

The City of Hanford
CALIFORNIA



City Council Meeting Agenda

June 21, 2016

5:30 PM – Study Session & Closed Session

7:00 PM – Regular Meeting

Council Chambers

400 N. Douty St.

5:30 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. Proposed Six Year Capital Improvement Plan for FY 2016/2017 through FY 2021-2022

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

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

Agency designated representatives: Darrel Pyle and Mario Zamora

Employee Organization:

Service Employees International Union Local 521 (S.E.I.U.)

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

Hanford Police Officers Association (HPOA)

Hanford Firefighters Local 3898, IAFF

Executive Management Employees Association (E.M.E.A.)

Agency designated representative: Bob Dowd

Unrepresented employee: City Manager

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

Number of Potential Cases - 2

C. 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:

ROLL CALL:

INVOCATION:

FLAG SALUTE:

CLOSED SESSION ACTION REPORT:

RECOGNITIONS/PROCLAMATIONS:

PRESENTATION:

A. Women With Visions Unlimited

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 the May 17, 2016 Meeting

B. City Clerk: Approve Minutes from the May 18, 2016 Meeting

C. City Clerk: Approve Minutes from the June 7, 2016 Meeting

D. City Clerk: Deny claim for damages and direct the City Clerk to send out notification of such to Frank Ghiglia.

E. City Clerk: Deny claim for damages and direct the City Clerk to send out notification of such to Christine Plascencia.

- F. City Clerk: Deny claim for damages and direct the City Clerk to send out notification of such to Olga Diaz.
- G. Administration: Adopt Resolution 16-32-R approving a Labor Management Workers' Compensation Alternative Dispute Resolution Agreement Between the City of Hanford and the Hanford Police Officers' Association and Authorizing the City Manager to Execute the Agreement
- H. Administration: Adopt Resolution 16-33-R Approving Amendment to the Schedule of Part-Time Unrepresented Employee Wage Rates/Ranges
- I. Police: Approve the allocation of police impact fee funds in the amount of \$24,000.00 for enlargement of the armory.
- J. Public Works: Notice of Completion for the Downtown Street Light Painting Project
- K. Public Works: Notice of Completion for the Scott Street Basin Storm Drainage and Concrete Installation Project.
- L. Public Works: Notice of Completion for the Scott Street Basin Fencing Installation Project
- M. Public Works: Right of Way Dedication for Public Street Purposes – 11th Avenue at Houston Avenue
- N. Public Works: Award a Contract for FY 15/16 Cape Seal Treatment Project to VSS International
- O. Public Works: Award a Contract for FY 15/16 Slurry Seal Treatment Project to VSS International
- P. Finance: Warrant Register

PUBLIC HEARINGS:

- A. Community Development: Appeal 2016-04, an appeal of the Planning Commission's denial of Appeal 2016-01 pertaining to the approval of Site Plan Review 2015-05, a proposal to construct a 2016 unit multi-family development in the RM-2 zone located on Centennial Drive and the Future Millennium Way and Mitigated Negative Declaration 2015-03.
- B. Public Works: Continue public hearing and upon conclusion, approve Resolution 16-29-R adopting the 2015 Urban Water Management Plan.
- C. Public Works: Approval of Resolution 16-28-R adopting proposed six year Capital Improvement Plan for fiscal years 2016 / 2017 through 2021 / 2022.

