/A-18 Hornet Strike Fighter and F/A-18E/F Super Hornet aircraft. Altogether, there are a total of 175 strike-fighter aircraft home-based at Lemoore NAS. With the transfer of the Miramar Air Station to the Marines, Lemoore NAS is now home to all of the Navy's West Coast fighter/attack operations. The base encompasses nearly 30,000 acres, including 18,784 acres that are owned by the Navy and another 11,020 acres that are used under air easement contracts. On-base housing is provided for 6,431 people in 3,348 housing units, and nearly 1,400 civilians are also employed by the base. In October 2014, the U.S. Navy announced its decision to make Lemoore NAS the home of the new F-35C Joint Strike Fighter, which will result in the placement of 130 aircraft in seven Pacific Fleet Squadrons and a Fleet Replacement Squadron starting in 2016. The new jets will replace the aging FA-18 Hornet aircraft resulting in a net increase of 30 new planes by 2028.⁵

Indian gaming has also had a positive influence on the local economy and brought with it greater entertainment options for local residents. The 170-acre Santa Rosa Rancheria has been home to the Tachi Yokut Indians since 1934, but until the 1980s the reservation was a desolate area with limited farming opportunities and poor quality housing. With the passage of the Indian Gaming Regulatory Act in 1988, the tribe began partnering with various casino management firms to open a bingo hall. The success of that initial venture has grown exponentially since that time. Now, the tribe operates a full-scale casino along with a 255-room hotel, a spa and fitness center, convention facilities, and an entertainment venue. The Tachi Palace employs over 800 people, including a significant number of Native Americans.

Labor and Employment

Kings County had a labor force of approximately 57,700 people as of August 2015, with unemployment of 9.1% for the month. This is down from the previous month's jobless level of 9.7% and is also below the 10.5% rate seen one year ago.

Hanford's labor force totaled 23,900 workers in August 2015 and unemployment stood at 8.2% for the month. Like the County, this rate is down from both the previous month and the level of a year ago. Major employers located in Hanford include the County of Kings, Adventist Health, the Hanford Elementary School District, Del Monte Foods, and Wal-Mart.

⁵ Navy Announces Decision to Base the F-35C at NAS Lemoore, U.S. Fleet Forces Public Affairs, Story Number NNS141002-04, October 2, 2014.

Retail

As the county seat for Kings County and the area's largest city, Hanford is also at the center of regional retail trade for the county. The Hanford Mall is the area's only indoor shopping complex and it is anchored by J.C. Penney, Kohl's, Forever 21, and Sears department stores along with a movie theater and numerous indoor and outparcel shops and restaurants. Other major retailers in Hanford include Wal-Mart, Home Depot, Lowe's, Target, and Orchard Supply Hardware.

Retail sales in Kings County were \$1.460 billion in 2013, a jump of 5.3% from the previous year. Hanford generated taxable retail sales of \$766.9 million in 2013, an increase of 4.34% over the prior year.

Real Estate Market

The real estate market in Kings County and the city of Hanford has weathered a difficult storm over the past several years and is now in recovery. The period from 2003 through 2005 represented one of the greatest times of property value appreciation and new development activity in the county's history, but as the economy went into recession the local real estate market saw nearly all sectors experience sharp downward corrections. Agricultural property values were the first to see some recovery beginning in 2011 and the residential sector has now followed with solid appreciation since 2012. The commercial and industrial sectors have been slower to bounce back, but they too are now exhibiting increased activity.

According to the California Association of Realtors, the median price of existing homes in Kings County stood at \$185,710 in August 2015. This is an increase of \$2,380 or 1.3% over the past year. While this price appreciation is a positive indicator, the median house price remains -30.7% below the high point of \$268,055 reached in March 2006. Kings County now ranks fifth out of six southern Central Valley counties in median house price.⁶

The *National Association of Home Builders/Wells Fargo Housing Opportunity Index* suggests that 67.9% of Kings County residents who earn at or above the median income level can now afford to purchase the median priced house as of the second quarter of 2015. This is a substantial improvement over the 11.0% affordability index that prevailed in the fourth quarter of 2006. Kings County now ranks 148th amongst 225 metropolitan areas across the country in housing affordability.⁷

Commercial property values in the office, retail, industrial, and multifamily sectors tend to follow the same trends being seen nationally. According to the *Moody's/RCA Commercial Property Price Index*, a published index that tracks price changes by examining re-sales of commercial properties across the United States, the aggregate index for core commercial (retail, industrial, and office) properties rose 4.1% in the most recent quarter and has climbed 16.1% in the past year. The performance in non-major markets has underperformed properties in major markets with 3.3% value growth in the past three months and 13.8% appreciation over the prior year. To date, non-major markets have recovered approximately 97.2% of their peak-to-trough decline, while properties in major markets have come back by nearly 175.2%.⁸

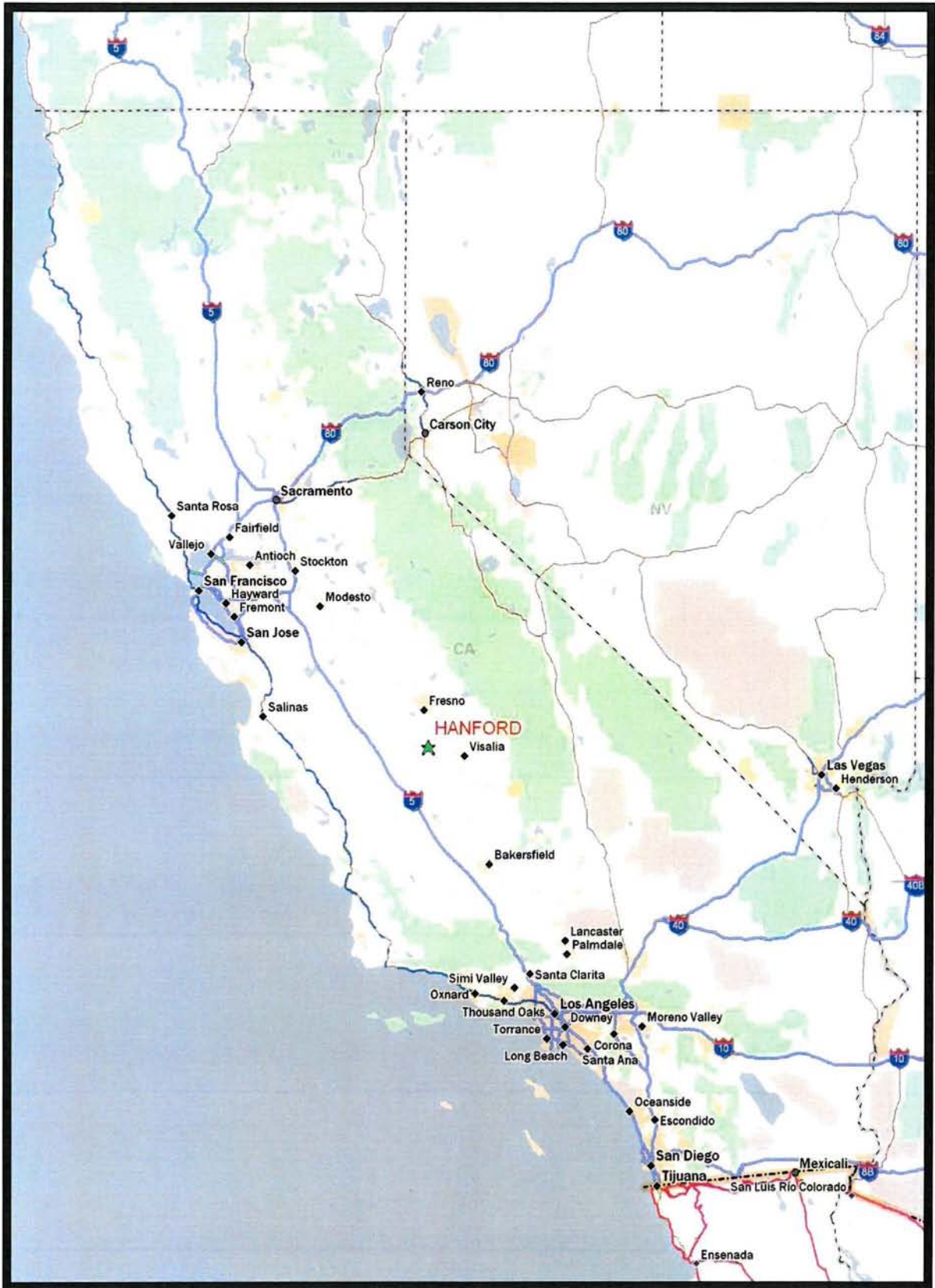
⁶ California Association of Realtors, www.car.org

⁷ NAHB/Wells Fargo Housing Opportunity Index, National Association of Home Builders, www.nahb.org

⁸ *Moody's/RCA Commercial Property Price Indices*, August 2015, Moody's Investor Service, www.rcanalytics.com.

Conclusion

In general, Kings County and its largest city Hanford are rural areas located in the center of California's Central Valley agricultural region. Population growth has been slow but steady for well over a decade and is expected to continue at a very moderate pace for the foreseeable future. The real estate market is now recovering across most urban sectors and the future outlook is more promising than it has been in some time.



CITY LOCATION MAP

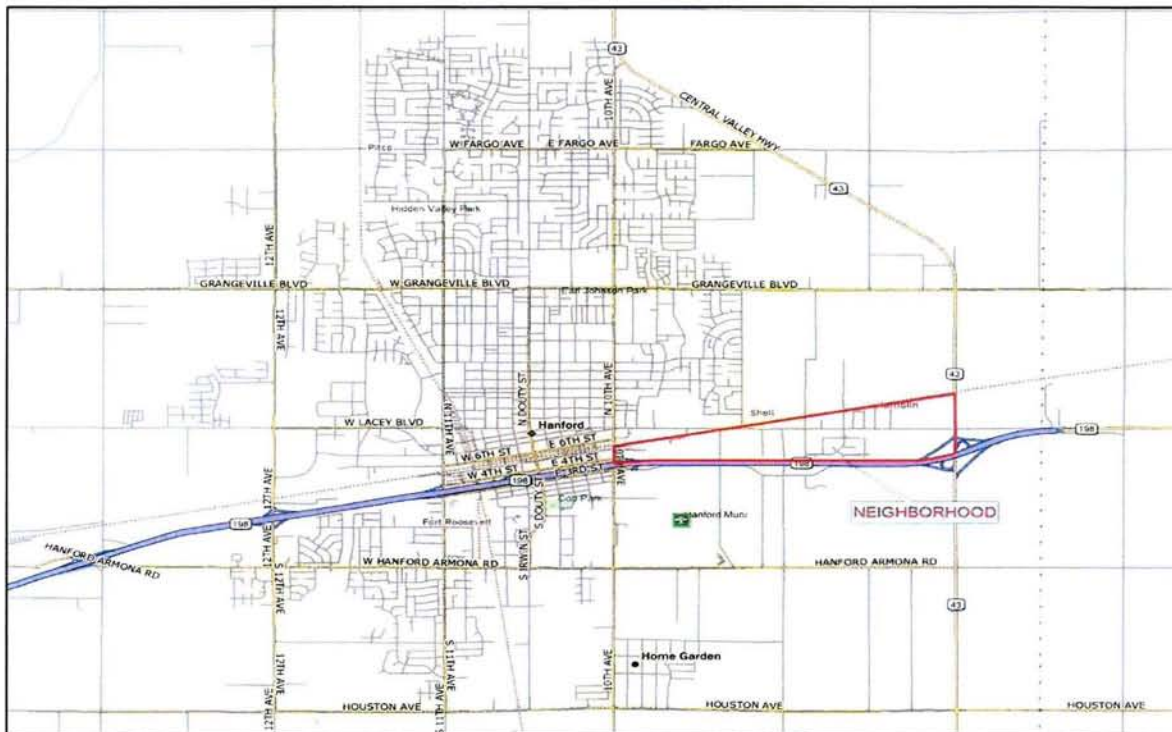
Attachment: Appraisal Report (1274 : Adoption of Resolution of Necessity)

NEIGHBORHOOD AREA INFORMATION

The neighborhood where the subject property is located is a mixed-use area situated on the eastern side of Hanford. It includes properties that are both inside of the Hanford city limits and some that remain within the jurisdiction of the County of Kings.

Boundaries & Location

The boundaries that help to delineate the neighborhood are considered to be State Route 198 on the south, State Route 43 on the east, the San Joaquin Valley Railroad tracks on the north, and 10th Avenue on the west.



The neighborhood is on the leading edge of eastern urban development for the city of Hanford. The area is ½-mile east of Hanford's downtown central business district, which is home to City Hall, an active office district, and an historic retail quarter. Hanford's most modern retail district is found at the intersection of 12th Avenue and Lacey Boulevard, some two miles west of the neighborhood. This is also where the new Adventist Health Medical Center hospital and the city's medical district is found. The Kings Industrial Park, which is home to several large employers, is situated 2½ miles to the south.

Access & Linkages

The neighborhood is strategically located at the interchange of two state highways. State Route 198 runs in an east-west direction and it connects cities like Visalia, Hanford, and Lemoore with Interstate 5 on the west side of the Central Valley and the Sequoia and Kings Canyon National Parks to the east.

State Route 43 traverses north-south through the heart of the Valley's agricultural area connecting southern Fresno County with Kern County and the major cities of Fresno and Bakersfield.

The primary arterial roadway extending through the neighborhood is Lacey Boulevard. This important street runs east-west across all of Hanford and is a vital thoroughfare for residents accessing many of the city's most significant commercial districts.

Land Use Trends

There are nearly 400 acres of land area within the boundaries of the neighborhood, and about 290 acres are within the Hanford city limits. Both the City and County have zoned the majority of the properties within their jurisdictions for service commercial uses. Properties in these zones include a trucking yard, a cabinet shop, a garlic processing plant, motels, restaurants, auto repair shops, tire sales and service facilities, auto parts stores, used car sales lots, a bus storage and maintenance yard, a bowling alley, a large swap meet grounds, a bulk oil plant, convenience stores, a plant nursery, a trailer park, and other similar uses.

There are also two residential subdivision tracts found in the neighborhood. Both are in the county and were not developed to modern city standards. These homes were largely built between the mid-1940s and the early-1960s and houses generally range from 700 to 1,700 square feet and are situated on lots of 6,000 to 10,000 square feet. The houses typically feature fair to average construction and they have been maintained in fair conditions. Most recently, the houses in this neighborhood have been selling in a price range of \$60,000 to \$120,000, which puts them well below the median price for the county.

The City of Hanford has also zoned about 70 acres of vacant land at the east end of the neighborhood fronting the two highways for planned commercial uses. Much of this is to accommodate the planned Hanford Marketplace Shopping Center that will occupy 59 acres and be anchored by a Costco wholesale discount store. This project is now nearly ready to break ground and is expected to begin construction in 2016.

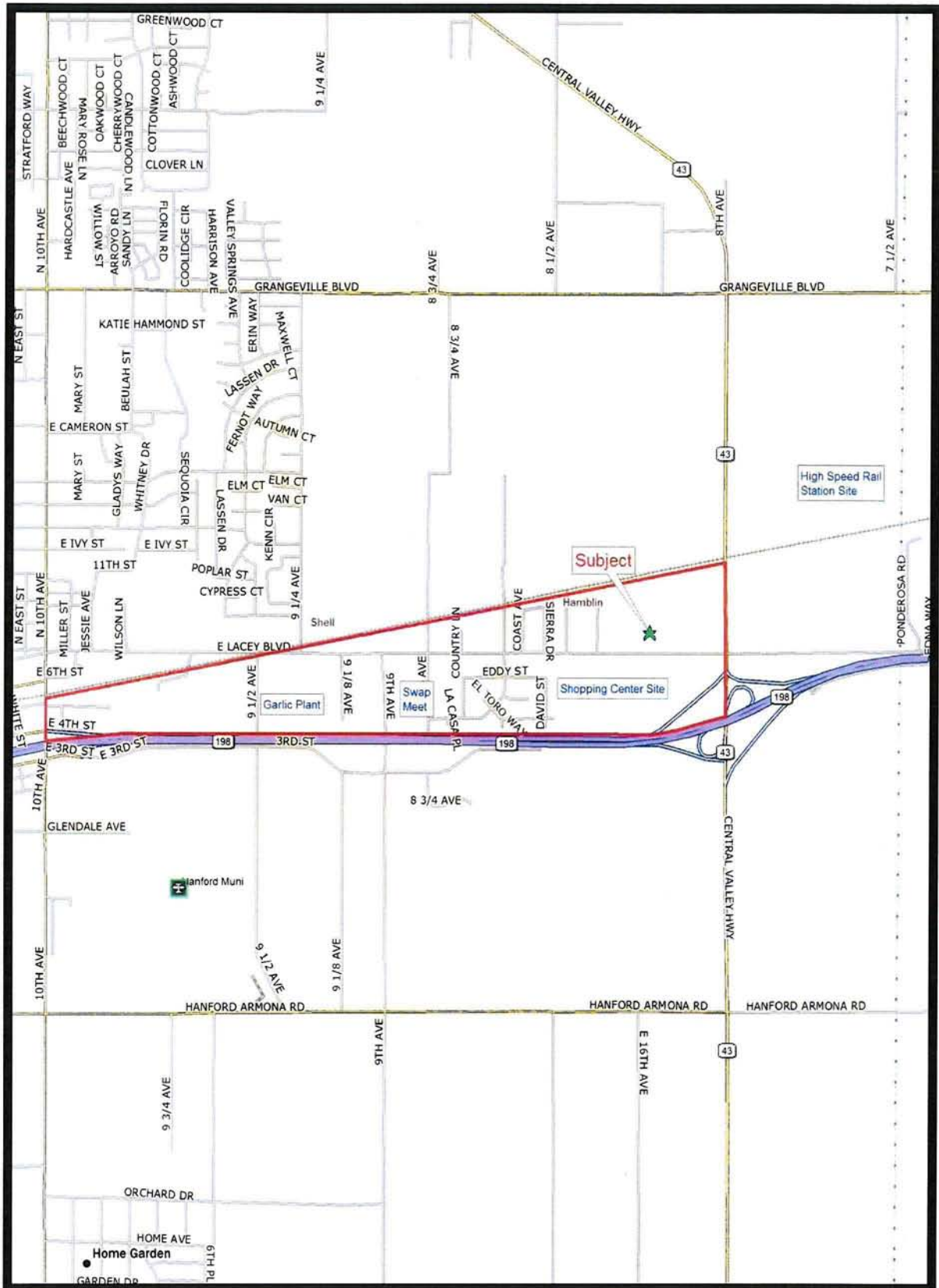
Many of the properties in the neighborhood have older improvements that are dilapidating and are in need of redevelopment, with new construction having occurred only sporadically over the last two decades. However, the City sees the new shopping center project as an opportunity to breathe new life into this section of town. Hanford is now working to update its General Plan and it is expected that a significant portion of the neighborhood will see its land use designation changed to Regional Commercial in an effort to encourage more retail-oriented development and create a modern gateway entrance to the community.

High Speed Rail Project

Another major project that has the potential to significantly impact the neighborhood is the California High Speed Rail. Current plans call for the train tracks to be located just ½-mile east of State Route 43 with a station intended to serve residents of Kings and Tulare counties in that same location. This could attract travelers from throughout the region to this immediate area and possibly boost interest in developing additional services for them.

Conclusions

The subject's neighborhood is an older mixed-use area situated on the eastern edge of Hanford. Both the City and County control land uses in portions of the area, and much of the development took place decades ago with little new construction in recent years. There is a broad mix of retail and service commercial properties along with single-family housing, and many of these improvements are exhibiting considerable age and depreciation. Two major projects that are now being proposed could begin to dramatically change the character of the neighborhood in coming years, and both the Hanford Marketplace Shopping Center and the California High Speed Rail tracks and station have the potential to significantly upgrade the area and bring much-needed redevelopment to the neighborhood.



NEIGHBORHOOD AREA MAP

Attachment: Appraisal Report (1274 : Adoption of Resolution of Necessity)

PROPOSED PROJECT INFORMATION

The Hanford Marketplace Shopping Center is a planned retail development being proposed on a 58.55-acre site located at the northwest quadrant of State Routes 198 and 43, in Hanford. The project is being developed by Pinnacle Pointe, LLC, an experienced group of developers from nearby Fresno. The developers have submitted a tentative subdivision map that would split the site into 27 parcels.

The center is being planned for a total of 499,000 square feet of retail space, including a 150,000 square foot Costco warehouse discount store with fueling station as the anchor, another 100,000 square foot anchor-tenant building, some 175,000 square feet in seven other major stores, 49,000 square feet of retail shop space, 6,500 square feet of fast food restaurants, 5,000 square feet of sit-down restaurants, and other outpads totaling 13,500 square feet of building space. The project is scheduled for development in four phases with expected build out to occur over a 10-year period.⁹

The commercial center project is expected to significantly increase the volume of traffic in this area, including at the intersection of East Lacey Boulevard and State Route 43. This intersection is also relatively close in proximity to the interchange of State Routes 198 and 43, and there is concern from the California Department of Transportation that these intersections would become overloaded and unable to provide an acceptable level of service (LOS).

As a result, it has been determined that the intersection of East Lacey Boulevard and State Route 43 should be relocated further to the north to create a greater separation from the highway interchange. Additionally, a roundabout is being proposed, as opposed to a traditional signalized intersection, because this will allow for better traffic movement with fewer delays. The relocation of the intersection will require the realignment of East Lacey Boulevard, which will curve to the north beginning at the subject property. This will require the acquisition of additional right-of-way from the subject property.

The commercial center project is reportedly ready to break ground as soon as the needed right-of-way for the East Lacey Boulevard realignment has been acquired. An earlier scheduled called for the center to be under construction by now, but this has been delayed and is not likely to begin until sometime in 2016.

⁹ *Highway 43 / 198 Commercial Center Project Final Environmental Impact Report*, Prepared by Valley Planning Consultants for the City of Hanford, June 2014.

IDENTIFICATION OF THE LARGER PARCEL

The larger parcel represents the whole property from which a portion is to be taken in a partial acquisition. Properly identifying the larger parcel is an essential step in any appraisal involving a partial acquisition because it defines the scope of the assignment. The larger parcel may be all of one parcel, part of a parcel, or several parcels combined depending on the three unities of title, use, and contiguity. Unity of title refers to how ownership of the property is held, and it is usually required that the larger parcel be owned by the same individual or group of individuals. Unity of use implies that the parcel must be put to the same use or an integrated highest and best use with the property from which the partial acquisition will be taken. Finally, contiguity typically means physical proximity, although in some instances an actual physical connection is not necessary.

The following information pertains to and describes the larger parcel that has been identified as the subject of this appraisal.

Property Ownership

According to the official records of Kings County, the subject property is owned by:

Helena Chemical Company, a Delaware corporation
225 Schilling Boulevard, Suite 300
Collierville, Tennessee 38017

Ownership and Sales History

The current owner purchased the subject property from Souza Enterprises, Inc. for a total reported sale price of \$4,370,191 or \$5.67 per square foot of land area. The deal closed in two separate transactions with the first recording on January 14, 2011 as Grant Deed No. 11-00833 and the second closing on October 24, 2011 as Grant Deed No. 11-18455. The second part of the purchase was delayed while a lot line adjustment was processed to separate the sale property from another adjoining parcel that the seller retained. Since the acquisition, the owners have spent approximately \$344,365 to remodel and expand the office building, add an ADA-compliant parking stall, install new fencing and gates, plant new landscaping, and install a new sign.

Legal Description and Street Address

The following legal description details the subject property.

Parcel A:

Beginning at the southwest corner of Parcel 2 as shown on Parcel Map (of a portion of the west 58 acres of the south one-half of the southeast one-quarter of Section 29, Township 18 South, Range 22 East, Mount Diablo Base and Meridian) as recorded in Parcel Map Book 6, Page 58, in Kings County, California Recorder's office; thence run North 00°02'36" East along the west line

of said Parcel 2 a distance of 1110.70 feet to the northwest corner of said Parcel 2; thence run North 79°13'45" East along the northerly line of said Parcel 2 and along a northeasterly projection thereof and the southerly right-of-way line of the San Joaquin Valley Railroad a distance of 732.34 feet to the east line of the west 140.00 feet of the east one-half of the southeast one-quarter of the southeast one-quarter of said Section 29; thence run South 00°00'42" West along said east line a distance of 1247.62 feet to the north right-of-way line of East Lacey Boulevard; thence run North 89°59'45" West along said right-of-way line a distance of 41.32 feet; thence run North 00°06'18" East a distance of 432.30 feet; thence run North 89°42'51" West a distance of 180.39 feet; thence run South 00°00'42" West a distance of 433.18 feet to the aforementioned north right-of-way line of East Lacey Boulevard; thence run North 89°59'45" West along said right-of-way line a distance of 499.02 feet to the point of beginning.

Excepting therefrom a life estate in and to one-half of all oil, gas, minerals and mineral rights in and under said land as reserved in the deed from Edith M. Starr to Thomas W. Wright and wife, dated December 1, 1955 and recorded January 13, 1956, Instrument No. 429, in Book 636, Page 88, Official Records.

Parcel B:

An easement for the purpose of accessing the San Joaquin Valley Railroad line and incidental purposes as granted in that certain easement agreement recorded January 14, 2011, Instrument No. 11-00834, Official Records.

The property is more commonly known by its street address:

8148 East Lacey Boulevard
Hanford, California 93230

The subject property may also be identified as Kings County assessor's parcel numbers:

APNs 014-251-049 and 014-251-050

PHYSICAL DESCRIPTION OF THE LARGER PARCEL

The subject larger parcel consists of two adjoining assessor's parcels of land that are located along the north side of East Lacey Boulevard, approximately 460 feet west of State Route 43, in the city of Hanford. The land is developed as an agricultural fertilizer storage, blending, and sales facility.

The following descriptions and analyses detail the physical nature of the subject property in its condition prior to the partial acquisitions. They are based on a personal inspection of the property on October 7, 2015 along with information taken from the published assessor's parcel map, a preliminary title report, and various online resources.

Land Description

The subject land is an irregular shaped site with an interior lot orientation.

Site Dimensions & Size

The property has a maximum north-south depth of 1,248 feet along its eastern boundary and a maximum east-west width of 721 feet through the middle of the site. Altogether, the property contains a total land area of 770,730 square feet or 17.694 acres, more or less.

Frontage & Off-Site Improvements

The subject property has a frontage of 540 feet in two non-contiguous sections along the north side of East Lacey Boulevard. It is an unfinished site with no curb, gutter, or sidewalk installed and some asphalt paving still needed to complete the roadway.

Topography & Soil Conditions

The topography of the site is considered to be level and it sits generally at the same height as the fronting street and other neighboring properties. The parcels have been formally graded, leveled, and compacted to support improvements.

No soils testing report or geotechnical study have been made available for review. However, soil conditions in the surrounding area are generally believed to be stable and are not known to be prone to major shifting or subsidence. Without any information to the contrary, it is assumed throughout this appraisal that the subject site has stable soil conditions that are capable of supporting typical improvements when appropriate engineering recommendations are followed.

Drainage & Flood Zone

Drainage of the property appears to be adequate and the site has been graded to cause water to runoff and drain toward an on-site ponding basin situated near the northwest corner of the site. The property is not connected to the public storm drain system.

According to the flood insurance rate map prepared by the Federal Emergency Management Agency (FEMA), the subject property is in an 'X' flood zone. The applicable community panel no. is 06031C0205C, which was most recently updated on June 16, 2009. The 'X' zone denotes areas determined to be outside the 0.2% annual chance flood plain (500-year flood). This is not a special flood hazard area and properties in this zone are not typically required to carry flood insurance as part of a mortgage transaction.

Utilities & Services

The subject property currently receives electricity from the Southern California Edison Company, natural gas from SoCalGas, and telephone and Internet service from AT&T. Private on-site systems are used for domestic water, sanitary sewer, and storm drainage, including a well and pump for water, a septic tank and leach lines for sewage disposal, and a ponding basin for storm water retention.

The City of Hanford has installed a 12" water line in Lacey Boulevard in front of the property, but the subject property has not been connected to it. An 8" sanitary sewer line is also in Lacey Boulevard about 500 feet to the west, but an extension would be necessary before the subject could be connected. No storm drain service is available to the area at this time.

Access & Visibility

The subject receives good access and visibility from its frontage along East Lacey Boulevard. This roadway carries two lanes of undivided traffic in an east-west direction in front of the property, and there is just one drive approach installed along this frontage that leads directly onto the subject property. There is little to impede views of the property for traffic traveling in any direction past the site.

Railroad Tracks

The subject property is bordered to the north by railroad tracks operated by the San Joaquin Valley Railroad (SJVR). They are a short line operator that utilizes the former Southern Pacific Railroad line connecting Goshen with Huron and serving communities like Hanford that are in between. SJVR transports mostly commodities, such as petroleum products, cattle feed, tomato paste, dry and liquid fertilizer, and consumer products. This short line interchanges with the Union Pacific Railroad main line in Goshen. A spur track connects with the SJVR line and extends onto the subject property.

Easements & Encumbrances

A preliminary title report prepared by Chicago Title Company dated November 26, 2013 has been provided for review. The report identifies a public utility easement granted to Southern California Edison Company over a portion of the subject property in December 1979. Such utility easements are common in the local area and tend to have minimal negative impact on property value. A survey of the property that was performed in November 2010 and revised in January 2011 is also mentioned. This survey indicates that there are encroachments of chain link fencing onto adjoining property to the north and into the street right-of-way for Lacey Boulevard, but both encroachments are small at around one foot. Reference is also made to an easement agreement for a railroad spur line.

Environmental Conditions

The subject property is currently used to store and sell fertilizer products. The appraiser is not an expert in the identification of environmental contamination and does not claim to have any special knowledge or ability with regards to the existence or detection of such materials. No phase one environmental site assessment report of the property has been provided for review.

The GeoTracker website published by the California State Water Resources Control Board indicates that there was a previous case file related to an environmental incident involving fertilizer at the subject facility, but the case was closed in May 1992 and there is no further action required for clean-up. No other properties located within a ½-mile radius of the subject are listed on the website as having open case files related to known contamination either. Because no information to suggest possible contamination has been found, the subject site is considered to be environmentally clean throughout this appraisal.

Earthquake Fault Zone

The *California Alquist-Priolo Act* is designed to mitigate the hazard of earthquake fault-rupture by regulating and prohibiting the development of most structures for human occupancy near active fault lines. Cities and counties affected by Earthquake Fault Zones must regulate certain development projects within the zones and must withhold development permits until geologic investigations reveal that sites are not threatened by surface displacement due to earthquake faults. The *California Natural Hazards Disclosure Act* further requires sellers of real property and their agents to provide prospective buyers with a disclosure statement indicating whether or not the property lies within one or more state-mapped hazard areas, including Earthquake Fault Zones.

According to the current listing of affected areas, the county of Kings is not a specified area and properties located within the county are not at risk due to Earthquake Fault Zones. Therefore, no restrictions are known to be placed on the property in regards to this act.

Bordering Properties

The property is bordered to the north by the SJVR tracks with open irrigated farmland beyond that. Adjacent to the west is a trucking company yard and to the east is a small mini storage facility and open vacant land. To the south across East Lacey Boulevard is vacant land being planned as the site for the proposed Hanford Marketplace Shopping Center development.

Building Improvements Description

The subject facility is improved with five building structures housing office, maintenance, and product and equipment storage functions.

Office Building

The office building is a one-story structure containing 3,147 square feet. It houses the administrative office functions for the facility and also serves as a scale house for the adjacent truck scale. The building incorporates an older structure that was enlarged and completely modernized in 2012 when Helena

Chemical Company took occupancy of the property. The building features average to good quality construction and is in good condition.

The building is erected over a concrete perimeter foundation footing with piers and posts supporting a raised wood joist floor. Exterior walls are framed with wood studs that are wrapped with paper-backed metal lath and finished with stucco on the outside. The roof features a gable style design supported on wood trusses that are covered with plywood sheathing and finished with concrete mission tiles.

The interior floor plan includes a front reception office, a truck scale office, three private offices, a conference room, an open multi-person office, a break room, a computer room, two storage closets, and two restrooms. Interior finishes include carpet and ceramic tile floor coverings, wood stud partition walls covered with sheetrock, and sheetrock ceilings. Heating and cooling come from a split system, while lighting is provided by fluorescent tube fixtures. There is a significant amount of built-in cabinetry constructed from wood materials with stained or laminate veneers and plastic laminate countertops.

Repair Shop

The repair shop is used to maintain vehicles and other equipment used in the fertilizer business. It is a one-story structure housing 4,800 square feet of building area, and it is divided into 851 square feet of office space and 3,949 square feet of shop area. The building was reportedly built around 1981 and it features average quality construction. It has been maintained in an average condition.

The building sits atop a concrete perimeter foundation footing with a concrete slab floor poured on grade with the surrounding site. The outside walls are framed with rigid steel columns and metal bracing, and they are wrapped with a corrugated metal skin that rises to an eave height of 16'-0". A low-gable roof covers the building and it is supported by clear-span metal beams and metal purlins with a metal panel roof with fiberglass skylights. Access to the shop is available by way of four 14' x 14' metal rollup doors.

On the inside, there are some shop offices along with a restroom, a tool room, and an open maintenance shop with three vehicle bays. The shop is unfinished with an exposed concrete floor, exposed wall framing with no insulation, and exposed roof framing and fiberglass insulation batts. The offices have carpet, wood framed partition walls covered with wood paneling, and sheetrock ceilings. There is no heating or cooling in the shop and no fire sprinklers. Lighting comes from fluorescent tube fixtures.

Equipment Shelter

The equipment storage shelter is a three-sided building that is used to keep equipment out of the elements. It contains 2,460 square feet and has an open front side. The structure has a dirt floor and the exterior walls are supported on a metal frame that is wrapped with corrugated metal wall panels. The building is covered by a shed style roof supported on metal posts and trusses with a metal covering. The interior is a single open area with no partitioning. It is not insulated and there is no electrical, plumbing, or heating and cooling. This structure was added to the facility in 1998 and it features low-cost quality construction and is in average condition.

Product Storage Shelter

The product storage shelter is used to store various dry and liquid fertilizers and other equipment. It is a three-sided building that contains 1,461 square feet. The structure is built over a concrete perimeter foundation footing with a concrete slab floor. The exterior walls have a partial 4'-0" high course of concrete block topped by metal siding to a varying eave height of 16'-0" to 18'-0". Two sliding metal doors open to reveal the entire front of the building. A shed style roof covers the building and is supported on metal pipe posts and beams covered by a corrugated metal covering, with the roof extending an additional six feet beyond the front to provide a covered canopy. The interior is unfinished with an exposed concrete floor, concrete block material bin walls, and exposed roof and wall framing with no insulation. There is no electrical, plumbing, or heating and cooling to this structure. This building was erected in 1983 and features low-cost quality construction and it is in fair condition.

Fertilizer Storage Domes

The most unusual structure on the site is a set of two large storage domes that are connected by a building. The structure contains approximately 27,554 square feet and has a total capacity of about 8,000 tons of dry fertilizer storage. The domes have rebar frames covered with a blown-on gunite mixture of concrete and sand, and they are finished with a protective foam coating on the outside. The connecting building has a concrete slab floor with metal framing covered by metal and fiberglass siding and a shed style roof finished with metal and fiberglass panels. The interiors of the domes and building are unfinished with exposed concrete slab floors, walls, and ceilings. High pressure sodium light fixtures illuminate the interior, but there is no plumbing or heating and cooling. Metal augers and conveyors are used to move fertilizer into the domes from the nearby rail spur. This structure was built in 1985 and is in average condition.

Site Improvements Description

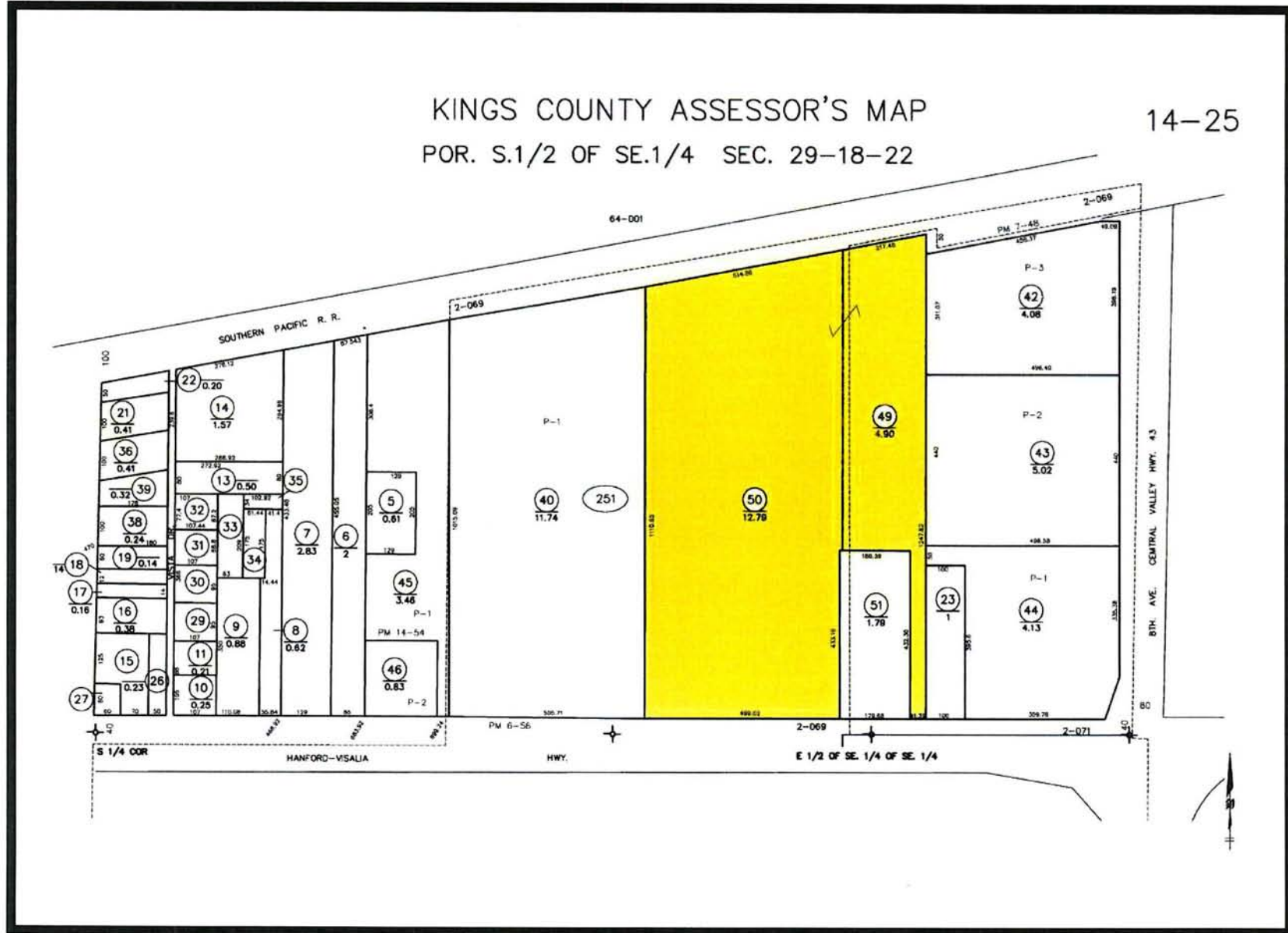
The subject property is also developed with numerous site improvements. Much of the site surrounding the buildings and throughout the yard is paved with asphalt or gravel that is generally considered to be in fair to poor condition. Some concrete flatwork is also found near some of the structures. A concrete spill containment bunker is situated in the yard with numerous tanks placed within it, and it offers a concrete slab floor with 2'-0" to 3'-6" high concrete retaining walls.

A truck scale with a capacity of 100,000 pounds is situated next to the office building near the main entrance to the facility. There are two wash racks for cleaning vehicles and recapturing water located in the yard near product mixing stations. Landscaping has been planted along much of the facility's road frontage and it consists of shrubs and small trees that are irrigated by a drip system. The entire perimeter of the property is fenced with 6-foot high chain link with a top rail and three strands of barbed wire, and two gates are provided at the main entrance and one gate at the rear for the rail spur. A flag pole is erected near the front of the facility along with an internally-illuminated sign that advertises the company. Security cameras monitor the facility as well to help protect it.

A rail spur connects to the SJVR tracks and extends onto the property before splitting into two sets of tracks. Altogether, there is approximately 2,350 linear feet of track with wooden bumpers at the end of each set.

Fixtures and Personal Property

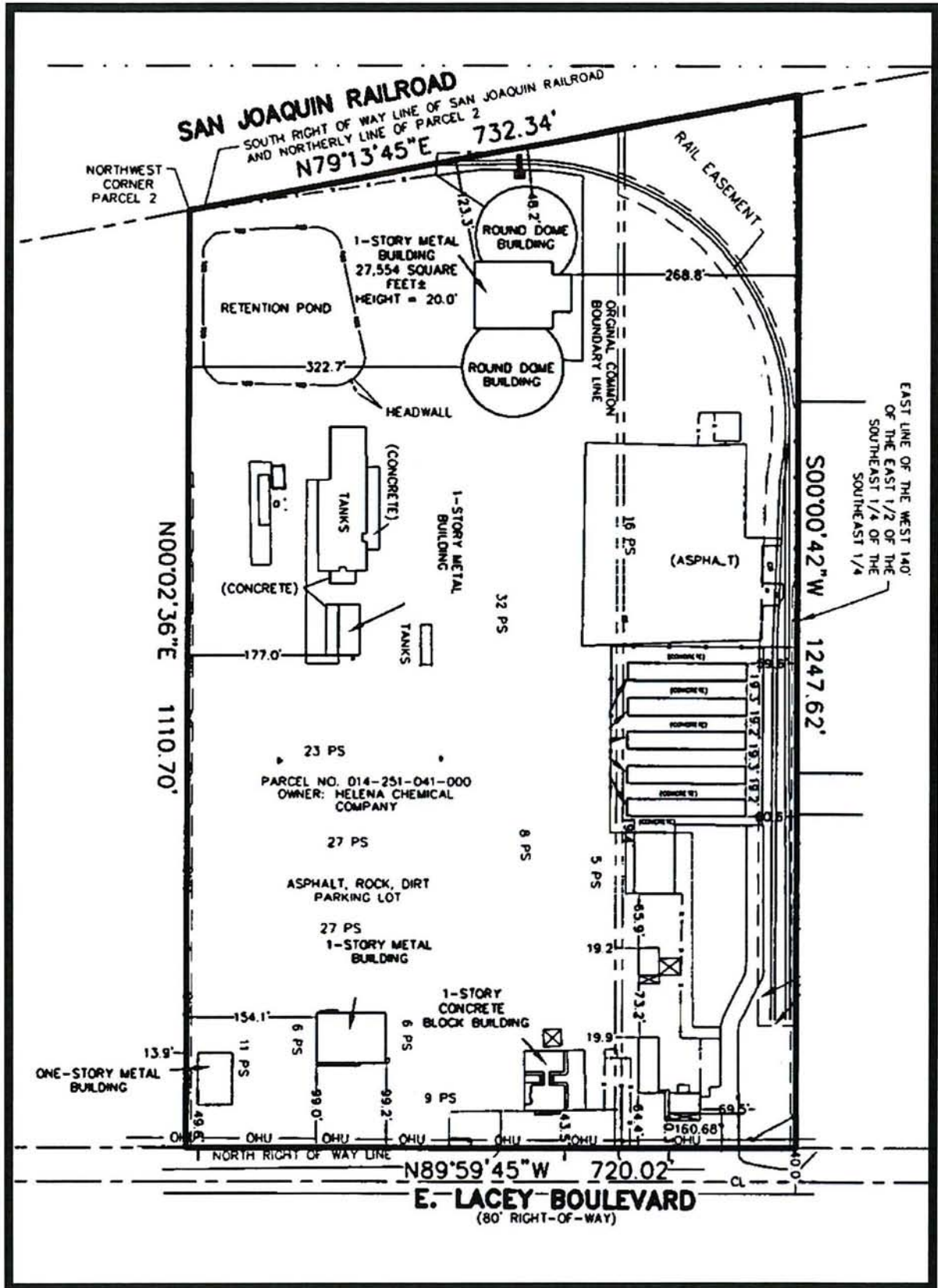
No fixtures or items of personal property are included in this valuation of the real property. Fixtures include storage tanks and piping, while personal property consists of office furnishings and equipment, dry and liquid fertilizer inventories, vehicles and application equipment, parts and tools, and employee personal items. These items are not attached to the real estate in a permanent manner and are not intended to become a part of the real property. Items such as these are typically removed when the property is vacated by the occupant or they are sold under a separate contract from the real estate.





AERIAL PHOTOGRAPH

Attachment: Appraisal Report (1274 : Adoption of Resolution of Necessity)



SUBJECT SITE PLAN



Street scene looking west on East Lacey Blvd.
The subject property is on the right side.



View of the subject property looking
northwest across East Lacey Blvd.



View of the subject's eastern frontage
along East Lacey Blvd.



View of the office building
and adjacent truck scale.



Interior view of the office building
showing the multi-person office area.



Interior view of the office building
showing the private manager's office.



View of the repair shop building.



Interior view of the repair shop.



View of the equipment shelter building.



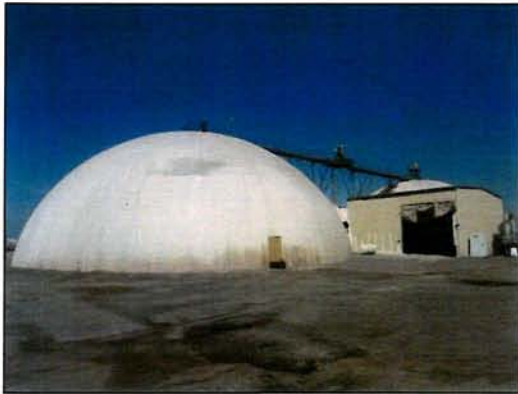
Interior view of the equipment shelter.



View of the product storage shelter.



Interior view of the product storage shelter.



View of the fertilizer storage dome structure.



Interior view of the fertilizer storage domes.



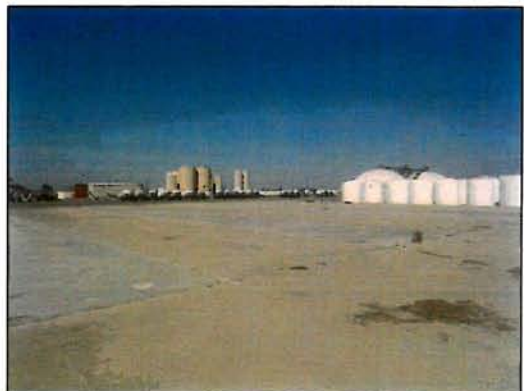
View of a tank farm with concrete containment bunker surrounding it.



View of a product mixing station with vehicle wash rack.



View of the rail spur that splits into two sidings.



View looking across the yard area in the middle of the facility.

ZONING AND PROPERTY RESTRICTIONS

Zoning Ordinance

The subject property is currently zoned SC by the City of Hanford as part of a service commercial district. This zone includes a broad range of commercial activities, which can include freeway (travel) oriented businesses, businesses that have both retail and service components, and other businesses that can be located in a commercial area and not interfere with normal commercial activities.

The service commercial district is primarily intended for establishments engaged in servicing equipment, materials, products, and related sales and travel conveniences, but that do not require manufacturing, assembly, packaging, or processing of merchandise for distribution. Land requirements for most service commercial uses generally dictate their application on arterial streets of the city that are along Highway 198, railway lines, and near industrial districts.

Land Use Restrictions

Permitted uses in this zone include a wide variety of automotive and tire sales and service, restaurants and bars, commercial offices, home improvement centers, building materials and lumber yards, gymnasiums, retail stores, motels, warehouses, and other similar uses.

In addition, a number of conditional uses may be allowed, including auction yards, bus depots, cabinet shops, contractor's storage yards, drive-in theaters, sports arenas, equipment rental yards, furniture warehouses, kennels, public buildings and grounds, repair garages, trucking terminals, wireless communications facilities, and any use that is permitted in the light industrial district.

Development Standards

Along with the land use restrictions placed on the property, the Zoning Ordinance also imposes certain standards for development as follows:

1. Building height – maximum of three stories or 50 feet.
2. Yard setbacks:
 - a. Front – 15 feet minimum.
 - b. Side – none required, unless abutting certain zones.
 - c. Rear – none required, unless abutting certain zones.
3. Site coverage – 25% to 50%.
4. Site area – no limitations.
5. Site frontage, width & depth – no limitations, except that all sites are to have public street frontage or access by a common parking lot with reciprocal use agreement.

Conditional Use Permit

The subject property's existing use as a facility for the storage and blending of dry and liquid fertilizers for retail sale is not an allowable use in the SC zone and the facility is a nonconforming use. In November 2014, the Hanford City Council initially approved both a municipal code amendment and a

conditional use permit that would make the use conforming and allow for its future expansion. The code amendment was to add “enclosed storage, blending and sale of bulk and prepackaged dry and liquid fertilizer for retail use” as a permitted use in the IL light industrial zone. Such permitted uses are also allowed in the SC service commercial zone as conditional uses, and the Council also approved a conditional use permit for the subject property. This not only made the existing facility conforming, but also approved a planned expansion that would add a 24,650 square foot packaged warehouse, a 20,000 square foot dry fertilizer storage building, a 3,312 square foot building for tuck bays and dry blender, and a tank containment structure of 33,250 square feet for up to two million gallons of tank storage.

Just one week later, the City Council denied the second reading of the code amendment effectively rescinding its earlier approvals. As a result, the subject facility remains a nonconforming use at this time. Helena Chemical Company may “continue to use the site as it was legally allowed to do upon the annexation of the site into the City of Hanford. The warehouse could be built as warehousing, which is a permitted use in the Service Commercial zone, but the blending or future expansion of the nonconforming use would not be permitted. The 13 tanks, for which a building permit was issued in error, could be required to be removed.”¹⁰

As a nonconforming use, the facility cannot be altered or enlarged in such a fashion that increases the nonconformity. Also, if the nonconforming use is abandoned, discontinued, or changed to a conforming use for a continuous period of six month, then it may not be reestablished. If a nonconforming use is damaged by 75% or more of its structural mass it cannot be restored either.

General Plan

The current zoning applied to the property is consistent with the Service Commercial designation in the City’s existing General Plan. However, Hanford is in the midst of a General Plan update and the current draft of the new land use map would change the subject’s designation to Regional Commercial. According to City officials, the final adoption of the new General Plan is expected to take place in mid-2016. The City is concurrently working to update its Zoning Ordinance to be consistent with the new General Plan, and officials anticipate adopting the new Zoning Ordinance around the same time. Under the new land use designation, warehousing will no longer be considered an allowable use, so the subject facility would be nonconforming for this function. Blending of fertilizers will not be allowed either.

Conclusions

Currently, the existing use of the subject property as a facility for the storage, blending, and retail sale of dry and liquid fertilizers is a nonconforming use in both the SC service commercial zone and the planned Regional Commercial zone. While it can continue to legally operate because it existed prior to adoption of the current zoning, no expansion of the blending activities is allowed. When the new General Plan and zoning are adopted in 2016, it is expected that warehousing will no longer be permitted either.

¹⁰ Hanford City Council Meeting Agenda, Staff Report for Agenda Section 2-A, November 25, 2014.

HIGHEST AND BEST USE OF THE LARGER PARCEL

Once the pertinent information about the subject property and the market in which it operates is understood, the next step in the appraisal process is to analyze the highest and best use of the property. Highest and best use may be defined to be that particular use or types of uses that are legally and physically permissible and for which there is sufficient demand that results in the most probable or most valuable use of the property.

The purpose of a highest and best use analysis is to determine the optimal or most likely use of the property. Once a logical conclusion is reached, the appropriate valuation approaches can be applied to estimate a value for the property interest being appraised. A proper highest and best use analysis provides the foundation for an accurate and market-oriented valuation of the subject property.

The highest and best use of the property is analyzed in two steps. First, the most probable use of the land as though vacant and unimproved is considered. Then, the analysis is performed again focusing on the property as it is improved and comparing this use to the optimal improvements. In each step four separate criteria are considered, including those uses that are legally permissible, physically possible, financially feasible, and maximally productive.

In an appraisal involving a partial acquisition, two separate and distinct highest and best use analyses are performed. The first analysis is detailed below and it considers the highest and best use of the larger parcel in its condition before any taking. No consideration is given to any project enhancement or condemnation blight that may cause the property to increase or decline in value in anticipation of the project or a condemnation action. Later in this report, a second analysis is performed to estimate the highest and best use of the remainder property in its condition after the taking has occurred.

Land As Though Vacant Analysis

The SC service commercial zoning applied to the subject property allows for a wide variety of commercial activities encompassing retail, office, and service-oriented uses. Development standards are also imposed that govern building height, yard setbacks, site coverage, and other important design considerations. Any new development must comply with these public restrictions and obtain necessary permits and approvals. In the foreseeable future, it is expected that the General Plan designation and zoning applied to the property will be changed to Regional Commercial.

The physical characteristics of the site are adequately suited to supporting new commercial development. The property has a level topography and appears to have stable soil conditions. It is accessible from Lacey Boulevard, which provides good connections to nearby State Routes 198 and 43. Rail service is also available from the adjacent San Joaquin Valley Railroad. However, there are no off-site improvements installed to finish the site and only partial public utility services are available without lengthy extensions. At 17.694 acres, the subject is a sizable parcel and is capable of supporting nearly 230,000 square feet of building area at typical building-to-land ratios found in the local market.

The surrounding neighborhood area has a mixed-use character encompassing industrial, retail, lodging, and service-oriented properties. Many properties are older and in dilapidating condition and the area is in need of some redevelopment. Little new development has taken place in this neighborhood over the

past decade, although market conditions throughout Hanford are improving at this time. The greatest demand seems to be coming from owner-users, as opposed to tenants, and while the financial feasibility of new construction is questionable often users are more motivated by the need for a suitable facility to help make their larger business enterprise more profitable.

The planned Hanford Marketplace Shopping Center would be a major investment in the neighborhood and it has the potential to not only upgrade the area but also draw additional development activity. Still, this project is expected to take nearly a decade to fully build out and its impact will take time to be realized.

In the end, the highest and best use of the land as though vacant is to utilize the site for commercial purposes. A service-oriented use is compatible with the existing zoning and current character of the neighborhood, but the anticipated zoning change and development of the new shopping center across the street will begin shifting the focus more towards retail uses in the future.

Property As Improved Analysis

The subject facility is currently being used for the storage and retail sale of dry and liquid fertilizers as well as some limited blending of liquid fertilizers. The warehousing and retail functions are allowed in the SC zone while the blending is not, but these activities may legally continue because they existed prior to adoption of the current Zoning Ordinance. If the nonconforming use is discontinued for six months or more or structures used in a nonconforming manner are destroyed by more than 75%, then the use may not be reestablished. When the City of Hanford adopts its new General Plan and Zoning Ordinance, which is expected in mid-2016, it is anticipated that the property will be designated for Regional Commercial uses and none of these activities will be allowed. This means that future expansion of the property's improvements will not be permitted.

The facility is about midway through its life span and overall the improvements are considered to be in average condition. The improvements continue to contribute value well above the underlying land value, so it would not be prudent to clear them to make way for redevelopment of the property at this time.

The facility is specifically designed for the storage, blending, and sale of fertilizers and some of the improvements are unique to that function. While the property could be converted to other uses, such as a trucking yard or farm implement sales facility, some of the improvements like the fertilizer storage domes have little alternative use.

Thus, the highest and best use of the property as improved is to continue to operate it as a fertilizer storage, blending, and sales facility. The most likely buyer of the property is a company that is engaged in such operations and in need of a facility that can service farmers in the surrounding Kings County area.

DESCRIPTION OF THE PORTIONS TO BE ACQUIRED

The following descriptions detail the portions of the subject larger parcel that the City of Hanford is seeking to acquire for the proposed realignment of East Lacey Boulevard.

Legal Description of the Portions to be Acquired

The legal descriptions below have been provided by the City of Hanford.