GENERAL BUSINESS:

- A. Community Development: Adoption of Resolution 16-27-R, upholding Appeal 2016-02 and overruling the Planning Commission's approval of Conditional Use Permit 2016-01, a proposal to construct a 75-foot Verizon wireless telecommunication tower facility in the "PF" Public Facility Zone District, located on the Hidden Valley Park premises, 11th Avenue and Cortner Street (APN 008-360-006).
- B. Administration: Budget for 125th Birthday Celebration

- C. Police: Introduce and waive the first reading, and pass to a second reading Ordinance 16-05 to add Chapter 9.10 of the Hanford Municipal Code to add a Loud or Annoying Noises Ordinance, and to delete Section 9.040.40 relating to Music Boxes and Musical Instruments
- D. City Clerk: Adopt Resolution 16-31-R approving the City Council Handbook of Rules and Procedures
- E. Administration: Consideration of Approving an Amended Employment Agreement Between the City Council and the City Manager at a Rate Equal to Local Labor Market Mean, as Established by the City Council, Plus 2% to remain constant through June 30, 2019
- F. Administration: Approve Cal-Card purchasing policy.
- G. Administration: Accept the Final Report from Lyle Sumek Associates regarding the City Council's Goals & Objectives.

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. Dooty 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. Dooty Street, Hanford, California 93230, at least 2 days prior to the meeting {28 CFR 35.102.35.104 ADA Title II}



**AGENDA
STAFF REPORT**

MEETING DATE: 6/21/2016	AGENDA SECTION: A
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SUBJECT:

City Clerk: Approve Minutes from the May 17, 2016 Meeting

RECOMMENDATION:

Approve the minutes from the May 17, 2016 City Council Meeting.

FISCAL IMPACT:

ATTACHMENTS:

051716 Minutes



**CITY COUNCIL MEETING
MINUTES**

**May 17, 2016 7:00 PM
Council Chambers
400 N. Douty St.**

5:30 PM CALL TO ORDER STUDY SESSION & CLOSED SESSION:

Mayor Justin Mendes called the meeting to order at 5:30 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.

There were no comments given.

STUDY SESSION:

A. Non-Profit Fundraising Efforts for the Bastille Presented by Mark Cole

Mark Cole briefly commented on the positive events that take place Downtown, but that there are very few options for the public to go somewhere after these activities. He has started a non-profit organization called Restore Downtown Hanford to raise funds that will go towards the renovation of the Bastille and other historic buildings. He would like to open a steak house and microbrewery at the Bastille and will call it The Haunt. Mr. Cole responded to questions and comments by the City Council regarding his presentation.

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

Mayor Mendes adjourned to closed session at 5:41 p.m.

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

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

Agency Negotiators: Darrel Pyle, John Doyel, and Ty Mizote

Negotiating Party: Helena Chemical Company

Under Negotiation: Terms and Price

Property: APNs 012-086-007, 012-091-006

Agency Negotiators: Darrel Pyle and Ty Mizote

Negotiating Party: Family Healthcare Network

Under Negotiation: Terms and Price

Attachment: 051716 Minutes (1520 : Minutes 051716)

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

Agency designated representative: Bob Dowd

Unrepresented employee: City Manager

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

Number of Potential Cases - 2

7:00 PM CALL TO ORDER REGULAR SESSION:

Mayor Mendes called the regular meeting to order at 7:05 p.m.

ROLL CALL:

Attendee Name	Title	Status	Arrived
Russ Curry	Council Member	Present	5:06 PM
David Ayers	Council Member	Present	4:57 PM
Gary Pannett	Council Member	Present	5:20 PM
Francisco Ramirez	Vice Mayor	Present	5:06 PM
Justin Mendes	Mayor	Present	5:20 PM

FLAG SALUTE:

Mayor Mendes led the flag salute.

INVOCATION:

Council Member Pannett led the invocation.

CLOSED SESSION ACTION REPORT:

There was nothing to report. City Attorney Bob Dowd did announce that the last item under General Business regarding the City Manager's Employment Agreement was being pulled and postponed since the City Council did not have the time to conclude their closed session discussion.

RECOGNITIONS/PROCLAMATIONS:**A. Public Works: National Public Works Week 2016 Proclamation**

Mayor Mendes presented the proclamation to Public Works Director Lou Camara.

STAFF COMMUNICATIONS:

Police Chief Parker Sever announced that they have started their new Restorative Justice program. Students from Woodrow Wilson have begun painting a mural in the back of the Police Department.