West Portion (APN 014-251-050):

All that portion of the Southeast Quarter of Section 29, Township 18 South, Range 22 East, Mount Diablo Base and Meridian, in the City of Hanford, County of Kings, State of California, according to the official Government Township Plats thereof, being a portion of Parcel 2 of map recorded in Book 6, Page 58, of Parcel Maps, Kings County Records, described as follows:

Beginning at the Southwest corner of said Parcel 2; thence South 89°37'22" East, along the South line of said Parcel, also being the Northerly right-of-way line of Lacey Boulevard, a distance of 499.10 feet, to the Southwest corner of Parcel B of Parcel Map Waiver for Lot Line Adjustment 2011-04, Document No. 11-15941; thence North 00°00'42" East, along the West line of said Parcel B, a distance of 104.44 feet, to the beginning of a non-tangent curve; thence Southwesterly along a 705.00 foot radius curve, concave to the Northwest, from a radius point bearing North 28°47'54" West, through a central angle of 29°10'32", and an arc length of 358.99 feet; thence North 89°37'22" West, parallel with the South line of said Parcel, a distance of 154.75 feet, to a point on the West line of said Parcel 2; thence South 00°25'00" West, along the last said West line, a distance of 15.00 feet to the Point of Beginning.

East Portion (APN 014-251-049):

All that portion of the Southeast Quarter of Section 29, Township 18 South, Range 22 East, Mount Diablo Base and Meridian, in the City of Hanford, County of Kings, State of California, according to the official Government Township Plats thereof, also being a portion of Parcel A of Parcel Map Waiver for Lot Line Adjustment No. 2011-04, per document No. 11-15941, Kings County Official Records, described as follows:

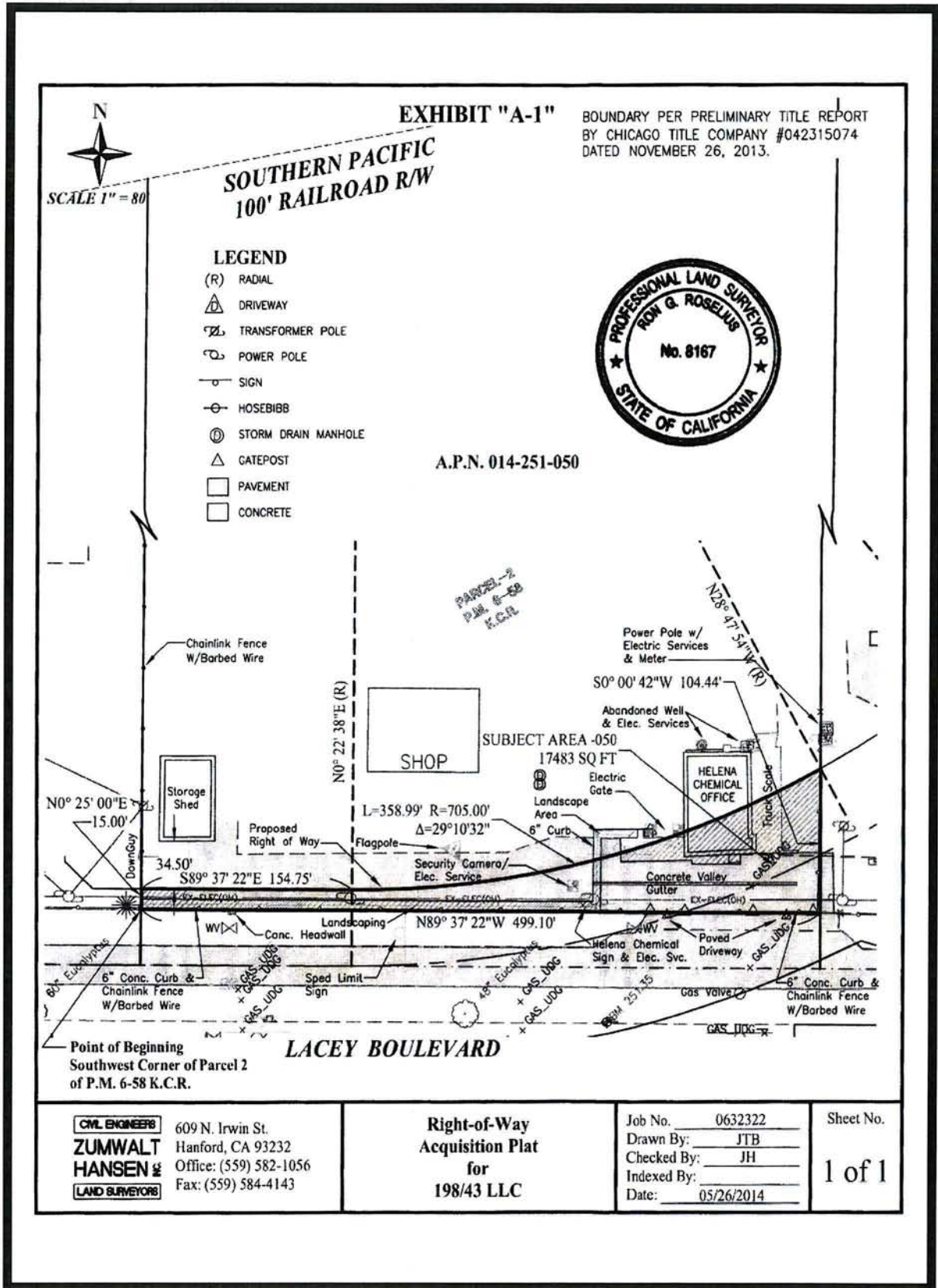
Beginning at a point on the East line of said Parcel A, from which the Southeast corner thereof bears South 00°22'06" West a distance of 129.89 feet; thence South 50°48'52" West a distance of 54.16 feet to the most Easterly West line of said Parcel; thence North 00°06'18" East, along last said line, a distance of 141.15 feet, to the beginning of a non-tangent curve; thence Northeasterly along a 815.00 foot radius curve, concave to the Southeast, from a radius point bearing South 36°42'39" East, through a central angle of 3°39'05" and an arc length of 51.94 feet, to a point on the East line of said Parcel A; thence South 00°22'06" West, along last said line, a distance of 136.63 feet to the Point of Beginning.

Physical Description of the Portions to be Acquired

Two portions of the subject property are to be acquired in full fee title for use as permanent road right-of-way. Both portions are irregular in shape and together they cross the entire width of the property. Combined, the total taking will be 23,353 square feet or 0.536 acres of land area.

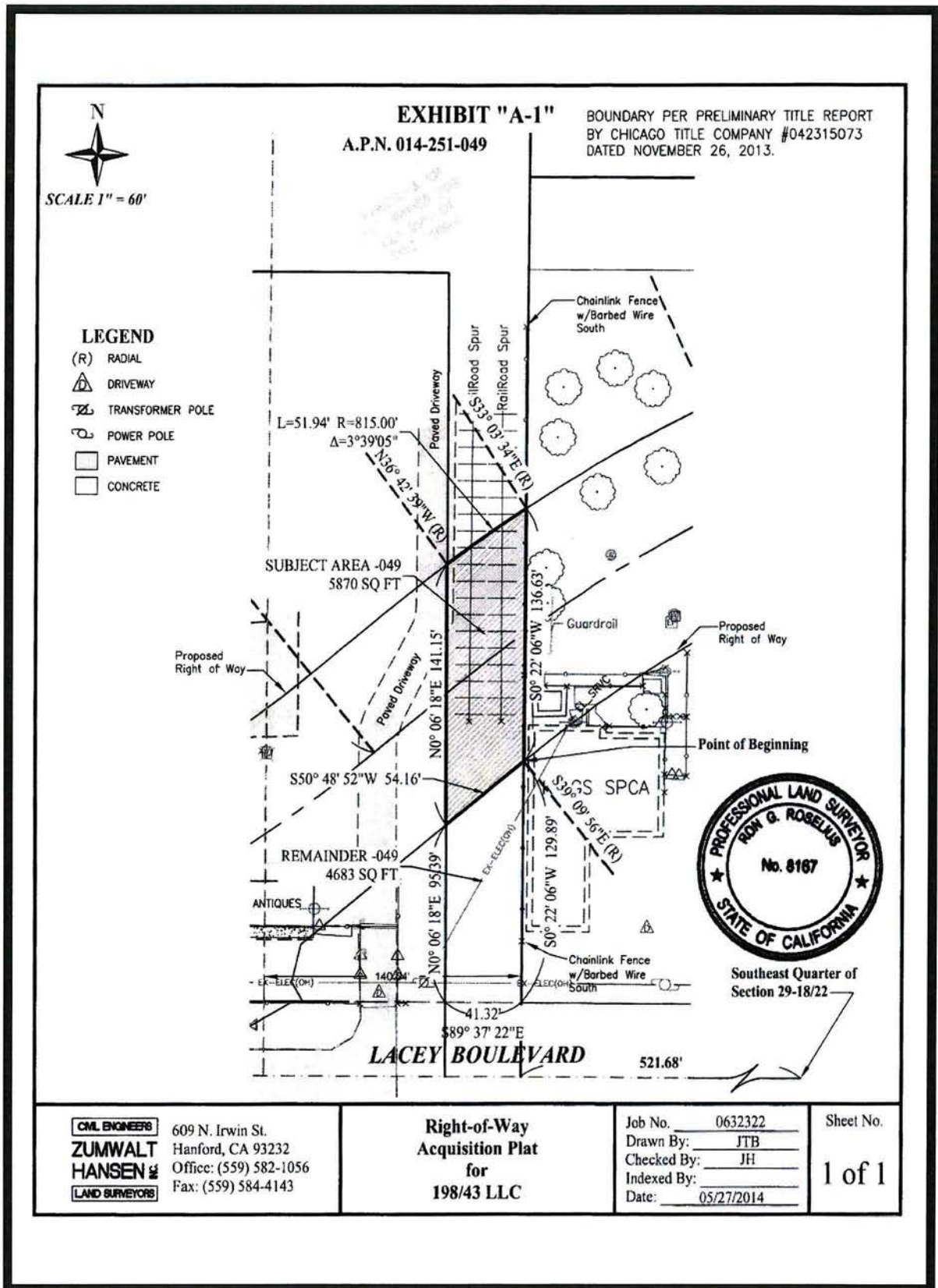
The west portion varies in width from a minimum of 15.00 feet along the subject's west boundary line to a maximum of 104.44 feet at its east end, and overall it is 499.10 feet long. This portion contains 17,483 square feet. Substantial improvements are located within this take area. Most significantly, it runs through the middle of the office building and encompasses the southern half of the structure, while also bisecting the truck scale. There are also a number of site improvements that will be lost, including landscaping, chain link fencing and gates, concrete curbing and flatwork, asphalt paving, parking spaces, an illuminated sign, and a video surveillance camera mounted on a pole.

The east portion cuts diagonally through the middle of the subject's eastern leg. This take area varies from 136.63 feet to 141.15 feet in depth and extends the full 41.32 foot width of this portion of the site. It will include 5,870 square feet of land area. The improvements that are found within this take area include portions of two rail spur tracks and their wooden bumper ends and some chain link fencing.



Attachment: Appraisal Report (1274 : Adoption of Resolution of Necessity)

PLAT OF THE WEST ACQUISITION AREA



Attachment: Appraisal Report (1274 : Adoption of Resolution of Necessity)

PLAT OF THE EAST ACQUISITION AREA



View of the west take area looking east from the middle of the taking.



View of the west take area looking west from the office parking lot.



View of the west take area showing its impact on the office building.



View of the west take area showing the impact on the office building and truck scale.



View of the east take area showing the land and spur tracks to be lost.



View of the east take area showing the impact on the rail spur tracks.

DESCRIPTION OF THE REMAINDER PROPERTY

The remainder property is what is left of the larger parcel after the portions being acquired have been taken. It represents the legal and physical property that the owner retains after the portions are severed and the project is built and used in the manner proposed. This description is based on the hypothetical condition of the property as if the project is completed.

Analysis of the Remainder Property

In the after condition, the remainder property will be smaller in size at 747,377 square feet or 17.158 acres, although a remnant of 4,683 square feet situated south of the east take area will be cut off from the balance of the property and will essentially have no functional utility. Still, the usable land area will be large enough to support the current use as an agricultural fertilizer sales and service facility.

The shape of the remainder will be altered, but not so much that the utility of the property will be impacted. The property will continue to receive good access and visibility from East Lacey Boulevard, and the site will actually see a small increase in street frontage of about 25 feet. It is also expected that new curb, gutter, and asphalt-paved street off-site improvements will be installed to finish the subject site. Additionally, the shopping center project will require the extension of sewer and storm drain lines in front of the subject making it easier for the property to be connected to public utilities in the future.

The loss of the office building and truck scale are significant to the operations of the facility and they should be replaced. Also, new fencing and gates will be needed to secure the facility and provide access to it. The lost parking spaces and landscaping should be replaced as well. The illuminated sign and video surveillance camera ought to be relocated further back onto the property along with a swinging metal gate that is in very close proximity to the new property line.

The rail spur tracks will need new end-bumpers installed, which the owner indicates would likely consist of approximately 10-foot square piles of dirt and material. Also, another 68± feet of track will need to be removed to square the two tracks and maintain a legal setback from the street frontage. The loss of rail spur to the taking and the setback requirement equates to about 285 feet of track, which can support almost five rail cars. This can be cured by installing another switch and creating a third parallel set of tracks.

Zoning and Property Restriction Changes

The planned partial acquisitions from the subject property in support of the East Lacey Boulevard Realignment Project and the development of the related Hanford Marketplace Shopping Center are not expected to change the subject's zoning. The City of Hanford is now working to change the General Plan designation and zoning applied to the subject, but the project itself is not the motivating reason for this change.

Under the existing zoning it is allowable to replace the subject's office building and install additional spur rail track and a truck scale to replace the improvements that are being lost to the takings.

HIGHEST AND BEST USE OF THE REMAINDER PROPERTY

The highest and best use of the remainder property is the second of two highest and best use analyses that are performed in this appraisal. While the first analysis dealt with the larger parcel prior to any acquisitions for the proposed project, this analysis focuses solely on the remainder property under the hypothetical assumption that the taking has occurred and the project has been constructed. It is proper and appropriate in this analysis to give full consideration to the impacts that the project will have on the remainder property, both beneficial and detrimental. This analysis is often more difficult to perform because the property must be viewed in its hypothetical condition after construction of the project and its eventual use in the manner proposed.

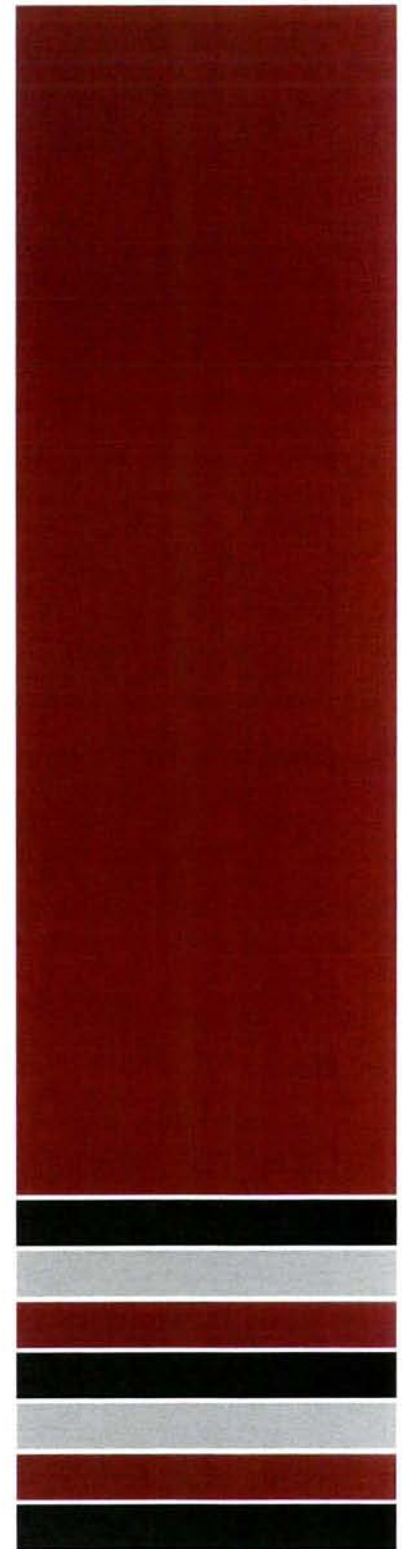
Land As Though Vacant Analysis

The highest and best use of the land as though vacant is not expected to change for the remainder property. It will continue to be to utilize the site for commercial purposes, with a service-oriented use being most likely in the near term. Retail commercial development is also a possibility, but market demand is expected to be greater for this type of use in the future.

Property As Improved Analysis

Similarly, the highest and best use of the property as improved will also be to continue to operate it as a fertilizer storage, blending, and sales facility. Corrective work will be needed to secure the facility with new fencing, replace the office building and truck scale, and add additional spur track to accommodate the necessary number of rail cars.

ANALYSIS OF DATA AND CONCLUSIONS



Attachment: Appraisal Report (1274 : Adoption of Resolution of Necessity)



HopperCompany
Real Property Valuation

METHOD OF VALUATION

The purpose of this appraisal is to provide an opinion of the market value of the fee title interest in the portions of the subject larger parcel that are to be acquired, together with any net damages to the remainder property. This valuation will serve to assist the client in determining the just compensation to be paid for the partial acquisitions.

In determining this estimate of compensation, a strict set of procedures known as the State Rule is used. In California, these procedures have been established as a means to facilitate proper and accurate estimates of value for compensation. The State Rule procedures encompass nine logical and progressive steps that lead to the appropriate value conclusions. These steps include:

1. Value of Larger Parcel Before the Acquisition	\$ _____
2. Value of the Portion Acquired as a Part of the Whole	– \$ _____
3. Value of the Remainder as a Part of the Whole	= \$ _____
4. Value of the Remainder After the Acquisition Without Benefits	– \$ _____
5. Severance Damages to the Remainder	= \$ _____
6. Value of the Remainder After the Acquisition With Benefits	\$ _____
7. Benefits to the Remainder (step 6 - step 4)	\$ _____
8. Net Damages to the Remainder (step 5 - step 7)	\$ _____
9. Total Compensation Due (step 2 + step 8)	\$ _____

Steps 1 through 3 deal with the larger parcel in its condition prior to any influence or acquisitions by reason of the proposed project. Steps 4 and 5 focus on the property in its after condition once the portion has been severed and the project constructed in an effort to determine any damages that are caused to the remainder. Steps 6 and 7 also value the remainder property in the after condition, but in this instance attention is focused on any benefits that will accrue to the property due to the project. Step 8 compares the damages found in step 5 with the benefits derived in step 7 to provide an indication of any net severance damages that will remain once benefits are used as an offset. Finally, step 9 provides the total compensation estimate for the partial acquisition by adding the value of the portion acquired from step 2 to the net damages to the remainder from step 8.

Each of these steps and the valuation approaches they employ are outlined in detail in the following sections of this report.

VALUE OF LARGER PARCEL BEFORE THE ACQUISITION

Step 1

The first step in applying the State Rule of valuation for partial takings is to value the larger parcel before the acquisition. In valuing the larger parcel, both California and Federal law require the appraisal to disregard any decrease or increase in the market value of the property, prior to the date of valuation, that is caused by the project for which the property is to be acquired, or by the likelihood that the property would be acquired for the project, other than that which is due to physical deterioration within the reasonable control of the owner.

In valuing the subject larger parcel, the cost and sales comparison approaches to value are used. The income capitalization approach has not been used in this appraisal because the subject is an owner-occupied facility with no lease in place and such properties are not often sold as investment properties.

Land Valuation

Land is the primary component of any property and it has value because of its permanence and utility for many potential uses. In light of its significance, land is often valued separately from any improvements, and the resulting value estimate may then be used as part of any of the other approaches in valuing the total improved property.

The appraisal of land focuses on valuing the property rights that are attached to the site, and land is always valued as though vacant and available for development to its highest and best use. Often the most common method of land valuation is sales comparison. When sufficient data is available, this is the preferred method because it relies on market-oriented transactions that reflect the attitudes and demands of market participants. The sales comparison approach seeks to value the subject larger parcel by comparing it to recent sales of other land parcels that are similar in various ways.

Comparable Commercial Land Sales

The search for comparable land sales for use in this appraisal began in Hanford and was expanded to include other areas of Kings, Tulare, Kern, and Fresno counties as well in order to have adequate data for proper comparisons and analysis. In the end, a total of five data items are selected and they are all closed sale transactions. These data items are referred to in this report as sale nos. 1 through 5. Each is described below along with a map showing their locations relative to the subject.

In summary, the sales took place between June 2013 and September 2014. The land parcels vary in size from 152,024 to 701,752 square feet and they sold in a price range from \$1.87 to \$4.81 per square foot. The properties are located in Hanford, Visalia, and Fowler.

Sale no. 1 is made up of four adjacent parcels located at the northwest corner of State Route 198 and 9½ Avenue, in Hanford. The property only has access from 9½ Avenue, although it is visible from the passing highway. The parcels combine to form a 3.49-acre site with a rectangular shape. There are no off-site improvements installed, but all public utility services are available. The property is zoned SC for service commercial uses by the City of Hanford. The site had been used in the past as an equipment storage yard and there was an older house in poor condition along with perimeter fencing in place.

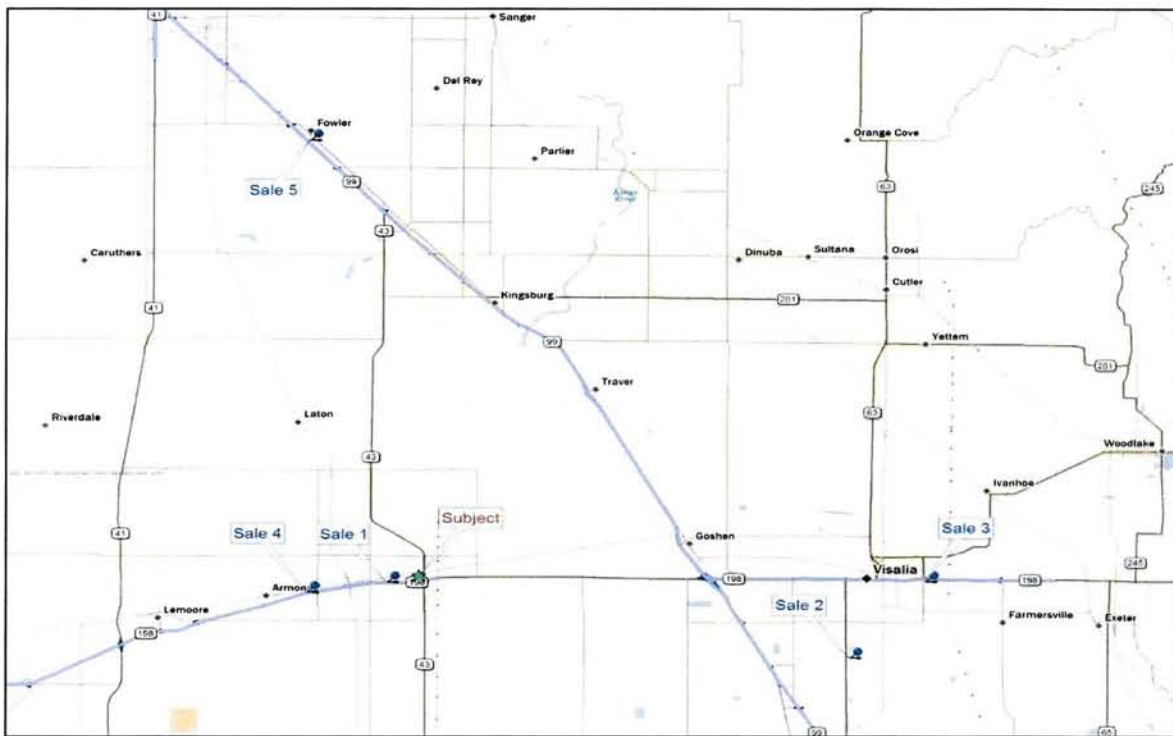
These improvements are estimated to have contributed around \$10,000 in value. The property was sold in June 2013 for \$300,000 or \$1.97 per square foot. The buyers got a new loan for \$220,000 from the Kings County Economic Development Corporation to help with the purchase.

Sale no. 2 refers to a commercial land property located along the east side of Mooney Boulevard, north of Liberty Avenue, in Visalia. This property is at the southern edge of town and is well south of the more developed commercial section of Mooney Boulevard to the north. It was previously used for many decades as a drive-in movie theater, but it was purchased in 2006 by investors who cleared all improvements from the site. The property has 480,467 square feet of land area and is zoned C-SO for commercial shopping and office uses by the City of Visalia. Curb and gutter off-site improvements are in place along the full street frontage and all public utility services are available. In October 2009, the property was taken back in foreclosure by Westamerica Bank and they listed it for sale soon thereafter at an asking price of \$1,195,000. This price was later reduced to \$950,000 and the property was eventually sold over a year later in October 2013 for \$900,000 or \$1.87 per square foot. The buyer is the Tulare County Office of Education, who paid all cash for the property. The Office of Education later developed a new 93,000 square foot administration facility to house their offices and meeting space.

Sale no. 3 wraps around the southeast corner of Lovers Lane and Noble Avenue, in Visalia. Four parcels combine to form the irregular shaped site that contains 530,111 square feet of land area. The property is oriented at the interchange of Lovers Lane and State Route 198, and while it does not include the hard corner it does offer frontage along two streets. Curb and gutter are installed on Lovers Lane, but there are no off-site improvements on the Noble Avenue exposure. A C-SO commercial shopping and office zoning is applied by the City of Visalia and all public utilities are available in the fronting streets. After the property was taken back in foreclosure by Westamerica Bank, they listed it for sale in October 2011 at an initial asking price of \$2,997,350. This was later reduced to \$2,100,000 in December 2012. In September 2013, an offer was made to purchase the property pending approvals for development. The buyer is a developer who then obtained approval for a 120-room hotel, some 46,600 square feet of strip retail space, a 15,000 square foot drug store, a fast food restaurant with a drive-thru, and a convenience store with gasoline. The sale eventually closed in July 2014 at a price of \$1,800,000 all cash or \$3.40 per square foot.

Sale no. 4 is a vacant commercial land parcel located at the northeast corner of Glendale Avenue and Aquifer Drive, in the Hanford Auto Mall development, in Hanford. This land parcel is at the west end of the project and it has a corner lot orientation with frontage on two public streets. Primary access is from Glendale Avenue to the east where it intersects with 12th Avenue, and Aquifer Drive dead-ends at the north end of the parcel with no through street connection. The 222,156 square foot parcel is finished with curb, gutter, and sidewalk off-site improvements along both street frontages and all public utilities are extended to the property for easy connection. The land is zoned SC by the City of Hanford for service commercial uses. The tracks of the San Joaquin Valley Railroad border the property to the north, but there is no spur track for connection. The property was previously sold in June 2006 for \$1,854,000 or \$8.35 per square foot, but the buyers later lost it in foreclosure. This sale was by the original lender. They initially listed the property for sale in January 2013 at \$999,700 and reduced the asking price twice before reaching \$695,000 in March 2014. The sellers were motivated to unload the property and this affected the price. The property was purchased in July 2014 by a speculator who paid \$490,000 or \$2.21 per square foot. He reportedly planned to relist the property for sale soon after the purchase in hopes of making a profit on the resale.

Sale no. 5 refers to a large vacant land parcel located along the State Route 99 highway, in Fowler. The property is situated on the south side of Fresno Street, west of Golden State Boulevard, and it backs to the highway at the northbound off-ramp to Merced Street. The irregular shaped site is accessible from Fresno Street as well as from Peach Street to the south over a narrow strip of the land. The property contains 701,752 square feet and is zoned C-2 for community commercial uses by the City of Fowler. Curb and gutter off-site improvements are installed along the Fresno Street frontage and all public utilities are readily available. In September 2014, the land was sold to a joint venture between Adventist Health and Valley Children's Hospital, who are planning to develop a new health care campus featuring a walk-in clinic and medical offices. They were drawn to this property because of its visibility and accessibility from the highway as well as the fact that it is central to their patient service area and is midway between the Adventist Health Hanford Medical Center and Valley Children's Hospital in Madera. The buyers paid \$3,375,000 or \$4.81 per square foot all cash.



Land Sales Comparisons

In analyzing these sales, consideration is given to various elements of comparison that market participants recognize as having an impact on the prices that are paid for this type of property. While there can be an infinite number of variations between properties, the market typically is concerned with only a limited number variables that are considered to be most influential. The table on the next page summarizes how each data item is compared to the subject. A "+" symbol is shown if the data item is inferior to the subject, a "-" is used if the sale is superior, and an "=" sign is indicated if the data item is generally comparable. Not all elements are weighted equally by the market and in some instances a symbol may reflect a different magnitude of value impact than in other occurrences where the same symbol is used.

LAND SALES COMPARISON GRID Comparable Commercial Land Sales					
	Sale No. 1	Sale No. 2	Sale No. 3	Sale No. 4	Sale No. 5
Location	9½ Avenue	Mooney Blvd.	Lovers Ln.	Glendale Ave.	Fresno St.
City	Hanford	Visalia	Visalia	Hanford	Fowler
APN	016-041-004 +	126-340-005	101-030-025 +	018-030-001	343-052-33s
Buyer	Cotta-Gaalswyk	TC Office Educ.	TC Minimart	ASKY Property	Fowler Park
Document No.	13-12009	13-66136	14-35949	14-10431	14-101765
Sale Date	6/26/2013	10/10/2013	7/17/2014	7/24/2014	9/15/2014
Sale Price	\$300,000	\$900,000	\$1,800,000	\$490,000	\$3,375,000
Land Area – SF	152,024	480,467	530,111	222,156	701,752
Price / SF	\$1.97	\$1.87	\$3.40	\$2.21	\$4.81
Zoning	SC	C-SO	C-SO	SC	C-2
Orientation	Cul-de-Sac	Interior	Interior	Corner	Interior
Topography	Level	Level	Level	Level	Level
Utilities	W-S-G-E	W-S-G-E	W-S-G-E	W-S-G-E	W-S-G-E
Off-Sites	None	C-G	Partial C-G	C-G-S	Partial C-G
Property Rights	=	=	=	=	=
Financing	=	=	=	=	=
Conds. of Sale	=	+	+	+	=
Improvements	- \$10,000	=	=	=	=
Market Conds.	+	+	=	=	=
Interim Value	> \$1.91	> \$1.87	> \$3.40	> \$2.21	= \$4.81
Location	+	=	-	+	-
Zoning	=	-	-	=	-
Parcel Size	-	=	=	-	=
Topography	=	=	=	=	=
Utilities	-	-	-	-	-
Off-Sites	=	-	-	-	-
Final Indication	> \$1.91	> \$1.87	< \$3.40	≥ \$2.21	< \$4.81

Land Value Indication

Based on these comparisons, the subject land should be valued above the \$1.87 to \$1.91 per square foot indicated by sale nos. 1 and 2, below the \$3.40 to \$4.81 per square foot reflected in sale nos. 3 and 5, and at a level that is slightly above the \$2.21 per square foot of sale no. 4. Considering the “highest price” definition of market value that applies in this appraisal, a value of \$2.50 per square foot is concluded. When applied to the size of the subject parcel, a total land value of \$1,925,000 results.

$$\text{Land Size} \times \text{Value per S.F.} = \text{Land Value}$$

$$770,730 \text{ s.f.} \times \$2.50 = \$1,926,825 \approx \$1,925,000$$

Cost Approach

The cost approach is derived from the concept that market participants often equate cost to value. Buyers and sellers tend to estimate the value of a property by comparing it to the cost of constructing a suitable substitute that exhibits similar physical characteristics, age, quality and condition, and functional utility.

The cost approach is typically used to value the total improved property, including both building and site improvements. In applying this approach, first the cost new of the improvements is determined, then any accrued depreciation is estimated and deducted, and finally the land value is added. A detailed breakdown of this approach as prepared for the subject larger parcel is shown on the *Cost Approach* financial page that follows this section of the report. The various procedures and estimates are discussed in greater detail below.

Improvements Cost New Estimate

The replacement cost estimates used in this appraisal are drawn from a number of sources, including the Marshall Valuation Service cost manual, the Assessor's Handbook of Rural Building Costs, and bids obtained from various contractors.

First, a cost new is estimated for each building structure based on its occupancy type, the construction materials that are used, the quality of construction, and the size and shape of the structure. Next, local development impact fees are estimated using a schedule published by the City of Hanford. Miscellaneous costs are then added to cover taxes during the course of construction, title and escrow fees related to the site acquisition, and fees paid to various providers for professional services. In the end, total building cost new is estimated to be \$3,191,675.

The cost new of the site improvements is estimated next using many of the same sources. Each improvement is estimated individually and altogether the site improvements are projected to add \$1,996,500 to the cost of developing the subject property.

Entrepreneurial Profit

Entrepreneurial profit is the level of return that a developer would typically seek as compensation for the time, risk, and expertise invested in completing the project. Profit represents the difference between the value of the completed project and its cost of development, so profit is residual in nature and is only received if the market values the finished property at a level above its cost of construction. For the subject property, a profit factor of 15% is used, which adds \$778,226 to the project's value.

Adding this to the cost new of the building and site improvements brings the total cost new of the improvements to \$5,966,401.

Accrued Depreciation

Accrued depreciation is any loss in the value of improvements from their cost new, and it represents the difference between the cost new of the improvements, including profit, and their market value on the date of the appraisal. Depreciation from all sources can be summarized into three categories: physical

deterioration, functional obsolescence, and external obsolescence. The following accrued depreciation is identified and estimated for the subject property.

The economic age-life method is used to estimate depreciation for the subject property. This technique uses a ratio of the subject property's effective age divided by its total economic life and then multiplies this ratio by the total cost new of the improvements to provide an estimate of depreciation from all sources.

The effective age of the property is the age indicated by the condition and utility of its improvements. It differs from actual age in that it is not based solely on the chronological passing of time, but may be greater or less than the property's actual age due to excessive wear or higher than normal maintenance. Considering the physical age and condition of the subject's various improvements, an effective age of 25 years old is estimated.

The property's total economic life is the period of time over which the improvements will continue to contribute to the overall value of the property. The life expectancy of a property can be affected by many different factors, including the quality of construction, the level of maintenance that is given to the facility, locational attributes and climate, and market preferences. The total economic life of a property may be less than or equal to the total physical life of the structures because of the way in which these factors impact the improvements. Market observation suggests that a 50-year total economic life is appropriate for a facility like the subject.

Dividing the subject's effective age of 25 years by the property's total economic life of 50 years provides a ratio of total depreciation of 50%. Applying this ratio to the total cost new of the improvements provides an estimate of total accrued depreciation of \$2,983,201.

$$(\text{Effective Age} \div \text{Total Economic Life}) \times \text{Improvements Cost New} = \text{Accrued Depreciation}$$

$$(25 \text{ years} \div 50 \text{ years}) \times \$5,966,401 = \$2,983,201$$

Deducting the total accrued depreciation from the cost new of the improvements leads to a depreciated value for the improvements of \$2,983,200.

Property Value Indication

The final step in the cost approach is to add the value of the underlying land. This land value was previously estimated in the *Land Valuation* section of this report to be \$1,925,000. When added to the depreciated value of the improvements, a rounded total improved property value of \$4,900,000 is indicated for the subject property by the cost approach.

COST APPROACH BREAKDOWN**Building Cost New:**

Building Structures:

Office Building	3,147	x	\$217.00	=	\$682,899
Repair Shop	4,800	x	\$60.00	=	\$288,000
Equipment Shelter	2,460	x	\$11.00	=	\$27,060
Product Storage Shelter	1,461	x	\$22.25	=	\$32,507
Fertilizer Storage Domes	27,554	x	\$70.00	=	\$1,928,780

Local Development Fees:

Fire Impact Fee	=	\$2,417
Police Impact Fee	=	\$1,514
Water Impact Fee	=	\$47,866
Wastewater Impact Fee	=	\$27,473
Storm Water Impact Fee	=	\$33,790
Refuse & Recycling Impact Fee	=	\$1,452
Sanitary Sewer Impact Fee	=	\$35,655
School Impact Fee	=	\$20,499

Miscellaneous Costs:

Real Property Taxes	=	\$31,763
Title & Escrow Fees	=	\$5,000
Professional Fees	=	<u>\$25,000</u>

Total Cost New of Building Improvements

\$3,191,675

Site Improvements Cost New:

On-Site Improvements:

Asphalt Paving	=	\$935,000
Concrete Flatwork	=	\$7,000
Concrete Curbing	=	\$6,000
Well & Pump and Septic System	=	\$40,000
Storm Water Ponding Basin	=	\$80,000
Tank Containment Bunker	=	\$65,000
Truck Scale	=	\$80,000
Wash Racks	=	\$30,000
Landscaping	=	\$5,000
Fencing & Gates	=	\$75,000
Flag Pole	=	\$2,500
Sign	=	\$6,000
Surveillance Cameras	=	\$15,000
Rail Spur	=	<u>\$650,000</u>

Total Cost New of Site Improvements

\$1,996,500

Entrepreneurial Profit

15.00%

+ \$778,226**Total Cost New of Improvements**

\$5,966,401

Less Depreciation:

Age-Life Method:

Effective Age	25 years
Total Economic Life	<u>+ 50 years</u>
Depreciation	50.00%

Total Accrued Depreciation

- \$2,983,201**Depreciated Value of Improvements**

\$2,983,200

Land Value+ \$1,925,000**TOTAL INDICATED PROPERTY VALUE**

\$4,908,200

Rounded to

\$4,900,000

Attachment: Appraisal Report (1274 : Adoption of Resolution of Necessity)

Sales Comparison Approach

The practice of making comparisons between the subject and the market in which it is located is central to all of the appraisal process, but in no method of valuation is this practice more prevalent than in the sales comparison approach. This approach is based on the principles of supply and demand, substitution, and balance, and these principles often lead market participants to value properties on the basis of the prices being paid for other similar and competing properties in the local market. On this basis, the sales comparison approach seeks to value the subject property by comparing it to other similar properties that have recently sold.

Comparable Facility Sales

The search for comparable market data is initially focused in Hanford, but to broaden the amount of data that is available the area searched is widened to include the rest of Kings County and nearby Tulare County as well. The results of the search process are five data items that are selected for further analysis. Each of these data items has some similarities to the subject and they are helpful in shedding light on how the market values the improved property. The selected data items are identified throughout this appraisal report as sale nos. 6 to 10. A narrative discussion of each sale is provided below along with a map showing their locations.

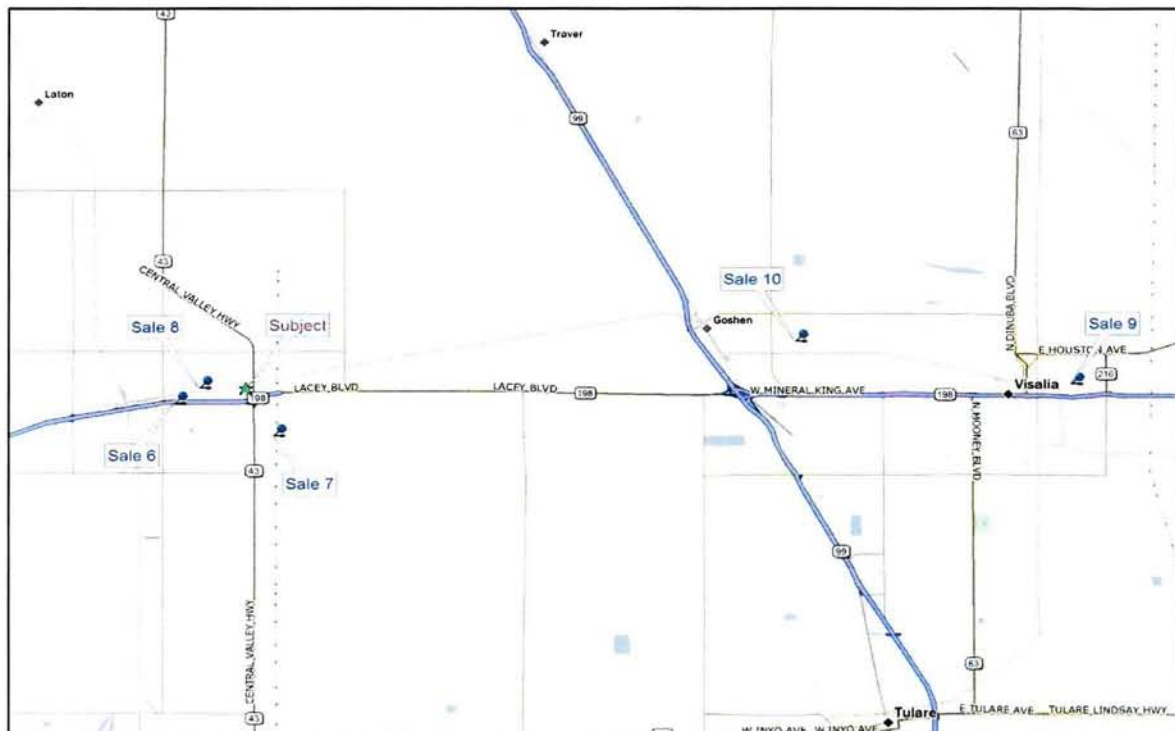
To summarize, the sales occurred from December 2013 to January 2015. The building improvements span in size from 5,125 to 18,186 square feet and they are situated on sites with between 91,040 and 406,415 square feet of land area. Because all of the properties have relatively low building-to-land ratios of 4% to 20%, the most appropriate unit of comparison is price per square foot of land area. These five sales vary in price from \$3.28 to \$8.26 per square foot of site area. The properties are located in or near Hanford and Visalia.

Sale no. 6 was previously home to Arnold's Tree Service and it is located on the north side of 3rd Street, east of 9th Avenue, in Hanford. The property sits along the south side of State Route 198 and has good highway exposure, but the only access comes from the 3rd Street frontage road. The 2.25-acre site is improved with a 5,125 square foot building that houses 325 square feet of finished office space and 4,800 square feet of shop space. The office portion is constructed of concrete block walls, while the shop is a metal building with three ground level rollup doors for access. The balance of the site is fenced and offers an asphalt-paved parking lot and a dirt storage yard. The property was listed for sale in July 2013 at an asking price of \$425,000 and it sold after five months of exposure in December 2013 for \$350,000 or \$3.57 per square foot of land area. The buyers are local business people.

Sale no. 7 is a light industrial property located on the south side of Hanford-Armona Road, east of 8th Avenue, southeast of Hanford, in rural Kings County. The property includes two metal buildings totaling 14,600 square feet that are divided into 800 square feet of finished office space and 13,800 square feet of shop area. Seven ground level rollup doors provide access to the shops. The buildings were built in 2007-2008 of average quality construction and they were in good condition. The property has concrete driveways and parking lots, perimeter fencing, and gravel yards along with a 5,000 square foot pole shed. The buildings are situated on 7.48 acres of land and the property is zoned ML by Kings County for light industrial uses. The property was listed for sale in early 2013 at an asking price of \$1,070,000. The eventual buyer is an agricultural chemical company who agreed to pay full price. The sale closed in December 2013 and the price is equal to \$3.28 per square foot of land area. The buyers also negotiated

to purchase an additional 5.47 acres of adjacent vacant land for another \$180,000 and that transaction closed escrow concurrently with the facility sale.

Sale no. 8 refers to a light industrial facility located on the east side of 9½ Avenue, north of Lacey Boulevard, in Hanford. The property has an 18,186 square foot building with yard space on a 2.09-acre site. The building is divided into two suites of 5,186 square feet and 13,000 square feet with a total of 3,378 square feet of finished office space and 14,808 square feet of shop area. It was constructed in 1970 and expanded in 1979, and has a concrete slab floor, concrete block walls for the offices, steel framed walls covered with metal siding for the shop, and a gable roof with metal panel covering. Electrical service of 400 amps is available and there are four rollup doors for access to the shops. A fenced and paved yard surrounds the building and there is a 1,920 square foot equipment shed in the yard. The property had been occupied by a dairy equipment manufacturer and an automobile detail shop. It was listed for sale at an asking price of \$650,000 and sold in October 2014 for \$430,000 or \$4.72 per square foot of land area. The buyer is a local investor who paid all cash.



Sale no. 9 represents a contractor's office and yard facility located on the west side of Cain Street, north of Main Street, in Visalia. The facility spans two adjoining land parcels totaling 4.77 acres. The site is improved with two metal building structures that combine for 14,480 square feet. The front building was constructed in the 1960s and was later remodeled in the 1980s. It houses 6,480 square feet that is divided into 3,200 square feet of finished offices and 3,280 square feet of shop space with a 16-foot eave height and three rollup doors. The second building was added in 1999 and it has 8,000 square feet, including 684 square feet of office and parts storage and 7,316 square feet of vehicle maintenance shop with four bays, a 19-foot eave height, and eight rollup doors. The entire yard is fenced and there is a 5,000 gallon diesel fuel tank, a vehicle wash rack, some concrete paving, and a large yard with gravel. The property was not formally on the market for sale, but was available for lease at an asking rent of

\$14,000 per month gross. The broker was approached about a sale by the owners of Carver Pump Company, who had exchange funds from another recent sale. A deal was made and the sale closed in December 2014 at a price of \$1,715,000 or \$8.26 per square foot of land area with the buyers paying all cash. They now occupy the property with their pump business.

Sale no. 10 is a modern contractor's office and yard facility that was home to Larry Nelson Construction. It is located at the northeast corner of Doe Avenue and Kelsey Street, in Visalia. The facility was developed in 2006 and it includes 9.33 acres of land. The southerly 5.10 acres is improved with an 11,200 square foot building that houses 2,800 square feet of finished office space and 8,400 square feet of shop space. There is also 3,600 square feet of attached canopy surrounding the shop. A 6,900 square foot partially enclosed vehicle storage shelter and a 5,092 square foot canopy covering a 10,000 gallon diesel fuel tank are in the yard area to the rear, and this portion of the site is asphalt paved for parking and storage yard. The northerly 4.23 acres is also fenced as a dirt storage yard. The facility has been owner occupied throughout its lifetime. It was not formally exposed to the market, but a local broker working with an investor coming out of an exchange knew of its availability and a deal was made. The property closed escrow in January 2015 at a purchase price of \$1,600,000 or \$3.94 per square foot of land area. The buyers put down \$540,000 and borrowed \$1,060,000 from Wells Fargo Bank.

Improved Property Sales Comparisons

In comparing these sales to the subject larger parcel, various elements of comparison are considered including physical, locational, economic, and transactional factors that influence the price paid for a particular property. No two properties are exactly alike and while there can be numerous differences between a sale property and the subject, often the market focuses on a more limited number of variables.

The comparisons between the subject and the sales are summarized in the table on the next page. Symbols are used to indicate the direction of adjustment, although the symbols do not always represent the same magnitude of adjustment in every instance.

Once all of the comparisons are made, the data suggests that the subject ought to be more valuable than the \$3.28 to \$4.72 per square foot indicated by sale nos. 6, 7, 8, and 10, but worth something less than the \$8.26 per square foot reflected in sale no. 9.

IMPROVED SALES COMPARISON GRID Comparable Facility Sales					
	Sale No. 6	Sale No. 7	Sale No. 8	Sale No. 9	Sale No. 10
Address	8770 E. 3 rd St.	7537 Hanf-Arm.	9955 9 th Ave.	139 N. Cain St.	8444 W. Doe
City	Hanford	Hanford	Hanford	Visalia	Visalia
APN	016-060-033	016-130-079+	014-230-079	098-142-039+	077-790-003
Buyer	Champi	DJM Sales	EBC Farms	LTK, LLC	Freitas
Document No.	13-22193	13-22805	14-15457	14-68702	15-01457
Sale Date	12/5/2013	12/17/2013	10/23/2014	12/23/2014	1/13/2015
Sale Price	\$350,000	\$1,070,000	\$430,000	\$1,715,000	\$1,600,000
Building Size	5,125	14,600	18,186	14,480	18,100
Land Size	98,010	325,829	91,040	207,575	406,415
Price / Land SF	\$3.57	\$3.28	\$4.72	\$8.26	\$3.94
Building Age	30 yrs.	6 yrs.	40 yrs.	30 yrs.	9 yrs.
Quality/Cond.	Avg. / Avg.	Avg. / Good	Avg. / Fair	Avg. / Avg.	Avg. / Good
Site Coverage	5%	4%	20%	7%	4%
Extras	None	Canopy	Shelter	Scale, Fuel tank	Fuel tank
Property Rights	=	=	=	=	=
Financing	=	=	=	=	=
Conds. of Sale	=	=	=	=	=
Market Conds.	+	+	=	=	=
Interim Value	> \$3.57	> \$3.28	= \$4.72	= \$8.26	= \$3.94
Location	=	+	=	=	=
Facility Size	-	=	-	-	=
Age/Qty/Cond.	+	-	+	+	-
Site Coverage	=	=	+	=	=
Extras	+	+	+	=	+
Final Indication	> \$3.57	> \$3.28	> \$4.72	< \$8.26	> \$3.94

Improved Property Value Indication

The subject's value has been shown to be reasonably bracketed between \$4.72 and \$8.26 per square foot. Considering the "highest price" definition of market value that applies in this appraisal, a unit value of \$7.00 per square foot of land area is concluded. This is multiplied by the 770,730 square feet in the subject's land parcels to arrive at a rounded value indication of \$5,400,000 using the sales comparison approach.

Land Area x Value per SF = Improved Property Value

$$770,730 \text{ s.f.} \times \$7.00 = \$5,395,110 \approx \$5,400,000$$

Reconciliation of Value for the Larger Parcel

Reconciliation is the process of critically reviewing and considering each of the applicable approaches and their value indications, and correlating them into a single final value conclusion that best answers the appraisal problem. The relative dependability and applicability of each approach is weighed and considered, and variations among the indications are explained. In summary, the following values are indicated by the various approaches for the subject larger parcel:

Cost Approach	\$4,900,000
Sales Comparison Approach	\$5,400,000

Relatively equal weight is given to both approaches in the reconciliation. Therefore, the market value of the fee simple interest in the subject larger parcel as of October 7, 2015 is concluded to be \$5,200,000.

VALUE OF PORTION ACQUIRED AS PART OF THE WHOLE**Step 2**

The second step in applying the State Rule of valuation is to value the portions of the property that are being acquired as a part of the whole larger parcel. In this step, the contributory value of the property within the areas of the acquisitions is valued. This may be different than their simple pro rata value as a part of the larger parcel because the individual physical characteristics and utility of the portions being acquired can make them more or less valuable than the average unit value applied to the larger parcel.

The land within the take areas is valued at the same unit value of \$2.50 per square foot that was applied to the entire larger parcel. This results in a land value of \$58,383.

$$\text{Land Size} \times \text{Value per S.F.} = \text{Land Value}$$

$$23,353 \text{ s.f.} \times \$2.50 = \$58,383$$

The improvements that are situated within the take areas are valued as follows:

CONTRIBUTORY VALUE OF IMPROVEMENTS As Part of the Whole Larger Parcel				
Improvement Type	Improvement Size	Replacement Cost per Unit	Depreciation Rate	Contributory Value
Chain link fencing	672 l.f.	\$20.65	10%	\$12,489
Chain link gates	2 gates	\$2,500	10%	\$4,500
Asphalt paving	6,140 s.f.	\$2.25	10%	\$12,434
Concrete paving	1,047 s.f.	\$6.00	10%	\$5,654
Gravel paving	1,300 s.f.	\$0.80	10%	\$936
Concrete curbing	366 l.f.	\$13.00	10%	\$4,282
Concrete V-gutter	300 s.f.	\$7.00	10%	\$1,890
Landscaping & irrigation	Lump sum	\$5,000	0%	\$5,000
Office building	3,147 s.f.	\$217.00	10%	\$614,609
Truck scale	1 scale	\$80,000	25%	\$60,000
Rail spur	214 l.f.	\$167.45	25%	\$26,876
Wooden rail bumpers	2 bumpers	\$4,750	25%	\$7,125
Total				\$755,795

When the value of the underlying land is added to the value of the building and site improvements, the total value of the parts being taken as part of the whole is \$814,178.

$$\text{Land Value} + \text{Improvement Value} = \text{Total Value of Takings}$$

$$\$58,383 + \$755,795 = \$814,178$$

VALUE OF REMAINDER AS PART OF THE WHOLE

Step 3

Step three is a simple mathematical calculation with the value of the portion acquired (step two) deducted from the value of the larger parcel (step one). This provides the following value for the remainder property before the acquisition.

Step One Value – Step Two Value = Value of Remainder Before the Acquisition

$$\$5,200,000 - \$814,178 = \$4,385,822$$

VALUE OF REMAINDER AFTER THE ACQUISITION WITHOUT BENEFITS

Step 4

This step of the valuation addresses the remainder property after the portions acquired have been severed from the larger parcel. Step four focuses solely on measuring the damages, if any, that will result, with no consideration of any potential benefits. Benefits will be estimated later in step six.

Losses in value to the remainder are referred to as severance damages, and they may result either from the severing of the portions acquired from the larger parcel or from the construction and use of the project for which it was taken. This latter form of damage can occur whether or not the loss is caused by a portion of the project that is physically located on the parts taken.

California courts have found that some damages are not compensable and should not be included in an appraisal. These include: (1) damages to business; (2) expenses for moving personal property; (3) temporary damage to the use and occupancy of property that is reasonably incident to construction requirements; (4) damages due to annoyances and inconveniences suffered by the public generally; (5) circuity of travel caused by dividing a highway; (6) rerouting or diversion of traffic or changing of a two-way street to a one-way street; and (7) in general, all those types of damages that can be considered to be conjectural, speculative, and remote.

The subject remainder property will have both permanent and curable damages.

Permanent Damage

Damages that cannot be physically corrected or would cost more to cure than the resulting loss in value to the property are considered to be permanent. In this case, the east taking will leave a small remnant to the south of the new road right-of-way that will be physically separated from the balance of the property. This remnant will also be small at 4,683 square feet and would provide no benefit to the remainder. As a result, it should be acquired by the City as an uneconomic remnant.

This remnant is valued at the same unit land value of \$2.50 per square foot or \$11,708. Also, there is 171 linear feet of chain link fencing that will be lost along with two pine trees. The fence is valued at

\$3,178 (171 feet x \$20.65 – 10%) and the pine trees are valued at \$250 each for a total improvement loss of \$3,678. Altogether, the permanent loss in value for this remnant is \$15,386.

Curable Damages

In instances where the severance damages may be both physically corrected and economically cured, then the loss in value caused by these items may be determined by estimating the cost to cure them. The table below summarizes those items that may be corrected and their estimated cost. To avoid double payment, any compensation already paid for a particular improvement in step two is deducted so that only the net cost to cure is included.

<i>COST TO CURE DAMAGES</i> <i>Remainder Property After Takings</i>				
Improvement Type	Improvement Size	Replacement Cost per Unit	Less Compensation Already Paid	Net Cost To Cure
Chain link fencing	496 l.f.	\$20.65	- \$12,489	\$0
Chain link gates	2 gates	\$2,500	- \$4,500	\$500
Asphalt paving	6,500 s.f.	\$2.25	- \$12,434	\$2,191
Concrete paving	1,200 s.f.	\$6.00	- \$5,654	\$1,546
Gravel paving	1,300 s.f.	\$0.80	- \$936	\$104
Concrete curbing	350 l.f.	\$13.00	- \$4,282	\$268
Concrete V-gutter	300 s.f.	\$7.00	- \$1,890	\$210
Landscaping & irrigation	Lump sum	\$5,000	- \$5,000	\$0
Office building	3,147 s.f.	\$217.00	- \$614,609	\$68,290
Truck scale	1 scale	\$80,000	- \$60,000	\$20,000
Rail spur, switch & bumper	285 l.f.	\$413.00	- \$26,876	\$90,829
Relocate metal gate	1 swing gate	---	---	\$2,500
Relocate sign	1 sign	---	---	\$2,000
Relocate security camera	1 camera	---	---	\$2,000
Total				\$190,438

Final Value Conclusion for Remainder Without Benefits

The final value indication for step four is concluded by deducting the permanent and curable damages from the property value in step three, which leads to the following value indication:

Step Three Value – Permanent Damages – Curable Damages = Remainder Without Benefits

$$\$4,385,822 - \$15,386 - \$190,438 = \$4,179,998$$

SEVERANCE DAMAGES**Step 5**

The estimate of total severance damages is determined by deducting the value of the remainder after the acquisition but without benefits (step four) from the value of the remainder as part of the whole (step three). This results in total severance damages to the subject remainder as follows:

Step Three Value – Step Four Value = Severance Damages

$$\$4,385,822 - \$4,179,998 = \$205,824$$

VALUE OF REMAINDER AFTER THE ACQUISITION WITH BENEFITS**Step 6**

Step six in the valuation process is similar to step four in that the remainder is valued in its expected condition after the partial acquisition and construction and use of the project in the manner proposed. However, in this step the attention is focused on the estimate of any benefits that will accrue to the remainder property in the after condition.