Community Development Director Darlene Mata reminded Council about the joint meeting with the Planning Commission. She noted that the first meeting of the Downtown Revitalization Committee took place last week. Ms. Mata announced a new bicycle shop will be opening soon downtown.

Public Works Director Lou Camara provided updates on capital improvement projects. The annual Spring Clean Up is currently under way for a two week period. Mr. Camara provided a water conservation update which showed improvements in community conservation over the last couple of months.

Battalion Chief Erik Brotemarkle commented on the Relay for Life fundraiser event against the Police Department. The COS Fire Academy is having graduation tonight which includes four Hanford volunteers. Staff is currently reviewing eight proposals which were received for the Fire Station 3 project.

Parks Superintendent Alvin Dias commented on the current activities in the Recreation Department.

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.*

Bob Ramos stated that he was stuck on 7th Street at the railroad tracks due to a train stopped on the tracks for about twenty minutes. He also expressed his opposition to the Explore Hanford phone app with The Sentinel and would like the City to consider another alternative.

Mike Cosenza on behalf of G.E.M.A. commented on the response by Bryce Consulting which was received today on the classification and compensation study. They do not feel that they have properly addressed their concerns. He would like the item to be pulled from the Consent Calendar.

Rose Shapley suggested that the installation of water meters should have been done while road work is being done. She also discussed other concerns about the water meters.

Patricia Dickerson of the Carnegie Museum showed pictures of their new mascot, Hanford the Bear. She also announced that a new Facebook page has been created to be a more positive environment to support the City Council. Ms. Dickerson commented about upcoming events.

Carolyn Hudgins of Women with Visions Unlimited clarified that they applied for CDBG funds about three years ago and have been servicing the community for several years. They have been unable to have enough staff to try and complete the application since then.

Paula Massey representing NAACP would like the computers at the Longfield Center to be updated. She stated that they cleaned up the bookshelf and that the staff needs to be trained on how to keep things at the Longfield Center in better condition and organized.

Noor Memon commented on the Bastille. He would like a response from the City.

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.

Mayor Mendes pulled the Classification and Compensation Study from the Consent Calendar per the request under Public Comments.

Motion to approve the Consent Calendar except the item pulled for separate consideration.

Attachment: 051716 Minutes (1520 : Minutes 051716)

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 the May 3, 2016 Meeting
- B. City Clerk: Deny claim for damages and direct the City Clerk to send out notification of such to Debra Stone c/o Law Office of Danyal Roodbari.
- C. Administration: Execution of a Service Agreement with the Hanford Chamber of Commerce for the Delivery of Services as Defined in the Draft Agreement
- D. Administration: Execute an Agreement with BSK Environmental Services for Soil Clean-up
- E. Public Works: Waive the second reading and adopt Ordinance 16-04 amending section 10.32.010 of the Hanford Municipal Code pertaining to Entrance Stop Intersections Designated
- F. Public Works: Permission to Advertise the FY 15/16 Centerline Striping Project.
- G. Public Works: Approve Notice of Completion for the Sixth Street Pedestrian Facilities Improvement Project, from Harris Street to White Street
- H. Public Works: Reject bid and authorize staff to re-advertise for bids for the Industrial Park Double Fiberized Micro Surfacing Project along Idaho Avenue, from 11th Avenue to BN&SF Railroad.
- I. Public Works: Approve out of state travel request to allow the Public Works Department Refuse Superintendent to attend the 2016 Waste Expo Convention in Las Vegas, Nevada
- J. Parks & Recreation: Approve contract with Robertson Industries in the amount of \$124,282.50 for the Freedom Park Playground Fall Surfacing Replacement Project
- K. Police: Installation of Electric Vehicle Charging Stations in an amount not to exceed \$27,000.00
- L. Finance: Warrant Register

ITEMS REMOVED FROM CONSENT:

- 1. Administration: Receive and file the Classification and Compensation Study
Motion to approve as presented.