For the subject remainder no benefits are expected that will enhance the property's value. Therefore, the value of the remainder property after the acquisition with benefits is equal to the value concluded for the property in step four of \$4,179,998.

BENEFITS TO THE REMAINDER**Step 7**

The calculation of the benefits that will accrue to the remainder after the project is built and is being used is determined by simply subtracting the value indicated in step four from the value reached in step six. This results in total benefits as shown below:

Step Six Value – Step Four Value = Benefits

$$\$4,179,998 - \$4,179,998 = \$0$$

NET DAMAGES TO THE REMAINDER**Step 8**

The law allows for benefits to the remainder to be used to offset any severance damages to the remainder as a result of the project. In this case, however, there are no benefits so the net severance damages are \$205,824.

ESTIMATE OF JUST COMPENSATION FOR PARTIAL TAKINGS**Step 9**

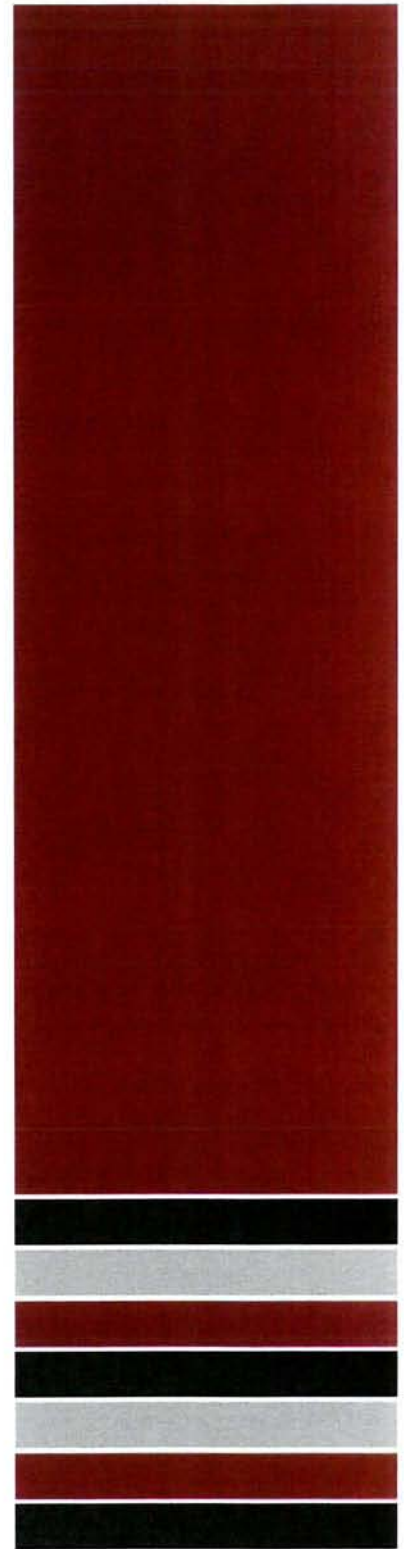
The final estimate of just compensation for the partial acquisition of portions of the subject property is the sum of the value of the taking (step two) and the net damages to the remainder (step eight). The whole process is summarized below:

1 – Value of Larger Parcel Before Taking:		
Land Value	\$1,925,000	
Improvement Value	+	\$3,275,000
		\$5,200,000
2 – Value of Part Taken as Part of Whole:		
Land Value	\$58,383	
Improvement Value	+	\$755,795
		– \$814,178
3 – Value of Remainder as Part of Whole:		
Land Value	\$1,866,617	
Improvement Value	+	\$2,519,205
		= \$4,385,822
4 – Value of Remainder Without Benefits:		
Remainder Property Value	\$4,385,822	
Permanent Damage	\$15,386	
Curable Damages	–	\$190,438
		– \$4,179,998
5 – Severance Damages:		
Step Three Value	\$4,385,822	
Step Four Value	–	\$4,179,998
Total Severance Damages		= \$205,824
6 – Value of Remainder With Benefits:		
Property Value	\$4,179,998	
Benefits	+	\$0
		\$4,179,998
7 – Benefits to the Remainder:		
Step Six Value	\$4,179,998	
Step Four Value	–	\$4,179,998
		\$0
8 – Net Damages to the Remainder:		
Step Five Value	\$205,824	
Step Seven Value	–	\$0
		\$205,824
9 – Estimate of Just Compensation:		
Step Two Value	\$814,178	
Step Eight Value	+	\$205,824
		\$1,020,002
	Rounded to	<u>\$1,020,000</u>

Therefore, after considering all of the data and pertinent information regarding the subject property and the proposed East Lacey Boulevard Realignment project, it is my opinion that the total compensation due to the property owner for the partial acquisition as of October 7, 2015 is:

ONE MILLION TWENTY THOUSAND DOLLARS
\$1,020,000

ADDENDA



Attachment: Appraisal Report (1274 : Adoption of Resolution of Necessity)



HopperCompany
Real Property Valuation



QUALIFICATIONS OF KEITH J. HOPPER
MAI, R/W-AC, AI-GRS

Professional Designations

- MAI designation – Member of the Appraisal Institute: Certificate No. 10499
- R/W-AC Appraisal Certification of the International Right of Way Association
- AI-GRS designation – General Review Specialist of the Appraisal Institute

Certifications and Licenses

- California Certified General Real Estate Appraiser: Certificate No. AG002559
- California Real Estate Broker's License: License No. 01105905

Education

- California State University, Fresno: B.S. Degree, Business Admin. - Real Estate and Urban Land Economics
- Appraisal Institute:
 - Real Estate Appraisal Principles 1A-1 & Basic Valuation Procedures 1A-2: Univ. of Colorado, Boulder
 - Capitalization Theory & Techniques A & B: Tufts Univ., Massachusetts & Univ. of San Diego, California
 - Case Studies in Real Estate Valuation 2-1: Univ. of San Diego, California
 - Report Writing and Valuation Analysis 2-2: California State Univ., San Jose
 - Standards of Professional Practice, National USPAP Update, and California Laws and Regulations
 - Advanced Sales Comparison and Cost Approaches 530: Univ. of San Diego, California
 - Subdivision Valuation: Pleasanton, California
 - Land Valuation Assignments and Adjustment Procedures: Fresno, California
 - General Appraiser Market Analysis and Highest & Best Use: Univ. of San Diego, California
 - Real Estate Finance, Statistics, and Valuation Modeling: Bakersfield, California
 - Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book): San Jose, California
 - Litigation Professional Development Program:
 - Litigation Valuation Overview 700: Pepperdine University, California
 - Litigation Appraising – Specialized Topics and Applications 705: Oakland, California
 - Condemnation Appraising 710: Sunnyvale, California
 - Advanced Condemnation Appraising 720: Sacramento, California
 - Review Theory – General: Sacramento, California
- International Right of Way Association:
 - Principles of Real Estate Appraisal 400: Sacramento, California
 - Appraisal of Partial Acquisitions 401: Fresno, California
 - Easement Valuation 403 and Legal Aspects of Easements 802: San Luis Obispo, California
 - Reviewing Appraisals in Eminent Domain 410: Fresno, California
 - Ethics and the Right of Way Profession 103: Hayward, California
 - Standards of Practice for the Right of Way Profession 104
 - Corridor Valuation: San Jose, California
- American Society of Farm Managers and Rural Appraisers:
 - Integrated Approaches to Value A304: Paso Robles, California

Best Practices for Rural Property Appraisals

Highest and Best Use

- Marshall & Swift: Cost Approach to Commercial Appraisal: Marshall & Swift Certified Appraiser

Appraisal Experience

Actively engaged in appraisal in the Central Valley since 1989. Appraised many types of commercial, industrial, residential, apartment, subdivision, land, agricultural, and special purpose properties. A partial list of clients includes:

- Government: U.S. Postal Service, U.S. Navy, U.S. Marshall's Office, Calif. Dept. of Forestry, Calif. Dept. of Transportation, Resolution Trust Corp., Federal Deposit Insurance Corp., County of Tulare, County of Kings, Administrative Office of the Courts
- Cities: Visalia, Tulare, Porterville, Kingsburg, Dinuba, Exeter, Woodlake, Hanford, Bakersfield, Farmersville, Reedley
- Redevelopment: Visalia, Tulare, Dinuba, Tulare County
- Schools: Visalia Unified, Hanford Elementary, Central Valley Christian, College of the Sequoias, Tulare City Schools, Tulare High School District, Liberty Elementary, Porterville Unified, Burton School District
- Lenders: Wells Fargo, Union Bank, J.P. Morgan, Valley Business Bank, Bank of the Sierra, Comerica Bank, Westamerica Bank, Archon Financial, Key Bank, Aegon Realty Advisors, Rabobank, Housing Capital Co., Citizens Business Bank, Premier Valley Bank, RBC Builder Finance, Farm Credit West, Kingsburg Land Bank, Bank of the West, Suncrest Bank, Central Valley Community Bank, Evangelical Christian Credit Union, United Security Bank
- Corporations: Kraft General Foods, Chevron USA, McDonald's Corp., Wal-Mart Stores, Campbell Soup Co., Pepsi Cola Co., Southern California Edison Co., Southern Pacific Railroad, Jostens, Payless Cashways, Frito Lay, Southland Corp., RR Donnelley, Leprino Foods, California Dairies
- Insurance Companies: Nationwide Mutual Insurance Co., Chicago Title Insurance Co., Ticor Title Insurance Co., Fidelity National Title Co.
- Attorneys: McGregor Dahl Sullivan & Klug, Navy Exchange Service Command, Dale Bruder, Dennis Lynch, Rauber & Johnson, Hurley & Laird, Williams Jordan & Broderon, McKinney Wainwright & Saul-Olson, Paul Hastings Janofsky & Walker, Houk & Hornburg, Baker Manock & Jensen, Griswold LaSalle Cobb Dowd & Gin, Dowling Aaron & Keeler, Dooly & Herr, Peltzer & Richardson, Hooper Lundy & Bookman, McCormick Barstow, Kahn Soares & Conway
- Right-of-Way Firms: Universal Field Services, Bender Rosenthal, Paragon Partners, Tarvin & Associates, Hamner Jewell & Associates
- Churches: Methodist, Baptist, Calvary Chapel, Nazarene, Mennonite, Catholic, Grace Community, Living Christ, Bethel Assembly, New Hope, Praise Center
- Health Care: Kaweah Delta HCD, Tulare Regional MC, Sierra View District Local HCD, Tulare Community Health Clinic, Visalia Medical Clinic
- Other: YMCA, Farm Bureau, Housing Authority, Tulare Irrigation District, International Agri-Center

Litigation Experience

Appraised properties on behalf of private and public agency clients for eminent domain, divorce, and other matters involving litigation. Have given depositions, appeared at mediation and arbitration hearings, and qualified as an expert witness in Tulare County and Kern County Superior Courts and Federal Bankruptcy Court.



Attachment: Appraisal Report (1274 : Adoption of Resolution of Necessity)

Robert M. Dowd*
 Robert W. Gin*†
 Randy L. Edwards
 Jim D. Lee
 Jeffrey L. Levinson*
 Raymond L. Carlson
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December 17, 2015

Helena Chemical Company
 c/o D&P#: 412-CA-0000042041
 PO Box 2629
 Addison, TX 95001

Re: *City of Hanford – Lacey Boulevard Realignment Project*
APNs: 014-251-049 and 014-251-050
Pre-condemnation Offer and Notice of Hearing for a Resolution of Necessity

Pursuant to Gov. Code 7267 et seq., the City of Hanford hereby makes the following offer to acquire the property legally described as:

APN: 014-251-049

All that portion of the Southeast Quarter of Section 29, Township 18 South, Range 22 East, Mount Diablo Base and Meridian, in the City of Hanford, County of Kings, State of California, according to the official Government Township Plats thereof, also being a portion of Parcel A of Parcel Map Waiver for Lot Line Adjustment No. 2011-04, per document No. 1115941, Kings County Official Records, described as follows:

Beginning at a point on the East line of said Parcel A, from which the Southeast corner thereof bears South 00° 22' 06" West a distance of 129.89 feet; Thence South 50° 48' 52" West a distance of 54.16 feet to the most Easterly West line of said Parcel; Thence North 00° 06' 18" East, along last said line, a distance of 141.15 feet, to the beginning of a non-tangent curve; Thence Northeasterly along a 815.00 foot radius curve, concave to the Southeast, from a radius point bearing South 36° 42' 39" East, through a central angle of 3° 39' 05" and an arc length of 51.94 feet, to a point on the East line of said Parcel A; Thence South 00° 22' 06" West, along last said line, a distance of 136.63 feet to the Point of Beginning.

Containing 5,870 square feet, more or less.

APN: 014-251-050

All that portion of the Southeast Quarter of Section 29, Township 18 South,

Attachment: Letter (1274 : Adoption of Resolution of Necessity)

Helena Chemical Company
 December 17, 2015
 Page 2

Range 22 East, Mount Diablo Base and Meridian, in the City of Hanford, County of Kings, State of California, according to the official Government Township Plats thereof, being a portion of Parcel 2 of map recorded in Book 6, Page 58, of Parcel Maps, Kings County Records, described as follows:

Beginning at the Southwest corner of said Parcel 2; Thence South 89° 37' 22" East, along the South line of said Parcel, also being the Northerly right-of-way line of Lacey Boulevard, a distance of 499.10 feet, to the Southwest corner of Parcel B of Parcel Map Waiver for Lot Line Adjustment 2011-04, Document No. 1115941; Thence North 00° 00' 42" East, along the West line of said Parcel B, a distance of 104.44 feet, to the beginning of a non-tangent curve; Thence Southwesterly along a 705.00 foot radius curve, concave to the Northwest, from a radius point bearing North 28° 47' 54" West, through a central angle of 29° 10' 32", and an arc length of 358.99 feet; Thence North 89° 37' 22" West, parallel with the South line of said Parcel, a distance of 154.75 feet, to a point on the West line of said Parcel 2; Thence South 00° 25' 00" West, along the last said West line, a distance of 15.00 feet to the Point of Beginning.

Containing 17,483 square feet, more or less.
 (Herein referred to as the "PIQ").

Per Gov. Code 7267.2, enclosed is an appraisal from Hopper Company, the appraiser selected and engaged by Helena, "Re: Appraisal of partial acquisition of Helena Chemical Company property for East Lacey Boulevard Realignment Project, in Hanford, California."

As you know, the appraisal describes and evaluates a portion of the property owned by Helena Chemical Company. Specifically, "As part of the street realignment, the City is seeking to acquire two portions of the subject property totaling 23,353 square feet in fee title for use as road right-of-way."

The City proposes to acquire the PIQ for a total of one-million, twenty-thousand dollars (\$1,020,000.00).

The offer amount is based on the appraisal, which was conducted on October 7, 2015, and which is incorporated herein. This offer consists of \$814,178.00 as the market value of the proposed partial acquisition, and \$205,824.00 in net severance damages to the remainder of the property as stated on page 68 of the enclosed appraisal.

The highest and best use of the property begins on page 49 and is incorporated herein.

The appraisal report starting at page 50 describes the cost analysis supporting the valuation of the PIQ.

Enclosed is also a pamphlet regarding your rights in the eminent domain process.

Please be advised that if the above offer is not accepted, the City of Hanford will hold a hearing on Tuesday, January 5, 2016, at 7:00 p.m. in the City Council Chambers located at: 400 N. Douty Street, Hanford, CA 93230, to consider the adoption of a

Helena Chemical Company
December 17, 2015
Page 3

resolution of necessity for the PIQ. You have a right to be heard at the hearing, if you notify our office within fifteen (15) days of the date of this correspondence.

Sincerely,

GRISWOLD, LaSALLE, COBB,
DOWD & GIN, LLP

By Ty N. Mizote for
MARIO U. ZAMORA

MUZ/md
Enclosures

cc: Jan Kahn (via email and U.S mail)
Darrel Pyle (via email, w/o encl.)
John Doyel (via email, w/o encl.)
Darlene Mata (via email, w/o encl.)
Robert M. Dowd (via email, w/o encl.)
Ty N. Mizote (via email, w/o encl.)

Attachment: Letter (1274 : Adoption of Resolution of Necessity)

RESOLUTION OF NECESSITY OF THE CITY OF HANFORD AUTHORIZING CONDEMNATION FOR REAL
PROPERTY IN THE CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA BY THE CITY OF
HANFORD

Helena Chemical Company, PO Box 2629, Addison, TX 95001

APNs: 014-251-049 and 014-251-050

RON 2016-001

WHEREAS, it appears necessary and desirable that the City of Hanford (hereinafter "City"), acquire fee title to a portion of real property commonly known as 8148 East Lacey Boulevard, Hanford, California, which is more particularly described as set forth in Exhibit "1" (the "Property"); and

WHEREAS, the project for this resolution is the acquisition of fee title to the Property, consisting of approximately twenty-three thousand, three hundred and fifty-three (23,353) square feet, for a public street right of way (the "Project"); and

WHEREAS, a Notice of Hearing on the Intent of the City Council of the City of Hanford (hereinafter "Council") to Adopt the Resolution of Necessity, a copy of which was presented to the Council in the accompanying staff report to this Resolution and incorporated herein, was mailed to the record owner of the Property in accordance with California Code of Civil Procedure section 1245.235(a) and (b). The Notice of Hearing advised the property owner of its right to be heard on the matters referred to therein on the date and at the time and place stated therein; and

WHEREAS, the hearing set out in the Notice of Hearing was held on January 5, 2016 at the time and place stated therein, and all interested parties were given an opportunity to be heard, and the hearing was then closed and the matter considered by the Council, all as required by law; and

WHEREAS, this Council has received and considered all relevant factors and evidence, including, but not limited to, the staff report accompanying this Resolution and matters referenced therein; facts which are otherwise commonly known, judicially noticeable and matters of public record; and all other relevant and proper evidence offered at the hearing by staff, the affected property owner, and others who appeared and/or were heard.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HANFORD, BY A VOTE OF NOT LESS THAN 2/3 OF ITS MEMBERS, DECLARES, FINDS, AND RESOLVES AS FOLLOWS:

1. The foregoing recitals are true and correct and, by this reference, incorporated herein as if set forth in full. The staff report on this Resolution of Necessity and all Attachments to this Resolution are incorporated by reference.
2. The City is authorized to acquire the Property for the Project by eminent domain proceedings pursuant to Section 37350.5 and 40404 of the Government Code of California.
3. The Property to be acquired is generally located on the north side of Lacey Blvd, west of State Highway 43, in the City of Hanford, County of Kings, State of California. The extent of the Property to be taken consists of that certain real property hereinafter described in the legal description attached as Exhibit "1".
4. Based on all evidence presented in this matter, the Council specifically finds and determines that:

- a. The public interest and necessity require the proposed Project.
- b. The proposed Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.
- c. The Property as described is necessary for the proposed Project.
- d. The offer required by Section 7267 .2 of the Government Code has been made to the identified and known owners of record of the Property.
- e. The City has complied with all conditions and statutory requirements necessary to exercise the power of eminent domain ("the right to take") to acquire the portion of the Property described herein.
- f. The City has fully complied with all provisions of the California Environmental Quality Act for the Project.
- g. The portion or interest in the Property, including any improvements thereon, which are authorized to be acquired by this Resolution, is as delineated on the said attached exhibits, being real property completely situated within the territorial boundaries of the City.

5. The City plans that the date of use of the Property for the Project will be within seven years from the date the complaint for eminent domain proceedings is filed.

6. The City Attorney of the City of Hanford is authorized and directed to institute and conduct to conclusion in the name of the City, proceedings in eminent domain. The proceedings are to be in accordance with the provisions of the Constitution of California and the Code of Civil Procedure in order to acquire in the name of the City a fee simple estate in and to a portion of the Property herein described and such other interests as may be necessary for construction and operation of the Project. This Council finds and determines the public interest, necessity, and welfare require prejudgment possession of the property as soon as the same may be lawfully obtained. The City Attorney is authorized and directed to obtain such possession.

7. The Director of Finance of the City is authorized to pay, out of funds authorized or received, for the acquisition of the Property, for prejudgment possession of the Property, and for all other costs and expenses of acquisition, including, but not limited to, final compensation for the take and all fees and costs charged for City services in connection with this litigation.

8. The City Manager and/or City Attorney are hereby authorized, without further action of this Council, to enter into any settlement regarding acquisition of the Property by way of agreement and/or stipulation so long as the settlement is based upon approved evidence and appraisal opinion.

The foregoing resolution was introduced and adopted at a regular meeting of the City

Council of the City of Hanford held on the 5th of January 2016, by the following vote, to wit:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

JUSTIN MENDES
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 _____, 2016.

Date: _____

City Clerk

Attachment: Resolution of Necessity (1274 : Adoption of Resolution of Necessity)

Exhibit 1

West Portion (APN 014-251-050):

All that portion of the Southeast Quarter of Section 29, Township 18 South, Range 22 East, Mount Diablo Base and Meridian, in the City of Hanford, County of Kings, State of California, according to the official Government Township Plats thereof, being a portion of Parcel 2 of map recorded in Book 6, Page 58, of Parcel Maps, Kings County Records, described as follows:

Beginning at the Southwest corner of said Parcel 2; thence South 89°37'22" East, along the South line of said Parcel, also being the Northerly right-of-way line of Lacey Boulevard, a distance of 499.10 feet, to the Southwest corner of Parcel B of Parcel Map Waiver for Lot Line Adjustment 2011-04, Document No. 11-15941; thence North 00°00'42" East, along the West line of said Parcel B, a distance of 104.44 feet, to the beginning of a non-tangent curve; thence Southwesterly along a 705.00 foot radius curve, concave to the Northwest, from a radius point bearing North 28°47'54" West, through a central angle of 29°10'32", and an arc length of 358.99 feet; thence North 89°37'22" West, parallel with the South line of said Parcel, a distance of 154.75 feet, to a point on the West line of said Parcel2; thence South 00°25'00" West, along the last said West line, a distance of 15.00 feet to the Point of Beginning.

East Portion (APN 014-251-049):

All that portion of the Southeast Quarter of Section 29, Township 18 South, Range 22 East, Mount Diablo Base and Meridian, in the City of Hanford, County of Kings, State of California, according to the official Government Township Plats thereof, also being a portion of Parcel A of Parcel Map Waiver for Lot Line Adjustment No. 2011-04, per document No. 11-15941, Kings County Official Records, described as follows:

Beginning at a point on the East line of said Parcel A, from which the Southeast corner thereof bears South 00°22'06" West a distance of 129.89 feet; thence South 50°48'52" West a distance of 54.16 feet to the most Easterly West line of said Parcel; thence North 00°06'18" East, along last said line, a distance of 141.15 feet, to the beginning of a non-tangent curve; thence Northeasterly along a 815.00 foot radius curve, concave to the Southeast, from a radius point bearing South 36°42'39" East, through a central angle of 3°39'05" and an arc length of 51.94 feet, to a point on the East line of said Parcel A; thence South 00°22'06" West, along last said line, a distance of 136.63 feet to the Point of Beginning.



AGENDA STAFF REPORT

MEETING DATE: 1/5/2016	AGENDA SECTION: A
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SUBJECT:

Public Works: Approve Bi-Annual Geotechnical Service Agreement

RECOMMENDATION:

That the City Council, by motion, authorize the City Manager to execute, and the City Clerk to attest, the attached Bi-Annual Geotechnical Testing Services Agreement with Moore Twining Associates, Inc. of Fresno, CA, to provide geotechnical services for all capital improvement projects through calendar year 2017.

BACKGROUND:

Capital Improvement projects require geotechnical testing to determine compliance with plans and specifications and to assure that quality construction is being performed. The majority of these projects require spot soil density testing (compaction tests) to assure compliance with City Standards. Additionally, some street projects require resistance value determination (R-value tests) and periodic coring of the existing street sections to enable engineers to design the structural section.

The City has been using annual or biannual agreements for geotechnical testing since 1994. With a Bi-annual agreement, the cost of testing is substantially reduced and requires only a call to initiate services

Requests for proposals were sent to twelve (12) firms. Six proposals were received. Staff reviewed and ranked the proposals based on several criteria including cost of services and qualifications, and recommends approval of an agreement with Moore Twining Associates, Inc.

Moore Twining Associates is a firm licensed in the State of California. Based on their professional qualifications and demonstrated competence, staff feels that Moore Twining

Associates is qualified to provide the necessary geotechnical services for the proposed 2016 and 2017 calendar years. In accordance with Sections 4525 and 4529 of the Government Code, the geotechnical fees were negotiated and are attached as Exhibit B, and made a part of the Agreement.

FISCAL IMPACT:

The cost for geotechnical service is included in each capital improvement program budget. Each project will be charged in accordance with invoices submitted for performed work.

ATTACHMENTS:

Moore Twining Agreement-2015

Initial: City _____ Consultant KL

**AGREEMENT FOR
PROFESSIONAL SERVICES
FOR
Bi-Annual Geotechnical Testing Services**

This Agreement for Professional Services ("Agreement") is made and entered into this _____ day of _____, 2015, by and between the City of Hanford, a Municipal Corporation ("City"), and _____, ("Consultant").

RECITALS

A. Consultant represents to City that they are specially trained, experienced, licensed and competent to perform the services which will be required by this Agreement; and

B. Consultant represents to City that they possesses the skill, experience, ability, background, certification and knowledge to provide the services described in this Agreement on the terms and conditions described herein.

C. City desires to retain Consultant to render Geotechnical Testing services as set forth in this Agreement.

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

1. **Retention of Consultant.** Subject to the terms and conditions set forth herein, City retains Consultant to perform the services identified in this Agreement, as an independent contractor and Consultant hereby accepts this independent contractor appointment.

2. **Scope of Services.** The Consultant shall perform the services described as Tasks in the Scope of Work, attached hereto and made a part hereof and identified as Exhibit "A", in accordance with all the provisions of this Agreement. Exhibit "A" may be amended from time to time as agreed, in writing, by City and Consultant. All of the services identified in the Scope of Work listed below shall hereinafter be collectively referred to as "Services". Consultant shall correct any and all errors and/or omissions which arise out of Consultant's negligence or intentional misconduct in the performance of the Services and any documents resulting therefrom even though City has accepted said Services or documents. Consultant shall make such corrections upon City's request and at no cost or expense to City.

3. **Time of Performance.** This agreement shall remain in effect until December 31st, 2018. Subject to the Parties' negotiation of mutually agreeable terms, this Agreement shall be automatically extended for successive one (1) year periods as long as: (i) neither party notifies the

Initial: City _____ Consultant ke

other in writing, at least thirty (30) calendar days prior to the expiration of the then-current term, that such party intends to forego the automatic extension; and (ii) the Parties negotiate mutually agreeable terms for the one (1) year extension period. In the event the Parties are unable to negotiate mutually-agreeable terms or either party elects to forego the automatic extension, this Agreement will expire at the end of the then-current one (1) year term.

The Services of Consultant are to commence upon execution of this Agreement and shall continue until all authorized work is approved by the City. Consultant shall respond to City's request per time estimated by Consultant on Exhibit "B" unless prior written approval for a time extension has been granted by the City Engineer or the City Engineer's designee.

4. **Compensation.** Compensation to be paid to Consultant shall be in accordance with the fee schedule, Exhibit "B", subject to the Prevailing Wage Requirements which are available at the office of the City Engineer. In no event shall Consultant's compensation exceed \$5,000.00 per project without additional written authorization from City. Payment by City under this Agreement shall not be deemed a waiver of defects, even if such defects were known to the City at the time of payment.