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

Attachment: 051716 Minutes (1520 : Minutes 051716)

PUBLIC HEARINGS:

- A. Appeal 2016-02 for the approved Conditional Use Permit 2016-01, a proposal to construct a 75-foot Verizon wireless telecommunication tower facility in the “PF” Public Facility Zone District, located on the Hidden Valley Park premises, 11th Avenue and Cortner Street (APN 008-360-006).

Senior Planner Melody Haigh provided background information for the Council’s review and consideration. She discussed the project facts, the issues raised by the appellant, and staff’s responses. Staff recommends that the Council deny the appeal.

Council Member Curry stated that he would like the funds from the rent to be directed to the general fund specific to Parks and Recreation. He also inquired why this item did not go to the Parks & Recreation Commission. Ms. Haigh stated that this is for a CUP which is reviewed by the Planning Commission pursuant to the Municipal Code.

Vice Mayor Ramirez inquired about the concerns of radio waves and cancer. Staff stated that the Council cannot take radio waves into consideration due to federal legislation. City Attorney Ty Mizote also added that as long as a proposed facility complies with the FCC regulations, then the City is prohibited from taking the radio waves emissions into consideration as a basis for rejection.

Council Member Ayers inquired about the possibility of noise and if there were going to be any lights. Ms. Haigh stated that it will not exceed 45 decibels and will be below the standard of 65 decibels. She did not see any lights.

Council Member Pannet asked about the type of barbed wire to be used and who will be responsible for maintaining the fence. Ms. Haigh and Mr. Mizote stated that it could be specified in the lease agreement.

Mayor Mendes opened the public comments for the public hearing at 8:03 p.m.

Jack Willis, appellant, referred to a handout that he distributed citing various statutory, regulatory, and administrative references. He commented on infill development, and Hanford’s General Plan, Open Space, Conservation and Recreation Element.

Robin Mattos on behalf of HEAT supports the applicant and commented on the storm basin which is located near the site. She commented on the height of the tower and that it will be taller than the trees in the park. She is concerned about the amount of the easement and the disruption to the environment.

Mickey Stoddard, speaking as an individual, believes this should have been presented to the Parks & Recreation Commission for consideration.

Ryan Beaumont on behalf of Verizon discussed the need for more capacity and commented on past actions and direction by the City Council related to putting a tower at this location. He noted three alternative locations that they considered but were unable to utilize for various reasons.

Police Chief Parker Sever discussed the need for additional coverage to benefit the police department. Public safety supports the additional tower.

Rose Shapley asked why the tower at the high school could not be used.

Paul Albritton, legal counsel for Verizon, discussed the CEQA exemptions and provided copies of their written responses.

A citizen asked about what the tower would look like.

Marilyn Peterson likes the way the park looks and does not want this to change it.

Linda Maze lives in that area and considers it a park for her neighborhood. She does not believe that the tower can be disguised as a tree to fit into the park.

With no additional comments, Mayor Mendes closed the public comments at 8:40 p.m.

Council Member Pannett asked staff why this did not go to the Parks & Recreation Commission. Ms. Mata stated that this is a Conditional Use Permit and that goes to the Planning Commission, not other commissions. Mr. Pannett expressed his support for public safety and having that additional coverage.

Motion to approve the Conditional Use Permit. The motion failed.

RESULT:	FAILED [2 TO 3]
MOVER:	Justin Mendes, Mayor
AYES:	Pannett, Mendes
NAYS:	Curry, Ayers, Ramirez

- B. Community Development: Appeal No. 2016-03, filed by Victor Cervantes, appealing the Planning Commission's decision to certify Mitigated Negative Declaration No. 2016-02 and approve Tentative Tract 914 and Planned Unit Development No. 2016-01. The appeal applies to property located at the northeast corner of 12th Avenue and Hume Avenue (APN 011-110-032, 011-110-034, and 011-110-035).