With respect to compensation to Consultant, the City's Public Works Director shall have the authority to negotiate adjustments to the compensation shown in the attached Exhibit "B",- and to bind the City with respect to such adjustments. Adjustments to compensation could, without limitation, occur if there is a change in Prevailing Wage Requirements or as a result of negotiations between the Parties for the extension of the term hereof

5. **Method of Payment.** Consultant shall submit monthly billings to City describing the work performed during the preceding month. Consultant's bills shall include a brief description of the Services performed and the date the Services were performed the number of hours spent and by whom, and a description of any reimbursable expenditures. City shall pay Consultant no later than 60 days after the date of submittal of a complete invoice for completed tasks and approval of the invoice by City staff.

6. **Extra Work.** At any time during the term of this Agreement, City may request that Consultant perform Extra Work. As used herein, "Extra Work" means any work which is determined by City to be necessary for the proper completion of the Services, but which the parties did not include in the Scope of Work. Extra work will be performed on an hourly basis under the Consultant's most current hourly fee schedule. Consultant shall not perform, nor be compensated for Extra Work without written authorization from City.

7. **Termination.** This Agreement may be terminated by the City immediately and without notice for cause or by City without cause upon ten (10) days' written notice of termination to Consultant. Upon termination, Consultant shall be entitled to compensation for Services performed up to the effective date of termination, unless this Agreement is terminated for cause, in which case, City may withhold compensation due Consultant in order to reimburse City for any losses, damages or expenses caused by Consultant's default under this Agreement.

Initial: City _____ Consultant kc

8. **Ownership of Documents.** All final sealed and signed plans, studies, and related technical documents prepared by and for Consultant, its officers, employees, agents and subcontractors in the course of implementing this Agreement, except working notes and internal documents, shall become the property of the City, and the City shall have the sole right to use such materials in its discretion without further compensation to Consultant or to any other party. Consultant shall, at Consultant's expense, provide such reports, plans, studies, documents, and other writings to City upon written request.

However, the City's use of final sealed and signed plans, studies, and related technical documents for anything other than the Services covered in this Agreement without the written authorization of Consultant, will be at the City's sole risk. City shall, to the fullest extent permitted by law, indemnify and hold harmless the Consultant and its officers, employees and subconsultants from and against all claims, damages, losses, and expenses, including reasonable attorneys fees, arising out of or resulting from any unauthorized reuse of, or changes to the Project Documents not performed by the Consultant.

9. Omitted

10. **Confidentiality.** All ideas, memoranda, specifications, plans, procedures, drawings, descriptions, computer program data, input record data, written information, and other Documents & Data either created by or provided to Consultant in connection with the performance of this Agreement shall be held confidential by Consultant. Such materials shall not, without the prior written consent of City, be used by Consultant for any purposes other than the performance of the Services under this Agreement, nor shall such materials be disclosed to any person or entity not connected with the performance of the Services under this Agreement. Nothing furnished to Consultant which is otherwise known to Consultant or is generally known, or has become known, to the related industry shall be deemed confidential. Consultant shall not use City's name, insignia, photographs, or the project for which Consultant's Services are rendered, or any publicity pertaining to the Consultant's Services under this Agreement in any magazine, trade paper, newspaper, television or radio production or other similar medium without the prior written consent by City. Notwithstanding the foregoing, the City acknowledges that the Consultant may want/need to include projects performed under this agreement on proposals for similar work in the future. The City hereby grants permission to list any projects performed under this agreement for marketing purposes; provided however, Consultant will not make any representations regarding City's satisfaction with Consultant's work product unless Consultant receives a written statement or evaluation from City.

11. **Equal Opportunity Employment.** Consultant represents that it is an equal opportunity employer and it shall not discriminate against any subconsultant, employee or applicant for employment because of race, religion, color, national origin, handicap, ancestry, sex or age. Such non-discrimination shall include, but not be limited to, all activities related to initial employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination. Consultant shall also comply with all relevant provisions of City's programs or guidelines currently in effect as identified and provided to Consultant by City.

Initial: City _____ Consultant CC**12. Insurance Requirements.**

- a. Consultant shall, at Consultant's own cost and expense, procure and maintain for the duration of this contract the following insurance policies.
- (1) **Commercial General Liability (CGL):** Insurance Services Office (ISO) Form CG 0001, including products and completed operations, with limits of no less than ONE MILLION AND NO/100 DOLLARS (\$1,000,000) per occurrence for bodily injury, personal injury, and property damage. If a general aggregate limit applies, either the general aggregate limit shall apply separately to each project/location or the general aggregate limit shall be TWO MILLION AND NO/100 DOLLARS (\$2,000,000), twice the required occurrence limit.
 - (2) **Automobile Liability:** ISO Form Number CA 0001 covering any auto (Code 1), with a limit no less than ONE MILLION AND NO/100 DOLLARS (\$1,000,000) per accident for bodily injury and property damage.
 - (3) **Workers' Compensation:** as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with a limit of no less than ONE MILLION AND NO/100 DOLLARS (\$1,000,000) per accident for bodily injury or disease.
 - (4) **Professional Liability:** Contractor will maintain Professional Liability coverage with limits no less than ONE MILLION AND NO/100 DOLLARS (\$1,000,000) per occurrence or claim, and TWO MILLION AND NO/100 DOLLARS (\$2,000,000) policy aggregate.

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

Consultant may maintain an Umbrella policy in conjunction with the insurance policies referenced above. In such case, Consultant shall be deemed to have satisfied the insurance requirements of this contract as long as: (i) the coverage limits of the Umbrella policy and of the underlying liability policy(ies), when combined, satisfy each of the per occurrence and aggregate requirements identified in this subsection a.; and (ii) coverage under the Umbrella policy is as broad as and includes all incidents and events covered by the underlying insurance that it supplements.

Initial: City _____ Consultant KE

- b. Any deductibles or self-insured retentions must be declared to and approved by the City. The City may require Consultant to purchase coverage with a lower deductible or retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention. Alternatively, the City may require Consultant to provide a financial guarantee satisfactory to the City guaranteeing payment of losses and related investigations, claim administration, and defense expenses within the retention.
- c. The policies are to contain, or be endorsed to contain, the following provisions:
- (1) The City and its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL and automobile liability policies with respect to liability arising out of work or operations performed by or on behalf of Consultant including materials, parts, or equipment furnished in connection with such work or operations; products used by Consultant; or automobiles owned, leased, hired or borrowed by Consultant. General liability coverage can be provided in the form of an endorsement to Consultant's insurance at least as broad as ISO Form CG 20 10 11 85 or if not available, through the addition of both CG 20 10 and CG 20 37 if a later edition is used. The coverage shall contain no special limitations on the scope of protection afforded to the City, its officers, officials, employees or volunteers.
 - (2) For any claims related to this contract, Consultant's insurance coverage shall be primary insurance as respects the City and its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the City and/or its officers, officials, employees, or volunteers shall be in excess of Contractor's insurance and shall be non-contributory.
 - (3) Each insurance policy required above shall provide that coverage shall not be canceled, except with notice to the City.
- d. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII.
- e. Consultant shall furnish the City with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this clause. All certificates and endorsements are to be received and approved by the City before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the Consultant's obligation to provide them. The City reserves the right to

Initial: City _____ Consultant RC

require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

- f. Consultant hereby grants to City and its officers, officials, employees, and volunteers a waiver of any right to subrogation which any insurer of Consultant may acquire against the City and/or its officers, officials, employees, and volunteers by virtue of the payment of any loss under such insurance. Consultant agrees to obtain endorsements necessary to effect this waiver of subrogation, but this provision applies regardless of whether or not the City has received a waiver of subrogation endorsement from the insurer.
- g. The City reserves the right to modify the insurance requirements contained in this contract, including, without limitation, coverage limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

13. **Indemnification.** To the fullest extent allowable by law, Consultant agrees to indemnify, defend and hold harmless the City and its elected or appointed officers, officials, and employees, agents, and volunteers, from and against all claims, demands, actions, injuries, liabilities, losses, costs or damages, direct or indirect, and any and all attorneys fees and other expenses which City or its elected or appointed officers, officials and employees, agents, or volunteers may sustain or incur as a consequence of or are in any way related to Consultant, or its owners, directors, officers, managers, employees, agents and subconsultant's willful or negligent acts or omissions in the performance of the Services and Consultants responsibilities and obligations to be performed under this agreement or its failure to perform or comply with any of its obligations or responsibilities contained in this agreement; excluding, however, such liability, claims, losses, damages, or expenses arising from City's sole or active negligence or willful acts. This duty to indemnify, defend, and hold harmless shall survive the termination of this Agreement.

14. **Independent Contractor Status.** It is understood and agreed that Consultant, in the performance of the Services to be performed pursuant to this Agreement, shall act as and be an independent contractor and shall not act as an agent or employee of City. Consultant shall obtain no retirement benefits or other benefits which accrue to City's employees and Consultant hereby expressly waives any claim it may have to any such rights. Nothing in this Agreement shall create or be construed as creating a partnership, joint venture or any other relationship between City and Consultant.

15. **Consultant's Books and Records.**

a. Consultant shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services, or expenditures and disbursements charged to City for a minimum period of three (3) years, or for any longer period required by law, from the date of final payment to Consultant under this Agreement.

Initial: City _____ Consultant KE

b. Consultant shall maintain all documents and records that demonstrate performance under this Agreement for a minimum period of three (3) years, or for any longer period required by law, from the date of termination or completion of this Agreement.

c. Any records or documents required to be maintained pursuant to this Agreement shall be made available for inspection or audit, at any time during regular business hours, upon written request by the City. Copies of such documents shall be provided to the City for inspection at the City offices.

d. Where City has reason to believe that such records or documents may be lost or discarded due to dissolution, disbandment or termination of Consultant's business, City may, by written request, require that custody of the records be given to the City and that the records and documents be maintained in the City offices. Access to such records and documents shall be granted to any party authorized by Consultant, Consultant's representatives, or Consultant's successor-in-interest.

16. **Interest of Consultant.** Consultant and its shareholders covenants and represents that they do not now have any investment or interest in real property, and shall not acquire any interest, direct or indirect, in the area covered by this Agreement or any other source of income, interest in real property or investment which would be affected in any manner or degree by the performance of Consultant's Services hereunder. Consultant further covenants and represents that in the performance of the Services hereunder, to the best of its knowledge no person having any such interest shall perform any Services under this Agreement.

Consultant is not a designated employee within the meaning of the Political Reform Act because Consultant:

a. will conduct research and arrive at conclusions with respect to rendition of information, advice, recommendation or counsel independent of the control and direction of the City or of any City official, other than normal agreement monitoring; and

b. possesses no authority with respect to any City decision beyond rendition of information, advice, recommendation or counsel. FPPC Reg.18700(aX2).)

17. **Professional Ability of Consultant.** City has relied upon Consultant's representations regarding its training and professional ability to perform the Services hereunder as a material inducement to enter into this Agreement. Consultant shall therefore provide properly skilled personnel to perform all Services under this Agreement. The primary provider of the Services called for by this Agreement shall be _____, who shall not be replaced without the written consent of the City. All work performed by Consultant under this Agreement shall be in accordance with the applicable professional standard of care and shall meet the local professional standard of quality ordinarily to be expected of competent persons in Consultant's field of expertise working in Kings County.

Initial: City _____ Consultant KE

18. **Compliance with Laws.** Consultant shall use the proper standard of care in performing the Services and shall comply with all applicable federal, state and local laws, codes, ordinances and regulations in effect at the time the agreement is executed. In addition, if the request for proposal to provide professional services which are the subject of this Agreement cited any federal or state financial assistance involved in the project for which the Services are provided, the Consultant shall perform all services in accordance with all applicable federal and state laws, rates and regulations in effect at the time the agreement is executed.

19. **Licenses.** Consultant represents and warrants to City that it has all licenses, permits, qualifications, and insurance which are legally required of Consultant to lawfully and competently perform the Services. Consultant represents and warrants to City that Consultant shall, at its sole cost and expense, keep in effect or obtain at all times during the term of this Agreement, any licenses, permits, and insurance which are legally required of Consultant to lawfully and competently perform the Services. Consultant shall maintain a City of Hanford business license.

20. **Assignment and Subcontracting.** The parties recognize that a substantial inducement to City for entering into this Agreement is the reputation, experience and competence of Consultant. Assignments of any or all rights, duties or obligations of the Consultant under this Agreement will be permitted only with the express written consent of the City, which will not be unreasonably withheld. Consultant shall not subcontract any portion of the Services to be performed under this Agreement without the express written consent of the City, which will not be unreasonably withheld. If City consents to such subcontract, Consultant shall be fully responsible to City for all acts or omissions of the subconsultant. Nothing in this Agreement shall: (i) create any contractual relationship between City and subconsultant; (ii) create any obligation on the part of the City to pay or to see to the payment of any monies due to any such subconsultant; (iii) or relieve Consultant of any of its obligations and responsibilities under this Agreement.

21. **Attorneys' Fees.** If an action at law or in equity is necessary to enforce or interpret the terms of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees, costs and necessary disbursements in addition to any other reasonable relief to which he may be entitled. With respect to any suit, action or proceeding arising out of or related to this Agreement, or the documentation related hereto, the parties hereby submit to the jurisdiction and venue of the Superior or Municipal Court, whichever is applicable, in the County of Kings, State of California for any proceeding arising hereunder.

22. **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. 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.

Initial: City _____ Consultant KE

23. **Invalidity.** If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions shall nevertheless continue in full force and effect without being impaired or invalidated in any way.

24. **Amendment.** No change, amendment or modification of this Agreement shall be valid unless the same be in writing and signed by the parties hereto.

25. **Governing Law.** This Agreement shall be construed and governed pursuant to the laws of the State of California.

26. **Waiver.** Waiver of a breach or default under this Agreement shall not constitute a continuing waiver of a subsequent breach of the same or any other provision under this Agreement.

27. **Mediation.** The parties agree to make a good faith attempt to resolve any disputes arising out of this Agreement through mediation prior to commencing litigation. The parties shall mutually agree upon the mediator and shall divide the costs of mediation equally. If the parties are unable to agree upon a mediator, the dispute shall be submitted to JAMS/ENDISPUTE ("JAMS") or its successor in interest. JAMS shall provide the parties with the names of five qualified mediators. Each party shall have the option to strike two of the five mediators selected by JAMS and thereafter the mediator remaining shall hear the dispute. If the dispute remains unresolved after mediation, either party may commence litigation.

28. **Prohibited Interests.** Consultant maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Consultant, to solicit or secure this Agreement. Further Consultant warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Consultant, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or result from the award or making of this Agreement. For breach or violation of this warranty, City shall have the right to rescind this Agreement without liability. For the term of this Agreement, no member, officer or employee of City, during the term of his or her service with City, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.

29. **Authority to Enter Agreement.** Consultant has all requisite power and authority to conduct its business and to execute, deliver and perform the Agreement. Each party warrants that the individuals who have signed this Agreement have the legal power, right, and authority to make this Agreement and to bind each respective party.

30. **Notice.** Except as otherwise expressly provided herein, any notice, consent, authorization or other communication to be given hereunder shall be in writing and shall be deemed duly given and received when delivered personally, when transmitted by facsimile or e-mail if receipt is acknowledged by the addressee, one business day after being deposited for next-day delivery with a nationally recognized overnight delivery service, or three business days after being mailed by first class mail, charges and postage prepaid, property addressed to the party to receive

Initial: City _____ Consultant _____

such notice at the last address furnished for such purpose by the party to whom notice is directed and addressed as follows:

City of Hanford
900 S. 10th Avenue
Hanford, California 93230

MOORE TWINNING ASSOC. INC.
2327 FRESNO ST
FRESNO CA 93701

(consultant's name and address)

IN WITNESS WHEREOF, the parties have executed this Agreement effective on the day and in the year first set forth above.

CITY OF HANFORD,
a Municipal Corporation

By: _____
City Manager

CONSULTANT

MOORE TWINNING ASSOC. INC.

By: _____

Print name: Kate Clark

APPROVED AS TO CONTENT:

ATTEST:

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

City Clerk

EXHIBIT "B"

FEE SCHEDULE/ESTIMATED TIME FOR FINAL REPORT

Description		Cost	Estimated Completion Time
1.	Test sampling, test coring, earthwork observation and ASTM D2922 and/or ASTM D-1556 spot soil density and moisture content tests	\$86.50 /hr	N/A
a.	Minimum hour per visit including travel	2 /hr	N/A
2.	Caltests 216 Maximum Density/Optimum Moisture Determination	\$140.00 /ea	*
3.	Caltrans 217 Sand Equivalent Test	\$80.00 /ea	24 hrs
4.	Caltest 301 Resistant @ Value Determination	\$150.00 /ea	72 hrs
5.	ASTM C-136 noncohesive soil and aggregate sieve analysis including wash	\$90.00 /ea	24 hrs
6.	ASTM C-136 cohesive soil and aggregate sieve analysis including hydrometer	\$120.00 /ea	48 hrs
7.	ASTM D-4318 Atterberg Limits	\$122.00 /ea	72 hrs
a.	Plasticity Limit	\$61.00 /ea	72 hrs
b.	Liquid Limit and Plastic Limit	\$61.00 /ea	72 hrs
8.	UBC 29-2 Expansion Index	\$130.00 /ea	48 hrs
9.	ASTM C-39 Concrete Compressive Strength Tests (Set of four: 1-7 day; 2-28 day; 1-hold)	\$76.00 /set	7 days / 28 days
10.	** Four inch diameter core thickness and material determination including bit charge (see Item 1 for man hour rates)	\$25.00 /ea	24 hrs
11.	ASTM D-1632 and 1633 Compressive Strength testing of soil cement	(Field) \$50 /ea (Lab) \$150 /ea	8 days

* Verified results within 24 hours of test. Final report within five (5) days of test or within five (5) days of completion of construction phase as approved by City Engineer or his designee.

** Material Determination Visual Only.



2015 Prevailing Wage Fee Schedule for Professional Services

Moore Twining Associates, Incorporated
www.mooretwinning.com



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Introduction

Moore Twining Associates, Inc., founded in 1898, has continually provided professional consulting and analytical services throughout California for the past 115 years. Moore Twining provides professional services in geotechnical



engineering, environmental services, construction inspection, materials testing, drilling services, and analytical chemistry.

Offices are maintained in Corona, Fresno, Monterey, and Sacramento, with the Fresno office also serving as the corporate headquarters. Our professional staff consists of registered geotechnical engineers,

registered civil engineers, registered geologists, registered environmental assessors, chemists, certified field and laboratory technicians, and support personnel.

Our reputation for service and integrity is known by individuals involved in all aspects of the engineering and testing industries throughout California. We take pride in providing our clients with consistently reliable and cost-effective services.

Office Locations

Fresno (Corporate Headquarters)	2527 Fresno Street Fresno, California 93721 Phone: 559.268.7021 Fax: 559.268.7126
<i>Chemistry Division Fax:</i>	559.268.0740
Corona	500 Harrington Street, Suite I1 Corona, California 92880 Phone: 951.898.8932 Fax: 951.898.8974
Monterey	501 Ortiz Avenue Sand City, California 93955 Phone: 831.392.1056 Fax: 831.392.1059
Sacramento	5665 Power Inn Road, Suite C Sacramento, California 95824 Phone: 916.381.9477 Fax: 916.381.9478

Basis of Fees

1. Fees stated in this fee schedule are for construction inspection and materials testing provided by Moore Twining Associates, Inc. Analytical Chemistry, Drilling Services, Geotechnical and Environmental fees are presented separately.
2. The fees listed herein are typical of engineering, inspection, and testing services most frequently provided by Moore Twining Associates, Inc. Fees for other services and special quotations will be provided upon request. Special consideration is given to projects involving protracted periods of time or volume testing. All fees are subject to change without notice.
3. A minimum of two hours per day will be charged for all field services plus travel time to and from job site. Field services over two hours will be charged at two-hour increments thereafter. A cancellation charge of two hours will be billed in the event the client fails to notify our office of a cancellation at least 24 hours prior to the scheduled inspection.
4. Time Schedule: Basis of sampling, observation, drilling, travel, and other fees:

Rate of Changes Period

Regular Time Monday through Friday – eight hours from 8:00 a.m. to 5:00 p.m.

Time and One-Half Monday through Friday – after continuous eight hours and Saturdays

Double Time Work performed beyond 12 hours, Sundays and Holidays

Shift Differential

Second (Swing) Shift Regular hourly rate plus 10% for the first eight hours worked; time in excess of eight hours will be charged at overtime rate

Third (Graveyard) Shift Regular hourly rate plus 15% for the first eight hours worked; time in excess of eight hours will be charged at overtime rate

5. Fees reflect per-unit test and only include reporting of laboratory and/or field results not requiring engineering evaluation, recommendations, and/or conclusions.
6. Vehicle mileage, when applicable, is \$0.575 per mile. Drill rig, heavy equipment trucks, and four-wheel drive vehicles are \$1.00 per mile. All vehicle mileage charges (except for drill rigs) are from Moore Twining Associates, Inc.'s nearest office.
7. Work requiring special equipment, machinery rental, outside consultants, etc., will be charged at cost-plus-15% unless otherwise noted. The cost of replacing equipment that is damaged due to client's request and/or negligence will be assessed.
8. For delivery of additional materials and/or equipment to the job site, pick-up of materials requested, and/or equipment ordered but not used, there will be a charge of \$70/hour. There will be a restocking fee of 20% on all materials returned. Any special rental equipment such as air compressors, generators, cement mixers, etc. can be provided at cost-plus-15%, plus pick-up and delivery charges. Other equipment necessary to meet your project's special needs can be obtained upon request. Clients ordering specialized materials will be billed for the full amount of purchase regardless of utilization of only a portion thereof.

9. Staff billing rates will be imposed for requested research into technical files or records.
10. Requests for additional copies of reports are charged at secretarial rate plus photocopying fee of \$0.10 per page.
11. Facsimiles are charged at \$1.00 per page for local calls and \$1.50 for long-distance calls.
12. Public carriers, i.e. overnight mail, FedEx, UPS, Greyhound, etc. will be charged at cost plus secretarial time.
13. Processing of affidavits and certificates are charged at \$50 for each additional insured.
14. Additional insured certificates are charged at \$50 for each additional insured.
15. Certified payroll, \$50 per billing period.
16. The client will be invoiced for all services, equipment, materials, and supplies used on a project. Any invoice under \$100 will be C.O.D. All other invoiced are due and payable on the 10th of the next succeeding month following date of charge and are past-due thereafter. Past-due balances are subject to a finance charge of 1.5% per month (an annual percentage rate [APR] of 18%). All invoice errors or necessary corrections will be brought to the attention of the company within ten days of receipt of the invoice; thereafter, client acknowledges invoices are correct and valid.
17. The unit rates provided in this fee schedule will be applicable through December 31, 2015.

MOORE TWINING ASSOCIATES, INC.

Northern California Prevailing Wage Fee Schedule

PROFESSIONAL		
Principal	\$ 115.00	Hour
Registered Geotechnical Engineer	\$ 110.00	Hour
Registered Civil Engineer	\$ 100.00	Hour
Certified Engineering Geologist	\$ 95.00	Hour
Project Engineer/Geologist/Manager	\$ 65.00	Hour
SUPPORT STAFF		
Computer Aided Drafting	\$ 45.00	Hour
Secretarial Services	\$ 35.00	Hour
FIELD INSPECTION FEES		
ACI Technician – Field Sampling and Testing Concrete	\$ 82.00	Hour
Earthwork Observation and Compaction Testing	\$ 86.50	Hour
Special Inspection and Observations – Reinforced Concrete	\$ 92.50	Hour
Special Inspection and Observations – Structural Masonry	\$ 92.50	Hour
Special Inspection and Observations – Structural Steel	\$ 92.50	Hour
Non-Destructive Testing Services	\$ 95.00	Hour
Spray-Applied Fireproofing	\$ 82.00	Hour
Batch Plant Inspection	\$ 55.00	Hour
Shop Welding and Steel Fabrication Inspection	\$ 55.00	Hour
Sample Pickup (if special trip is required)	\$ 50.00	Hour
Vehicle Mileage	\$ 0.575	Mile
Vehicle & Equipment Charge	\$ 15.00	Day
MATERIALS TESTING FEES		
AGGREGATES		
Sieve Analysis without Wash ASTM C136	\$ 60.00	Each
Sieve Analysis with Wash ASTM C117	\$ 120.00	Each
% Passing #200 Sieve ASTM C117	\$ 60.00	Each
Specific Gravity & Absorption (Coarse) ASTM C127	\$ 120.00	Each
Specific Gravity & Absorption (Fine) ASTM C128	\$ 120.00	Each
Clay Lumps and Friable Particles ASTM C142	\$ 150.00	Each
Cleanness Value CT 229	\$ 120.00	Each
% of Crushed Particles (Fractured Face) ASTM D5821	\$ 130.00	Each
Durability Index CT229	\$ 120.00	Each
LA Rattler Abrasion Testing ASTM C535	\$ 180.00	Each
Organic Impurities ASTM C40	\$ 80.00	Each
Potential Reactivity -Chemical Method ASTM C289	\$ 300.00	Each
Magnesium or Sodium Sulfate Soundness ASTM C88	\$ 300.00	Each
Sand Equivalent ASTM D2419	\$ 90.00	Each
Lightweight Pieces in Concrete Aggregate ASTM C123	\$ 225.00	Each

MOORE TWINING ASSOCIATES, INC.

Stone Proctor ASTM C29	\$	50.00	Each
Flat & Elongated Particles in Coarse Aggregate AST C4791	\$	120.00	Each
ASPHALT			
Marshall Density- Lab Mix Method ASTM D69296	\$	240.00	Each
Asphalt Extraction (Ignition Method) ASTM C6307	\$	150.00	Each
Asphalt Gradation and Extraction ASTM C5444	\$	120.00	Each
Maximum Theoretical Density/Rice Specific Gravity ASTM D2041	\$	150.00	Each
Hveem Stability ASTM D5160	\$	150.00	Each
Marshall Flow and Stability ASTM C6927	\$	200.00	Each
Bulk Density Testing of Cores ASTM D1188 or ASTM D2726	\$	40.00	Each
Swell CT 305	\$	225.00	Each
Moisture Vapor Susceptibility CT307	\$	150.00	Each
Asphalt Extraction (Solvent Method) ASTM D2172	\$	200.00	Each
Gradation and Oil Extraction Correction	\$	500.00	Each
Asphalt Core Thickness ASTM D3549	\$	20.00	Each
CONCRETE			
Concrete Compressive Strength Tests 6"x12" (Set of 4) ASTM C39	\$	70.00	Set of 4
Concrete Compressive Strength Test 6"x12" ASTM C39	\$	20.00	Each
Concrete Compressive Strength Test 6"x12" ASTM C39, held not tested	\$	10.00	Each
Compressive Strength of Concrete Cores ASTM C42	\$	50.00	Each
Flexural Strength Beam ASTM C78	\$	70.00	Each
Splitting Tensile Strength of Cylindrical Concrete ASTM C496	\$	50.00	Each
Unit Weight of Lightweight Concrete ASTM C567	\$	25.00	Each
Compressive Strength of Lightweight Concrete ASTM C495	\$	25.00	Each
Dry Shrinkage of Concrete ASTM C157	\$	250.00	Each
Gunite/Shotcrete Panels ASTM C1140	\$	250.00	Each
Preparation of Concrete Specimens by Saw Cutting	\$	20.00	Each
Concrete Compressive Strength Test 4"x8" (set of 5) ASTM C39	\$	80.00	Set of 5
Concrete Compressive Strength Test 4"x8" ASTM C39	\$	20.00	Each
Thickness of Drilled Concrete Core ASTM C174	\$	50.00	Each
Moisture Transmission & pH Test Kits	\$	50.00	Each
Concrete Cylinder HOLD (Not Tested)	\$	10.00	Each
Bit Charge	\$	7.00	Inch
SOILS			
Atterberg Limit/Plasticity Index ASTM D4319	\$	150.00	Each
Hydrometer Analysis ASTM D422	\$	120.00	Each
Specific Gravity ASTM D854	\$	90.00	Each
R-Value ASTM D2844	\$	200.00	Each
Consolidation ASTM D2435	\$	300.00	Each
Unconfined Compressive Strength ASTM D2166	\$	100.00	Each

MOORE TWINING ASSOCIATES, INC.

Direct Shear- Consolidated ASTM D3080	\$	200.00	Each
Expansion Index of Soils ASTM D4829	\$	170.00	Each
Moisture Determination of Soil and Rock ASTM D2216	\$	30.00	Each
Permeability Flexible Wall ASTM D5084	\$	335.00	Each
pH of Soils	\$	30.00	Each
Sulphate Content of Soils	\$	30.00	Each
Chloride Content of Soils	\$	30.00	Each
Minimum Resistivity CT643	\$	110.00	Each
CBR, 100% ASTM D1883	\$	350.00	Each
CBR 95%, 3 point method ASTM D1883	\$	700.00	Each
Remold Charge	\$	50.00	Each
Oversized Correction for Moisture Density ASTM D4718	\$	180.00	Each
Crumb Test ASTM D6572	\$	50.00	Each
Atterberg Limit (Liquid Limit) ASTM D4318	\$	75.00	Each
Maximum Density Standard Proctor ASTM D698	\$	135.00	Each
Maximum Density Modified Proctor 4" Mold ASTM D1557	\$	170.00	Each
Maximum Density Modified Proctor 6" Mold ASTM D1557	\$	180.00	Each
Relative Compaction of Soils and Aggregate CT 216	\$	150.00	Each
Unconfined Compressive Strength of Lime Treated Soils CT 373	\$	150.00	Each
MASONRY			
Mortar Cylinder Compressive Strength 2x4 ASTM C780	\$	24.00	Each
Grout Compressive Strength ASTM C1019	\$	24.00	Each
Prism Compressive Strength, 1/2 Size	\$	30.00	Each
Masonry Core Unit Strength ASTM C1314	\$	50.00	Each
Masonry Core Shear Test ASTM C1314	\$	50.00	Each
Masonry Block Compressive Strength ASTM C140	\$	75.00	Each
Absorption, Unit Weight and Moisture Content ASTM C140	\$	75.00	Each
Drying Shrinkage of Block ASTM C426	\$	75.00	Each
Relative Mortar Strength CT 515	\$	250.00	Each
High Strength Grout Cubes ASTM C109	\$	18.00	Each
STEEL			
Rebar Tensile Test ASTM A370	\$	40.00	Each
Rebar Bend Test ASTM A290	\$	40.00	Each
Rebar Tensile and Bend Test ASTM A370 and A290	\$	80.00	Each
7 Strand Wire Cables ASTM A416	\$	150.00	Each
FIREPROOFING			
Fireproofing Dry Density ASTM E605	\$	50.00	Each



AGENDA STAFF REPORT

MEETING DATE: 1/5/2016

AGENDA SECTION: B

SUBJECT:

City Clerk: Appointments for expiring terms to City Commissions - Two (2) seats on the Parking & Traffic Commission; One (1) seat on the Parks & Recreation Commission; and One (1) seat on the Planning Commission.

RECOMMENDATION:

That the Mayor appoint Commissioners with the approval of the City Council.

BACKGROUND:

With regards to commissions, the Hanford Municipal Code reads as follows:

2.20.030 Appointing commission members.

Members of all commissions shall be appointed by the mayor with the approval of a majority of the members of the city council.

At the first city council meeting in January of each year, the mayor shall appoint members to commissions and committees, to fill vacancies caused by the regular expiration of terms of membership. All such appointments shall be approved by a majority of the members of the city council.

Vacancies occurring due to resignation or other cause, shall be noticed as required by state law and appointment made by the mayor at the earliest date possible. All such appointments shall be approved by a majority of the members of the city council.

All vacancies shall be advertised so that any interested citizen may make application. City residency shall be required for all commission members unless members with the appropriate expertise cannot be found within the city.

2.20.040 Terms and reappointments.

Terms of commission members shall be four years. Upon the expiration of the first term of any member, the mayor with the approval of a majority of the members of the council may reappoint

such member; however, in no event shall any one member serve more than two consecutive terms on any one commission, exclusive of appointments to fill unexpired terms.

No individual, having served the maximum allowable number of terms, on a commission, may be reappointed to that commission, for at least one year from the last date served.

No individual may serve on more than one commission at any one time. This shall not preclude any member of a commission from also serving on a special ad hoc committee established by the city council for a specific purpose.

Any commission member who misses three consecutive meetings without providing prior oral notification to staff of his or her absence from such meeting, shall have his or her office declared vacant.

Appointments need to be made to fill the expired terms on the following commissions.

Parking and Traffic Commission: (2 Seats)

Applicants are:

Alex Dwiggins

Shaka Sudds*

Parks & Recreation Commission: (1 Seat)

Applicants are:

Jen Gudmundsson*

Tim Haydock*

Jack Schwartz

Joe Sosa Jr.

Shaka Sudds

Planning Commission: (1 Seat)

Applicants are:

Garry Curtis

Richard Douglas*

John Draxler Jr.

Robert Garcia

Daniel McWells

Smita Nagavalli

Joe Sosa Jr.

Shaka Sudds

**Indicates commissioners wishing to be reappointed.*

FISCAL IMPACT:

ATTACHMENTS:

Attendance Record
Parking & Traffic applications
Parks & Recreation applications
Planning Commission applications

Parking & Traffic Commission

	2/27/2015	5/28/2015	6/26/2015	9/24/2015	
Richard Butts	Absent	X	X	X	75%
Glenda Dwyer	X	X	Absent	X	75%
James MacLellan II	X	X	X	X	100%
Safwan Numi		Absent	Absent	Absent	0%
Shaka Sudds		X	X	X	100%
Lauren Stephens	Absent				0%

Parks & Recreation Commission

	1/12/2015	2/9/2015	4/13/2015	5/11/2015	7/22/2015	9/21/2015	11/9/2015	
Jen Gudmundsson	Absent	X	X	X	X	X	Absent	71%
Leah Forte	X	X	Absent	X	X	Absent	X	71%
DavyRay Hall	Absent	X	Absent	Absent	X			40%
Tim Haydock	X	X	X	X	X	X	X	100%
Robert Shoop	X	X	X	Absent	Absent	X	Absent	50%
Michael Stoddard	X	X	X	X	X	X	X	100%
Catherine Willis	X	Absent	X	Absent	X	X	X	71%

Planning Commission

	1/13/2015	1/27/2015	2/10/2015	3/10/2015	3/24/2015	4/14/2015	4/28/2015	5/12/2015	5/26/2015	6/23/2015	7/14/2015	7/28/2015	8/11/2015	8/25/2015	9/8/2015	10/13/2015	11/10/2015	12/8/2015	
Richard Douglas	X	X	Absent	X	X	X	X	X	X	X	X	Absent	X	X	X	X	X	X	89%
Mark Fernandes	X	X	X	X	X	X	X	Absent	X	X	X	X	X	X					93%
Steve Froberg	X	X	X	X	X	X	X	X	X	X	X	Absent	X	X	X	Absent			88%
Dennis Ham	X	X	X	X	X	X	X	Absent	X	X	X	X	X	X	X	X	X	X	94%
Michael Johnston	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	100%
Ajmer Nahal	X	X	X	X	Absent	X	X	X	X	X	X	Absent	X	X	X	X	Absent	X	83%
Travis Paden	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	100%

X = Present

SUBMIT TO:

CITY CLERK
319 N. Douty St.
Hanford, CA 93230
Phone (559) 585-2515
(559) 585-2595 - Fax No.

CLERK'S OFFICE USE ONLY:

CITY OF HANFORD
RESIDENT: ☒ YES ☐ NO

DISTRICT NO. A B ☒ C D E

**CITY OF HANFORD
APPLICATION FOR APPOINTMENT**

APPLICANTS ARE ENCOURAGED TO CONTACT EACH COUNCILMEMBER TO COMMUNICATE THEIR INTEREST FOR APPOINTMENT.

1. Mr. Alex Takeo Dwiggins
 Mrs. _____
 Ms. _____ First _____ Middle _____ Last _____
2. Residence address: 481 E Capistrano St
Hanford Kings CA 93230
 City County State Zip
 Phone (559) 589-0915
3. Position(s) sought: (List in order of preference)
 1) Parking and Traffic
 2) _____
 3) _____
 4) _____
4. Business Title or Occupation: Civil Engineer
 Company: Zumwalt-Hansen and Assoc.
 Address: 609 N Irwin St
Hanford Kings CA 93230
 City County State Zip
 Phone (559) 582-1056
5. Education - List schools attended and/or graduated/degree(s):
CSUFresno - Bachelor of Science Civil Engineering

6. Other Special Training or Experience:

My education and job experience, as a Civil Enigneer, give me an advantage in analyzing traffic and planning related issues.

7. Previous and present governmental and civic experience. Indicate when, position and duties:

- Parking and Traffic Commission - Current member.

- Presentations, representing clients, at Planning Commission and City Council meetings have given me experience in the public forum.

8. Please explain why you wish to serve on a Board/Commission for the City of Hanford:

As a resident, and Civil Engineer, I think I am well suited for a position on the Parking and Traffic Commission and is a way to volunteer my time for the betterment of the City.

9. Do you have any interests or associations which might present a conflict of interest? If yes, please explain:

Yes. Periodically Zumwalt-Hansen has been involved in issues that are brought before the Commission. In these cases I have recused myself. There has not been an instance in which this conflict has negatively affected the Commission.

Please attach your resume, and any additional information or statements which you feel would be helpful in reviewing your qualifications.

AUTHORIZATION AND RELEASE

I understand that in connection with this application for appointment, the information contained herein will be made available to the general public upon request.

Signature of Applicant

Date

INFORMATION FOR CITY ROSTER AND INTERNET

Please provide the City Clerk's Office with the following information:

NAME: Alex Takeo Dwigins

ADDRESS: 481 E Capistrano St
Hanford CA, 93230

PHONE NUMBERS: HOME: 589-0915
AND/OR

WORK: 582-1056

E-MAIL ADDRESS adwigins@zumwalt-hansen.com

AUTHORIZATION AND RELEASE

If appointed, this information will be printed in the **Roster of Councilmembers and Officials, Commissions/Committees**. In addition, this information will be provided on the City's Internet site at www.cityofhanfordca.com

I understand that in connection with this application for appointment, the information contained herein will be made available to the general public upon request.



Signature of Applicant

12/12/14

Date

NOTE: This document is a public record and may be disclosed/released pursuant to the California Public Records Act.

SUBMIT TO:

CITY CLERK
319 N. Douty St.
Hanford, CA 93230
Phone (559) 585-2515
(559) 585-2595 - Fax No.

CLERK'S OFFICE USE ONLY:

CITY OF HANFORD
RESIDENT: YES NO

DISTRICT NO. A B C D E

**CITY OF HANFORD
APPLICATION FOR APPOINTMENT**

APPLICANTS ARE ENCOURAGED TO CONTACT EACH COUNCILMEMBER TO COMMUNICATE THEIR INTEREST FOR APPOINTMENT.

1. Mr. Shaka K Sudds
Mrs. First Middle Last
Ms.
2. Residence address: 11629 Dawn Ln
Hanford Kings Ca 93230
City County State Zip
Phone (559) 300-4863
3. Position(s) sought: (List in order of preference)
 - 1) Parks and Recreation Commission
 - 2) Hanford Tree Commission
 - 3) Planning Commission
 - 4) Parking and Traffic Commission
4. Business Title or Occupation: Sub-Yard Supervisor
Company: Hanford Elementary School District
Address: 714 N White St
Hanford Kings Ca 93230
City County State Zip
Phone (559) 585-3600
5. Education - List schools attended and/or graduated/degree(s):
Hanford Adult School / Certified Nursing
College of Segovia / Liberal Arts / Communication / PR

6. Other Special Training or Experience:

Certified ~~X~~ CPR / First Aid, Certified Nursing Assistant, In-Home Care provider

7. Previous and present governmental and civic experience. Indicate when, position and duties:

3/14 - 11/14 Volunteered and served as an assistant & advisor and campaign organizer for councilman Francisco Rameriz; Setting up campaign booths, plan meet and greets with City Center of Influences i.e Pastor, Teachers, etc, gathered public opinion and support by door to door contact

8. Please explain why you wish to serve on a Board/Commission for the City of Hanford:

After being raised here in Hanford I am aware there are misrepresented citizens in our town and would like to take the proper steps to get informed and make a difference.

9. Do you have any interests or associations which might present a conflict of interest? If yes, please explain:

Please attach your resume, and any additional information or statements which you feel would be helpful in reviewing your qualifications.

AUTHORIZATION AND RELEASE

I understand that in connection with this application for appointment, the information contained herein will be made available to the general public upon request.

J. Sudds
Signature of Applicant

12/13/14
Date

INFORMATION FOR CITY ROSTER AND INTERNET

Please provide the City Clerk's Office with the following information:

NAME: Shaka K. Sudds

ADDRESS: 11629 Dawn Ln Hanford
Ca 93230

PHONE NUMBERS: HOME: 559-530-3465
AND/OR

WORK: _____

E-MAIL ADDRESS msudds06@gmail.com

AUTHORIZATION AND RELEASE

If appointed, this information will be printed in the **Roster of Councilmembers and Officials, Commissions/Committees**. In addition, this information will be provided on the City's Internet site at www.cityofhanfordca.com

I understand that in connection with this application for appointment, the information contained herein will be made available to the general public upon request.

S. Sudds
Signature of Applicant

12/13/14
Date

NOTE: This document is a public record and may be disclosed/released pursuant to the California Public Records Act.



Shaka K. Sudds

11629 Dawn Ln.
Hanford, Ca 93230

559-300-4863
559-530-3465

Mssudds06@gmail.com

SUMMARY

Seeking a unique experiences that can fuel personal growth and giving back to my community. Having long time experiences working with children of zero to teen age, with special needs as well as caring for the elderly I am looking to expand on my personal contribution in the community I live in as an advocate and avid participant in internal city events.

EXPERIENCE

Substitute Yard Supervisor, Hanford Elementary School District Hanford, California-2010-Current

Communicate with certified employees i.e principals, counselors etc. To maintain safety and security during non-instructional hours of operation in and around school property. Became familiar with district enforced disciplinary tactics. Assessed and determined injuries on site, while filing proper paperwork with my administration.

Accomplishments

- Better understanding of how the teaching system works together.
- Unique aspect of child play in a formal setting such as school.
- Strengthen my communication skills with children.

Community Volunteer

Hanford, California-2009-Currently

Youth athletics, local politics and elderly services are onto of my volunteering experiences. As a student I participate in Student Government on my college campus. I enjoy keeping touch with various centers of influences.

Accomplishments

- Coached teen volleyball ages 10-14 all proceeds going to local YMCA
- Volunteer home services to elderly
- Counseled and advocated for displaced female youth within youth services
- Organized various events as student representative at College of Sequoia Fall Extravaganza, Police training demonstration volunteer.
- Executed information booths at local venues to inform citizens of upcoming political decisions that directly influence them.

EDUCATION

College of the Sequoias

Liberal Arts/ Communication 2009-Current

Along with general education my course requirements allow me to attend classes in Communication, Child Development and American Sign Language. While attending college I participated in Student Government, median Yoga courses. I would like to gain my diploma in liberal arts to work with youth and become an influential role model to the next generation.

SKILLS

- Certified CPR/ BLS
- Fluent American Sign Language
- Food Handlers Certified

REFERENCES

Available upon request.

SUBMIT TO:

CITY CLERK
319 N. Douty St.
Hanford, CA 93230
Phone (559) 585-2515
(559) 585-2595 - Fax No.

**CLERK'S OFFICE USE ONLY:**

CITY OF HANFORD

RESIDENT: YES NO

DISTRICT NO. A B C D E

**CITY OF HANFORD
APPLICATION FOR APPOINTMENT**

APPLICANTS ARE ENCOURAGED TO CONTACT EACH COUNCILMEMBER TO COMMUNICATE THEIR INTEREST FOR APPOINTMENT.

1. Mr. Joe L Sosa Jr
 Mrs. _____
 Ms. _____ First Middle Last
2. Residence address: 2305 North Douty Street
Hanford, CA 93230
 City County State Zip
 Phone (559) 415-0544
3. Position(s) sought: (List in order of preference)
 - 1) Planning Commission
 - 2) Parks and Recreation Commission
 - 3) _____
 - 4) _____
4. Business Title or Occupation: Founder/Chairman
 Company: Hanford LGBTQplus Center
 Address: 2305 North Douty Street
Hanford, CA 93230
 City County State Zip
 Phone (559) 415-0544
5. Education - List schools attended and/or graduated/degree(s):
Hanford High 1997

6. Other Special Training or Experience:
Leadership and Personal Development, United States of America Army, Advocate
7. Previous and present governmental and civic experience. Indicate when, position and duties:
Hanford Tree Commission
Division Leader for Gay Hanford, Division of Gay Central Valley
Board Member & Treasurer of Central California Alliance
8. Please explain why you wish to serve on a Board/Commission for the City of Hanford:
Looking to serve my community by serving on vacant commissions, which will allow me to speak for those in need as well prepare me for my future run for elected office (City Council, Congress, Senator, etc)
9. Do you have any interests or associations which might present a conflict of interest? If yes, please explain:
No.

Please attach your resume, and any additional information or statements which you feel would be helpful in reviewing your qualifications.

AUTHORIZATION AND RELEASE

I understand that in connection with this application for appointment, the information contained herein will be made available to the general public upon request.

Joe L Sosa Jr

Digitally signed by Joe L Sosa Jr
DN: cn=Joe L Sosa Jr, o, ou, email=jsosajr@gmail.com, c=US
Date: 2014.12.10 11:59:49 -0800

Signature of Applicant

Date

INFORMATION FOR CITY ROSTER AND INTERNET

Please provide the City Clerk's Office with the following information:

NAME: Joe L Sosa Jr

ADDRESS: 2305 N Douty St
Hanford, CA 93230

PHONE NUMBERS: HOME: 559-415-0544 or 559-492-6724
AND/OR

WORK: _____

E-MAIL ADDRESS jlsosajr@gmail.com

AUTHORIZATION AND RELEASE

If appointed, this information will be printed in the **Roster of Councilmembers and Officials, Commissions/Committees**. In addition, this information will be provided on the City's Internet site at www.cityofhanfordca.com

I understand that in connection with this application for appointment, the information contained herein will be made available to the general public upon request.

Joe L Sosa Jr

Digitally signed by Joe L Sosa Jr
DN: cn=Joe L Sosa Jr, o, ou,
email=jlsosajr@gmail.com, c=US
Date: 2014.12.10 12:00:47 -08'00'

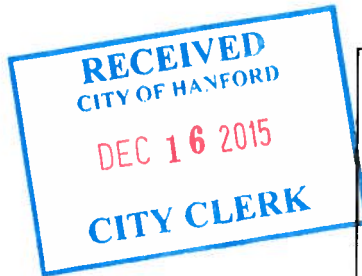
Signature of Applicant

Date

NOTE: This document is a public record and may be disclosed/released pursuant to the California Public Records Act.

SUBMIT TO:

CITY CLERK
319 N. Douty St.
Hanford, CA 93230
Phone (559) 585-2515
(559) 585-2595 - Fax No.



CLERK'S OFFICE USE ONLY:

CITY OF HANFORD

RESIDENT: YES NO

DISTRICT NO. A B C D E

CITY OF HANFORD
APPLICATION FOR APPOINTMENT

APPLICANTS ARE ENCOURAGED TO CONTACT EACH COUNCILMEMBER TO COMMUNICATE THEIR INTEREST FOR APPOINTMENT.

1. Mr. JACK WILLIAM SCHWARTZ
Mrs. _____
Ms. _____ First Middle Last
2. Residence address: 2727 N. 11TH AVE #317
HANFORD KINGS CA 93230
City County State Zip
Phone (559) 582-5553
3. Position(s) sought: (List in order of preference)
1) PARKS & RECREATION
2) _____
3) _____
4) _____
4. Business Title or Occupation: RETIRED
Company: _____
Address: _____
City County State Zip
Phone (____) _____
5. Education - List schools attended and/or graduated/degree(s):
BS + MS IN CIVIL ENGINEER FROM
CAL TECH

6. Other Special Training or Experience:

7. Previous and present governmental and civic experience. Indicate when, position and duties:

PUBLIC WORKS DIRECTOR + CITY ENGINEER IN
HANFORD 1962-1980
HANFORD PLANNING COMMISSION - 8 YEARS

8. Please explain why you wish to serve on a Board/Commission for the City of Hanford:

CLOSE ASSOCIATION WITH
HIDDEN VALLEY PARK + BOB HILL FIELD

9. Do you have any interests or associations which might present a conflict of interest? If yes, please explain:

Please attach your resume, and any additional information or statements which you feel would be helpful in reviewing your qualifications.

AUTHORIZATION AND RELEASE

I understand that in connection with this application for appointment, the information contained herein will be made available to the general public upon request.

Jack W. Schwartz
Signature of Applicant

12/10/15
Date

INFORMATION FOR CITY ROSTER AND INTERNET

Please provide the City Clerk's Office with the following information:

NAME: JACK SCHWARTZ

ADDRESS: 2727 N. 11TH AVE #317
HANFORD

PHONE NUMBERS: HOME: 582 - 5553
AND/OR

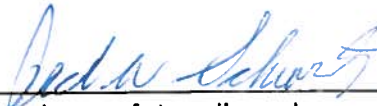
WORK: _____

E-MAIL ADDRESS REALOLBUT @ COMCAST.NET

AUTHORIZATION AND RELEASE

If appointed, this information will be printed in the **Roster of Councilmembers and Officials, Commissions/Committees**. In addition, this information will be provided on the City's Internet site at www.cityofhanfordca.com

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Signature of Applicant

12/10/15
Date

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SUBMIT TO:

CITY CLERK
319 N. Douty St.
Hanford, CA 93230
Phone (559) 585-2515
(559) 585-2595 - Fax No.

RECEIVED
CITY OF HANFORD
NOV 25 2015
ADMINISTRATION

CLERK'S OFFICE USE ONLY:

CITY OF HANFORD
RESIDENT: YES NO

DISTRICT NO. A B C D E

CITY OF HANFORD
APPLICATION FOR APPOINTMENT

APPLICANTS ARE ENCOURAGED TO CONTACT EACH COUNCILMEMBER TO COMMUNICATE THEIR INTEREST FOR APPOINTMENT.

1. ☒ Mr. Garry Curtis
 Ms. First Middle Last
2. Residence address: 632 9¹/₄ Ave
Hanford Kings CA 93230
 City County State Zip
 Phone (559) 587-9634
3. Position(s) sought: (List in order of preference)
 1) The Planning Commission
 2) _____
 3) _____
 4) _____
4. Business Title or Occupation: N/A
 Company: _____
 Address: _____

 City County State Zip
 Phone (____) _____
5. Education - List schools attended and/or graduated/degree(s):
Hanford Joint Union High School, C.O.S.
Woodrow Wilson Jr.

6. Other Special Training or Experience:

Read below:

7. Previous and present governmental and civic experience. Indicate when, position and duties:

I have done work in past with the Public, I have helped
U.S.D.A. Communities give out food. I also do Elections
every 2 years either as a clerk or Inspector. I was
on a Kings County General Plan Update Committee for
2 years.

8. Please explain why you wish to serve on a Board/Commission for the City of Hanford:

I would like to give back to the Community
and to work with the Public.

9. Do you have any interests or associations which might present a conflict of interest? If yes, please explain:

NO

Please attach your resume, and any additional information or statements which you feel would be helpful in reviewing your qualifications.

AUTHORIZATION AND RELEASE

I understand that in connection with this application for appointment, the information contained herein will be made available to the general public upon request.

Harry A. Curtis
 Signature of Applicant

11-25-15
 Date

INFORMATION FOR CITY ROSTER AND INTERNET

Please provide the City Clerk's Office with the following information:

NAME: Garry Curtis

ADDRESS: 632 9 1/4 Ave
Hanford, CA 93230

PHONE NUMBERS: HOME: 587-9634
AND/OR

WORK: N/A

E-MAIL ADDRESS Garry36@sbcglobal.net

AUTHORIZATION AND RELEASE

If appointed, this information will be printed in the **Roster of Councilmembers and Officials, Commissions/Committees**. In addition, this information will be provided on the City's Internet site at www.cityofhanfordca.com

I understand that in connection with this application for appointment, the information contained herein will be made available to the general public upon request.

Garry A. Curtis
Signature of Applicant

11-25-15
Date

NOTE: This document is a public record and may be disclosed/released pursuant to the California Public Records Act.



General Plan Advisory Committee

The purpose of this Committee is to act as an advisory agency to the Kings County Planning Commission and also the Kings County Board of Supervisors on matters involving the General Plan. The primary focus of the Committee is guide the physical growth of the unincorporated portion of Kings County and the conservation of its resources through the year 2030 in a manner consistent with the goals of the people of Kings County. The Committee studies problems of general or special interest assigned by the Planning Commission and/or the Board of Supervisors, undertakes special studies as needed or requested relating to the physical growth of the unincorporated portion of Kings County, reviews important proposed State Legislation affecting the physical growth of the unincorporated portion of Kings County, and other matters of general concern or interest to Kings County, and thereafter provides information and make recommendations to both the Kings County Planning Commission and also the Kings County Board of Supervisors.

Meetings of the Committee are scheduled to meet on the third Thursday of every month at 6:30 PM and will be held in the Multi-Purpose Room, Kings County Government Center, 1400 W. Lacey Boulevard, Hanford, California.

Staff

Greg Gatzka - Deputy Planning Director
Greg.Gatzka@co.kings.ca.us
 Telephone: 559-582-3211 x2682

Jeremy Kinney - Senior Planner
Jeremy.Kinney@co.kings.ca.us
 Telephone: 559-582-3211 x2673

Marcum Caldwell - Associate Planner
Marcum.Caldwell@co.kings.ca.us
 Telephone: 559-582-3211 x2648

2035 Kings County General Plan

Documents

Notice of Preparation & Notice of Scoping Meeting for the Draft Program Environmental Impact Report for the 2035 Kings County General Plan

Draft General Plan Elements

Safety Element
 Land Use Element
 Draft Noise Element
 Draft Circulation Element
 Air Quality Element
 Appendix A - New Community Procedure
 Appendix B - Biological Resources Survey
 Appendix C - Agricultural Land Conservation Study
 Appendix D - Multi - Jurisdictional Multi-Hazard Mitigation Plan
 Appendix E - Air Quality Element Background Report
 Appendix F - Air Quality Element Policy Analysis

Draft Community Plans

Armona Land Use Map
 Armona Community Plan

 Home Garden Land Use Map
 Home Garden Community Plan

 Kettleman City Land Use Map
 Kettleman City Community Plan

 Stratford Community Plan
 Stratford Land Use Map

Notices/Agendas/Minutes

Agendas

August 16, 2007
 September 20, 2007
 October 18, 2007
 November 15, 2007
 December 20, 2008
 January 31, 2008
 February 21, 2008
 March 20, 2008
 April 17, 2008
 May 22, 2008
 June 19, 2008
 July 17, 2008
 August 21, 2008
 September 18, 2008
 October 16, 2008
 November 20, 2008
 December 18, 2008
 January 15, 2009
 March 4, 2009
 March 19, 2009
 April 1, 2009
 April 16, 2009
 April 21, 2009

Minutes

August 16, 2007
 September 20, 2007
 October 18, 2007
 November 15, 2007
 December 20, 2007
 January 31, 2008
 February 21, 2008
 March 20, 2008
 April 17, 2008
 May 22, 2008
 June 19, 2008
 July 17, 2008
 August 21, 2008
 September 18, 2008
 October 16, 2008
 November 20, 2008
 December 18, 2008
 February 19, 2009
 March 4, 2009
 April 1, 2009

General Plan Advisory Committee Members

Dennis Tristao
 City Member Chairman

Craig Pedersen
 Agricultural Industries Vice Chairman

Joe Neves
 Board of Supervisors

Jim Gregory
 Planning Commissioner

Judith Horn
 City Member Alternate

Alicia Jacobo
 Community Member

Doyle Davis
 Community Member

Ronnie J. Silva
 Water District/ Irrigation District

James Lohry
 Water District/ Irrigation District

Louie Rodriguez
 Water District/ Irrigation District Alternate

Michael Miya
 Agricultural Industries

Charles Meyer
 Agricultural Industries Alternate

Roger McVay
 Agricultural Industries Alternate

Jim Olivas
 Commercial Industrial Rep

Jeff Stivers
 Commercial Industrial Rep

John Bolze
 Commercial Industrial Rep Alternate

Mark Pohle
 Public at Large

Bobby Lewis
 Public at Large

Glenn Estes
 Public at Large

Garry Curtis
 City Member

Certificate of Appreciation

Awarded to
Garry Curtis

For Participation on the Kings County
General Plan Advisory Committee

August 2007 to July 2009

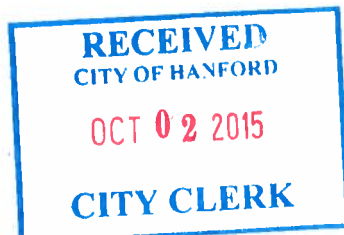


Presented by Kings County
Community Development Agency

William R. Zumwalt
William R. Zumwalt, Director

SUBMIT TO:

CITY CLERK
319 N. Douty St.
Hanford, CA 93230
Phone (559) 585-2515
(559) 585-2595 - Fax No.



CLERK'S OFFICE USE ONLY:

CITY OF HANFORD

RESIDENT: YES NO

DISTRICT NO. A B C D E

CITY OF HANFORD
APPLICATION FOR APPOINTMENT

APPLICANTS ARE ENCOURAGED TO CONTACT EACH COUNCILMEMBER TO COMMUNICATE THEIR INTEREST FOR APPOINTMENT.

- Mr. Shaka K Sudds
 Mrs. MS. First Middle Last
- Residence address: 11629 Dawn Ln
Hfd Kings Ca 93230
 City County State Zip
 Phone (559) 212-1896
- Position(s) sought: (List in order of preference)
 1) Parks and Recreation
 2) Planning Commission
 3) _____
 4) _____
- Business Title or Occupation: In-Home Care (CNA)
 Company: Private
 Address: Visalia Ca
 City County State Zip
 Phone () N/A
- Education - List schools attended and/or graduated/degree(s):
Hanford Adult School / CNA
Cos / Liberal Art, Communication, Nursing

6. Other Special Training or Experience:

Parking Traffic Commissioner,
 CoS Leadership participant
 VPPR Hanford Toastmasters

7. Previous and present governmental and civic experience. Indicate when, position and duties:

2015 Parking & Traffic Commission

8. Please explain why you wish to serve on a Board/Commission for the City of Hanford:

I am a firm believe that the
 cities power comes from the
 citizens who take active particip-
 ation. I would like to contribute

9. Do you have any interests or associations which might present a conflict of interest? If yes, please explain:

No

Please attach your resume, and any additional information or statements which you feel would be helpful in reviewing your qualifications.

AUTHORIZATION AND RELEASE

I understand that in connection with this application for appointment, the information contained herein will be made available to the general public upon request.

J. Duda
 Signature of Applicant

9-30-15
 Date

INFORMATION FOR CITY ROSTER AND INTERNET

Please provide the City Clerk's Office with the following information:

NAME: Shaka K. Sudds

ADDRESS: 11629 Dawn Ln
Hfd Ca 93230

PHONE NUMBERS: HOME: (559) 212-1896
AND/OR

WORK: N/A

E-MAIL ADDRESS msudds01@gmail.com

AUTHORIZATION AND RELEASE

If appointed, this information will be printed in the **Roster of Councilmembers and Officials, Commissions/Committees**. In addition, this information will be provided on the City's Internet site at www.cityofhanfordca.com

I understand that in connection with this application for appointment, the information contained herein will be made available to the general public upon request.

S. K. Sudds
Signature of Applicant

9-30-2015
Date

NOTE: This document is a public record and may be disclosed/released pursuant to the California Public Records Act.

SUBMIT TO:

CITY CLERK
319 N. Douty St.
Hanford, CA 93230
Phone (559) 585-2515
(559) 585-2595 - Fax No.

**CLERK'S OFFICE USE ONLY:**

CITY OF HANFORD

RESIDENT: YES NO

DISTRICT NO. A B C D E

**CITY OF HANFORD
APPLICATION FOR APPOINTMENT**

APPLICANTS ARE ENCOURAGED TO CONTACT EACH COUNCILMEMBER TO COMMUNICATE THEIR INTEREST FOR APPOINTMENT.

1. Mr. Joe L Sosa Jr
 Mrs. _____
 Ms. _____ First Middle Last
2. Residence address: 2305 North Douty Street
Hanford, CA 93230
 City County State Zip
 Phone (559) 415-0544
3. Position(s) sought: (List in order of preference)
 1) Planning Commission
 2) Parks and Recreation Commission
 3) _____
 4) _____
4. Business Title or Occupation: Founder/Chairman
 Company: Hanford LGBTQplus Center
 Address: 2305 North Douty Street
Hanford, CA 93230
 City County State Zip
 Phone (559) 415-0544
5. Education - List schools attended and/or graduated/degree(s):
Hanford High 1997

6. Other Special Training or Experience:
Leadership and Personal Development, United States of America Army, Advocate
7. Previous and present governmental and civic experience. Indicate when, position and duties:
Hanford Tree Commission
Division Leader for Gay Hanford, Division of Gay Central Valley
Board Member & Treasurer of Central California Alliance
8. Please explain why you wish to serve on a Board/Commission for the City of Hanford:
Looking to serve my community by serving on vacant commissions, which will allow me to speak for those in need as well prepare me for my future run for elected office (City Council, Congress, Senator, etc)
9. Do you have any interests or associations which might present a conflict of interest? If yes, please explain:
No.

Please attach your resume, and any additional information or statements which you feel would be helpful in reviewing your qualifications.

AUTHORIZATION AND RELEASE

I understand that in connection with this application for appointment, the information contained herein will be made available to the general public upon request.

Joe L Sosa Jr

Digitally signed by Joe L Sosa Jr
DN: cn=Joe L Sosa Jr, o, ou, email=jsosajr@gmail.com, c=US
Date: 2014.12.10 11:59:49 -0800

Signature of Applicant

Date

INFORMATION FOR CITY ROSTER AND INTERNET

Please provide the City Clerk's Office with the following information:

NAME: Joe L Sosa Jr

ADDRESS: 2305 N Douty St
Hanford, CA 93230

PHONE NUMBERS: HOME: 559-415-0544 or 559-492-6724
AND/OR

WORK: _____

E-MAIL ADDRESS jlsosajr@gmail.com

AUTHORIZATION AND RELEASE

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I understand that in connection with this application for appointment, the information contained herein will be made available to the general public upon request.

Joe L Sosa Jr

Digitally signed by Joe L Sosa Jr
DN: cn=Joe L Sosa Jr, o=ou,
email=jlsosajr@gmail.com, c=US
Date: 2014.12.10 12:00:47 -08'00'

Signature of Applicant

Date

NOTE: This document is a public record and may be disclosed/released pursuant to the California Public Records Act.

SUBMIT TO:

CITY CLERK
319 N. Douty St.
Hanford, CA 93230
Phone (559) 585-2515
(559) 585-2595 - Fax No.



CLERK'S OFFICE USE ONLY:

CITY OF HANFORD
RESIDENT: YES NO

DISTRICT NO. A B C D E

CITY OF HANFORD
APPLICATION FOR APPOINTMENT

APPLICANTS ARE ENCOURAGED TO CONTACT EACH COUNCILMEMBER TO COMMUNICATE THEIR INTEREST FOR APPOINTMENT.

- Mr. Smita Nagavalli
 Ms. First Middle Last
- Residence address: 2246 VINTAGE PLACE
HANFORD KINGS CA 93230
 City County State Zip
 Phone (559) 584-3740
- Position(s) sought: (List in order of preference)
 1) Member: Planning Commission
 2) _____
 3) _____
 4) _____
- Business Title or Occupation: At the present time housewife, but
owned the transportation business for 3 yrs & was in
 Company: teaching before that.
 Address: _____

 City County State Zip
 Phone () _____
- Education - List schools attended and/or graduated/degree(s):
Multiple Subject Teaching Credential: Chapman University
Masters Degree in Statistics: Nagpur University, India
Bachelor's Degree in Math, Statistics & Physics: India

Other Special Training or Experience:

was selected by Rotary International for 'Group Study Exchange' Program in Brazil.

7. Previous and present governmental and civic experience. Indicate when, position and duties:

1. Taught Algebra to 8th grade students at Liberty Middle School, Lemoore, CA in the year 2008-09
2. Taught Statistics ~~to~~ Bachelors and Masters degree students for 7 years from 1990-1997

8. Please explain why you wish to serve on a Board/Commission for the City of Hanford:

1. To make sure that city's land gets classified under appropriate categories like industrial, residential, commercial, retail etc.
2. To expand indoor & outdoor play & recreational areas for children & youth to reduce juvenile crime
3. To plan for a greener city.

9. Do you have any interests or associations which might present a conflict of interest? If yes, please explain:

No

Please attach your resume, and any additional information or statements which you feel would be helpful in reviewing your qualifications.

AUTHORIZATION AND RELEASE

I understand that in connection with this application for appointment, the information contained herein will be made available to the general public upon request.

Smita
Signature of Applicant

12/06/14
Date

INFORMATION FOR CITY ROSTER AND INTERNET

Please provide the City Clerk's Office with the following information:

NAME: Smita Nagavalli

ADDRESS: 2246 Vintage Place
Hanford, CA 93230

PHONE NUMBERS: HOME: 559-584-3740
AND/OR

WORK: _____

E-MAIL ADDRESS Smitanagavalli@yahoo.com

AUTHORIZATION AND RELEASE

If appointed, this information will be printed in the **Roster of Councilmembers and Officials, Commissions/Committees**. In addition, this information will be provided on the City's Internet site at www.cityofhanfordca.com

I understand that in connection with this application for appointment, the information contained herein will be made available to the general public upon request.

Smita
Signature of Applicant

12/05/14
Date

NOTE: This document is a public record and may be disclosed/released pursuant to the California Public Records Act.

Smita Nagavalli

2246 Vintage Place
Hanford, CA 93230

Ph: (559)-584-3740
e-mail:smitanagavalli@yahoo.com

Objective

To seek membership of the Hanford Planning Commission

Education

Chapman University, Hanford, CA

2005-2008

Completed courses for Multiple Subject Teaching Credential

1984-86

Nagpur University, Nagpur, M.S. India
Master's Degree in Statistics

1981-84

Institute of Science, Nagpur, M.S. India
Bachelor of Science (Math, Stats, Physics)

Work Experience

2010-2013

Owner of the business: Non –Emergency
Medical Transport

2008-09

Liberty Middle School, Lemoore CA
Position: Teacher- Math
Duties: Teaching Algebra to students in 8th grade

2000-03

Doctor's Office, Painesville, OH
Position: Billing Manager
Duties: Billing all the Medicare, Medic Aid and Other Insurers
Knowledge of ICD and CPT codes

1995- 97

Institute of Science, Nagpur, Nagpur, M.S. India
Position: Lecturer in Statistics
Duties: Teaching students in Masters and Bachelors Degree Program

1990-95

Vidarbha Mahavidyalaya, Amaravati, M.S. India

Position: Lecturer in Statistics

Duties: Teaching students in Masters and Bachelors Program

1988-89

National Savings Organization, Nagpur, M.S. India

Position: Statistical Assistant

Duties: Analyzing data and preparing monthly Statements for all schemes of the organization for all States throughout India

Interests and Awards Received

1. Participant National Trekking Program- Youth Hostel Organization, India
2. Organized and conducted various college conferences
3. Diploma in Effective Public Speaking
4. Was a Member of Group Study Exchange Program in Brazil organized by Rotary International in 1995
5. Awarded Outstanding Member of Jaycees Club, Nagpur, India

SUBMIT TO:

CITY CLERK
319 N. Douty St.
Hanford, CA 93230
Phone (559) 585-2515
(559) 585-2595 - Fax No.

CLERK'S OFFICE USE ONLY:

CITY OF HANFORD

RESIDENT: YES NO

DISTRICT NO. A B C D E

CITY OF HANFORD
APPLICATION FOR APPOINTMENT

APPLICANTS ARE ENCOURAGED TO CONTACT EACH COUNCILMEMBER TO COMMUNICATE THEIR INTEREST FOR APPOINTMENT.

1. Mr. Daniel e McWells
Mrs. _____
Ms. _____ First Middle Last
2. Residence address: 1683 Elaine Dr.

Hanford Kings ca 93230
City County State Zip
Phone (559) 836-0690
3. Position(s) sought: (List in order of preference)
1) Planning Commission
2) _____
3) _____
4) _____
4. Business Title or Occupation: Self employed
Company: K.C. Diner
Address: 1050 East Lacey

Hanford Kings ca 93230
City County State Zip
Phone (559) 589-9022
5. Education - List schools attended and/or graduated/degree(s):

Fresno State

Hanford High - East campus Diploma

6. Other Special Training or Experience:

Ran a successful Business for 8 years

Sophomore Year Youth in government

7. Previous and present governmental and civic experience. Indicate when, position and duties:

8. Please explain why you wish to serve on a Board/Commission for the City of Hanford:

I want to help make Hanford a city that makes
people proud to live in.

9. Do you have any interests or associations which might present a conflict of interest? If yes, please explain:

none

Please attach your resume, and any additional information or statements which you feel would be helpful in reviewing your qualifications.

AUTHORIZATION AND RELEASE

I understand that in connection with this application for appointment, the information contained herein will be made available to the general public upon request.



Signature of Applicant12-13-14

DateINFORMATION FOR
CITY ROSTER AND INTERNET

Please provide the City Clerk's Office with the following information:

NAME: Daniel McWells

ADDRESS: 1683 Elaine Dr

PHONE NUMBERS: HOME: (559) 836-0670
AND/OR

WORK: 589-9022

E-MAIL ADDRESS dmcwells@gmail.com

AUTHORIZATION AND RELEASE

If appointed, this information will be printed in the Roster of Councilmembers and Officials, Commissions/Committees. In addition, this information will be provided on the City's Internet site at www.cityofhanfordca.com

I understand that in connection with this application for appointment, the information contained herein will be made available to the general public upon request.



Signature of Applicant12-13-14

Date

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Daniel McWells

1683 Elaine Drive, Hanford, Ca, 93230

(T) (559) 836-0690 (E) dmcwells@gmail.com

Objective – I am seeking an opportunity to begin a partnership with a company where I can utilize my vast customer service and management experience. Through this partnership, I am hoping to build a long-term career.

Professional Summary - Through my years of experience I have obtained the following skill set:

- Self-motivation
- Accountability
- Communication – written and verbal
- Conflict resolution
- Customer interaction
- Managing staff
- Payroll
- Inventory
- Cash handling
- Shift scheduling

Professional Experience

09/2000 – 09/2005

Food Bowl (Hanford Ca.)
Counter help
(559) 589-9022

I greeted customers and took their orders face to face and over the phone, while informing them of specials and up sale items such as combos, holiday pies, and party packages. I also handled the cash till (collecting money and providing change). I took out trash, swept, mopped, and did dishes as they were used. I would also grab things out of the freezers and refrigerators for the cook as orders came in.

09/2005 – 05/2006

Food Bowl (Hanford Ca.)
Assistant Manager
(559) 589-9022

I performed the counter help role as well as assumed the duties of acting as a short order cook, preparing the customer's orders, and managing the business' inventory for the owner when they were not on premises. At the start/close of the shift I would balance the till for each work day.

05/2006 – Current

KC Diner (Hanford Ca.)
Owner/ Operator
(559) 589-9022

I managed all business operations including: interviewing, hiring, training, performance management, and termination if necessary. I kept the business fully stocked on product from day to day and continually searched for new items to sell. I maintained the books and payroll. I frequently acted as Head Cook or filled in as Assistant Cook if an employee was not able to work their shift.

Education

2002-2007	CSU Fresno (Fresno, Ca) Business Management Jr. Year
2002	Hanford High School (Hanford, Ca) Diploma

References

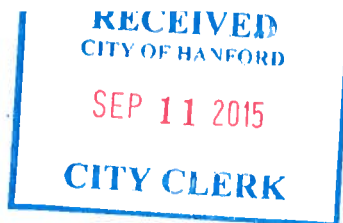
Tom Ross
Owner/ Operator
KC Bowl
Bus: 559 582 1036

Steve Driver
Retired
Kings County Fire Department
Cell: 559 639 7429

David Aguirre
Owner/ Operator
Lemoore Auto Supply
Cell: 559 410 6517

SUBMIT TO:

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Phone (559) 585-2515
(559) 585-2595 - Fax No.



CLERK'S OFFICE USE ONLY:

CITY OF HANFORD
RESIDENT: YES NO

DISTRICT NO. A B C D E

CITY OF HANFORD
APPLICATION FOR APPOINTMENT

APPLICANTS ARE ENCOURAGED TO CONTACT EACH COUNCILMEMBER TO COMMUNICATE THEIR INTEREST FOR APPOINTMENT.

1. MR Mrs. Robert Marcelo Garcia
Ms. First Middle Last
2. Residence address: 2578 Zion Way
Hanford Kings Ca 93230
City County State Zip
Phone (559) 410-0695
3. Position(s) sought: (List in order of preference)
1) Planning Commissioner
2) _____
3) _____
4) _____
4. Business Title or Occupation: Correctional Officer
Company: State of California
Address: 1 Kings Way
Avenal Kings Ca 93204
City County State Zip
Phone (559) 386 0587
5. Education - List schools attended and/or graduated/degree(s):
Hanford High School - Diploma
College of the Serranos -

6. Other Special Training or Experience: N/A
7. Previous and present governmental and civic experience. Indicate when, position and duties:

N/A

8. Please explain why you wish to serve on a Board/Commission for the City of Hanford:

I was born and raised in the City of Hanford. I care very deeply about the present and future of this great city. Having a hand in planning the future of Hanford is a great opportunity.

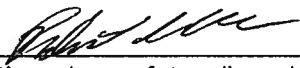
9. Do you have any interests or associations which might present a conflict of interest? If yes, please explain:

N/A

Please attach your resume, and any additional information or statements which you feel would be helpful in reviewing your qualifications.

AUTHORIZATION AND RELEASE

I understand that in connection with this application for appointment, the information contained herein will be made available to the general public upon request.


Signature of Applicant

9-11-15
Date

INFORMATION FOR CITY ROSTER AND INTERNET

Please provide the City Clerk's Office with the following information:

NAME: Robert M. Garcia

ADDRESS: 2578 Zion Way, Hanford Ca 93230

PHONE NUMBERS: HOME: 559-416-0695
AND/OR

WORK: 559-386-6029

E-MAIL ADDRESS rgavenal@aol.com

AUTHORIZATION AND RELEASE

If appointed, this information will be printed in the **Roster of Councilmembers and Officials, Commissions/Committees**. In addition, this information will be provided on the City's Internet site at www.cityofhanfordca.com

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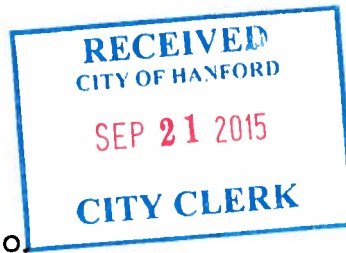
Robert M. Garcia
Signature of Applicant

9-11-15
Date

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SUBMIT TO:

CITY CLERK
319 N. Douty St.
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Phone (559) 585-2515
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**CLERK'S OFFICE USE ONLY:**

CITY OF HANFORD

RESIDENT: YES NO

DISTRICT NO. A B C D E

**CITY OF HANFORD
APPLICATION FOR APPOINTMENT**

APPLICANTS ARE ENCOURAGED TO CONTACT EACH COUNCILMEMBER TO COMMUNICATE THEIR INTEREST FOR APPOINTMENT.

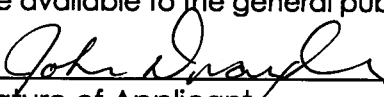
1. Mr. Mr. John L. Draxler, Jr.
 Mrs. _____
 Ms. _____ First Middle Last
2. Residence address: 1472 W. Buckingham Drive
Hanford Kings CA 93230
 City County State Zip
 Phone (559) 779-2427
3. Position(s) sought: (List in order of preference)
 1) Planning Commission
 2) _____
 3) _____
 4) _____
4. Business Title or Occupation: Business Owner/Operator
 Company: Draxler Land Company
 Address: PO Box 875
Hanford Kings CA 93232
 City County State Zip
 Phone (559) 779-2427
5. Education - List schools attended and/or graduated/degree(s):
Cal Poly - SLO BS in Dairy Science
Hanford Joint Union High School

6. Other Special Training or Experience:
AG Leadership Program; School Board Governance Training; Property Management Training
-
-
-
7. Previous and present governmental and civic experience. Indicate when, position and duties:
Kit Carson Elementary School Board-Hanford Joint Union High School Board:
Policy making; budgets; Plan, set goals and appraise results; Communicate with
various constituencies; work on school bond committee; plan with local agencies for growth
-
- ## Dairy Herd Improvement Association
-
8. Please explain why you wish to serve on a Board/Commission for the City of Hanford:
I have been a part of the Hanford community for 45 years, this community has played a huge role in my life
and my family's life. I believe that it is essential that citizens play an active role in their community, and it is
my hope to achieve this through serving on the Planning Commission Board, and making a difference in our community.
My strong leadership, communication, and organizational skills make an ideal candidate for this position.
-
9. Do you have any interests or associations which might present a conflict of interest? If yes, please explain:
No, in applying for this position I have taken into consideration the time and effort
that is required to properly fulfill the necessary duties. I am fully committed to performing
all of the responsibilities needed of a Planning Commission board member.
-
-

Please attach your resume, and any additional information or statements which you feel would be helpful in reviewing your qualifications.

AUTHORIZATION AND RELEASE

I understand that in connection with this application for appointment, the information contained herein will be made available to the general public upon request.


Signature of Applicant

9-20-15
Date

INFORMATION FOR CITY ROSTER AND INTERNET

Please provide the City Clerk's Office with the following information:

NAME: John Draxler

ADDRESS: 1472 W Buckingham Dr
Hanford, CA 93230

PHONE NUMBERS: HOME: 559-584-1669
AND/OR

WORK: 559-779-2427

E-MAIL ADDRESS Draxlerj@Hotmail.com

AUTHORIZATION AND RELEASE

If appointed, this information will be printed in the **Roster of Councilmembers and Officials, Commissions/Committees**. In addition, this information will be provided on the City's Internet site at www.cityofhanfordca.com

I understand that in connection with this application for appointment, the information contained herein will be made available to the general public upon request.

John Draxler
Signature of Applicant

9-20-15
Date

NOTE: This document is a public record and may be disclosed/released pursuant to the California Public Records Act.

JOHN DRAXLER

1472 W Buckingham Dr, Hanford, CA

Draxlerj@hotmail.com | 559-779-2427

SKILLS & ABILITIES

- Planning, setting goals and appraising results
- Communication and organizational skills
- Leadership training
- Negotiation and Bargaining skills

WORK EXPERIENCE

OWNER/MANAGER DRAXLER LAND COMPANY
MAY 2008- PRESENT

Apartment and Single family home rentals

OWNER/MANAGER J C J DAIRY INC
JUNE 1982-AUGUST 2014

Dairy and Farming

EDUCATION

CAL POLY, SAN LUIS OBISPO
BS DAIRY SCIENCE
June 1982

OTHER TRAINING OR EXPERIENCE

- Hanford Joint Union High School Board
- Kit Carson Elementary School Board
- CA Agriculture Leadership Program
- CA Apartment Association Property Management Certificate



AGENDA STAFF REPORT

MEETING DATE: 1/5/2016	AGENDA SECTION: C
-------------------------------	--------------------------

SUBJECT:

City Clerk: Appointments by the Mayor of Council Representatives for various boards and commissions for the 2016 year.

RECOMMENDATION:

The Mayor selects and appoints Council representation for 2016.

BACKGROUND:

There are city commissions, as well as committees formed by other agencies, in which members of the City Council are appointed as representatives of the City of Hanford. Every January, appointments are made to fill these roles by the Mayor. The 2015 assignments are attached for your reference.

FISCAL IMPACT:**ATTACHMENTS:**

Council Representation - 2015

2015 COUNCIL REPRESENTATION

ON BOARDS, COMMISSIONS, COMMITTEES

CITY BOARDS/COMMISSIONS

<u>Parks and Recreation Commission</u> (2nd Monday each month – 5:30 pm)	Gary Pannett* Russ Curry	Rep Alt
<u>Parking and Traffic Commission</u> (4 th Thursday each month – 4:00 pm)	Russ Curry* David Ayers	Rep Alt
<u>Planning Commission</u> (2nd & 4th Tuesdays each month - 7:00 pm)	Francisco Ramirez* Justin Mendes	Rep Alt
<u>Tree Commission</u> (4 th Monday each month - 5:30 pm)	Gary Pannett* Russ Curry	Rep Alt

OTHER STANDING COMMITTEES

<u>League of California Cities</u> (2 nd Thursday, odd months – Executive Committee) (2 nd Thursday, even months – Division Meeting) (Report Meals on City's Form 700)	David Ayers Justin Mendes	Rep Alt
<u>Main Street Hanford</u> (Last Monday each month – Org Cte Mtg - Noon) – Board Mtg – 6:15 pm) (Does NOT require Form 700)	Justin Mendes Francisco Ramirez	Rep Alt
<u>Hanford Chamber of Commerce</u> (3 rd Wednesday each month – 8:00 am) (Does NOT require Form 700)	Francisco Ramirez David Ayers	Rep Alt
<u>Kings Economic Development Corporation</u> (Last Monday each month – 11:30 am) (Does NOT require Form 700)	Justin Mendes David Ayers	Rep Alt
<u>Kings County Association of Governments</u> (4th Wednesday each month – 4:30 pm) DOES require form 700)	Russ Curry Gary Pannett	Rep Alt
<u>Kings County Area Public Transit Agency</u> (4th Wednesday each month – 1:30 pm) DOES require form 700)	Russ Curry Gary Pannett	Rep Alt
<u>Kings County Abandoned Vehicle Authority</u> Meets as needed - 4 th Wednesday each month – 4:30 pm DOES require form 700 – give to KCAG)	Russ Curry Gary Pannett	Rep Alt
<u>Kings Community Action Organization (KCAO)</u> (3rd Wednesday each month - 4:30 pm) (Does require Form 700)	Gary Pannett Francisco Ramirez	Rep Alt

Same
Rep

Local Agency Formation Commission (LAFCO)

(4th Wednesday each month – 3:30 pm)

(City Selection Commission - Mayor does not appoint)

(Does require Form 700 IF appointed by City Selection Committee, otherwise NO)

David Ayers

Russ Curry

Rep

Alt

Kings Waste and Recycling Authority (KWRA)

(2nd Wednesday each month - 8:00 am)

(Does require Form 700)

David Ayers

Justin Mendes

Rep

Alt

Cross-Valley Rail Joint Powers Authority

(Meeting dates vary, 1 to 2 per year)

Russ Curry

David Ayers

Rep

Alt

Special City Selection Committee*San Joaquin Valley Air Pollution Control District*

Mayor (Meeting dates vary)

Justin Mendes

David Ayers

Rep

Alt

Hanford Fireworks Committee

(Meeting dates vary)

Gary Pannett

Francisco Ramirez

Rep

Alt

City County Coordinating Task Force

Mayor & Vice-Mayor (As Needed)

Russ Curry

David Ayers

Rep

Alt

Kings County Area Disaster Council

(On call)

Gary Pannett

Russ Curry

Rep

Alt

Kings County Gang Awareness Advisory Commission

Russ Curry

Francisco Ramirez

Rep

Alt

City-Wide and Downtown Business Loan Review Committee

(On call)

Gary Pannett

Francisco Ramirez

Rep

Alt

Kings County Commission On Aging(3rd Thursday each month – 2:30 pm)

Dorothey Callihan-Weiss**

(Exp. 12/31/17)

Kings Mosquito Abatement District Board

Bill Gundacker**

(Exp. 12/31/17)

San Joaquin Valley Task Force Steering Com.

Clyde Amaral***

*

Non-Voting, Ex-Officio Member

**

Appointed by Council (3 yr. term)

Appointment made by County, confirmed by Council