Mayor Mendes called for a brief recess at 8:45 p.m., and called the meeting back to order at 8:51 p.m.

Assistant Planner Gabrielle De Silva provided background information for the Council's review and consideration. She discussed the issues raised in the appeal and staff's responses. She also noted two letters that were received after the staff report was prepared and subsequently distributed to the Council.

Mayor Mendes opened the public comments of the public hearing at 9:01 p.m.

Michael Noland, representing the applicant, noted their opposition to the appeal in its entirety. There were issues raised that were not considered by the Planning Commission and therefore cannot be considered during an appeal.

City Attorney Jim Lee responded and disagreed with some of Mr. Noland's comments.

Mr. Noland further cited CEQA guidelines regarding the recirculating of the Mitigated Negative Declaration and the Notice of Determination.

Bob Ramos spoke in favor of Mr. Willis Thomas.

With no further comments, Mayor Mendes closed the public comments at 9:14 p.m.

Council Member Pannett stated that he was present at the Planning Commission meeting and believes they were very thorough in their deliberation and approval.

Motion to deny the entire appeal. Staff was directed to bring back a resolution for adoption at the next meeting.

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

GENERAL BUSINESS:

- A. Public Works: Approve a Budget Amendment to include funding for the 11th Avenue Resurfacing Project in the amount of \$800,000. Authorize staff to advertise for bids to resurface 11th Avenue, from Ivy Street to Grangeville Boulevard; Lacey Boulevard, from 11th Avenue to Mall Drive; 12th Avenue, from the San Joaquin Valley Railroad (SJVR) tracks to Home Depot Entrance.

Public Works Director Lou Camara provided background information for the Council's review and consideration. Mr. Camara responded to questions and comments by the Council.

Motion to approve as presented.

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

- B. Public Works: Approval of local share funding commitment in accordance with the requirements of an Economic Development Administration (EDA) grant application for proposed east-side trunk sewer project.

Public Works Director Lou Camara discussed the grant application and the City's commitment to share funding. An agreement and budget amendment would come back for approval at a future meeting. Mr. Camara responded to questions and comments by the Council.

Motion to approve a local share funding commitment.

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

- C. Public Works: Approve the attached First Amendment to Airport Hanger Lease with David A. Bush to allow for a private fuel tank for Jet A fuel only adjacent to the existing hanger.

Public Works Deputy Director John Doyel briefly discussed the proposed amendment to the hangar lease.

Motion to approve the amended lease as presented.

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

- D. Police: Approve the allocation of police impact fee funds in the amount of \$125,000.00 for engineering services at 422 N. Douty Street.

Police Chief Parker Sever provided an update on renovations and demolitions at the police department's facility. To continue with the remodel, staff would like to hire an engineering firm and requested the allocation of police impact fee funds in the amount of \$125,000. He responded to questions and comments by the Council.

Motion to approve as presented.

Attachment: 051716 Minutes (1520 : Minutes 051716)

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

E. Administration: Approve an allocation of \$10,000 to the Chamber of Commerce for the 125th Birthday Celebration Activities

City Manager Darrel Pyle discussed the request by the Chamber of Commerce and stated that a fund could be created that would pay for all of the festivities. Expenses would be paid out of this budget and each of the events would be approved by the City Council.

Rob Von Wagoner stated that the Carnegie Museum is a better fit to hold events and celebrations for the City's birthday and would like funds to participate.

Council Member Ayers requested that the Chamber bring back a more detailed plan to identify the events and related costs.

The direction of the Council was for the Chamber of Commerce, Carnegie Museum, and Main Street Hanford to collaborate on potential events, and then to return to the Council for a request for sponsorship.

F. Administration: Agreement between the City of Hanford and the Hanford Sentinel for the Explore Hanford phone app

Vice Mayor Ramirez recused himself from this item.

City Manager Darrel Pyle briefly commented on the proposal by The Sentinel.

Council Member Pannett remarked favorably on his review of the app with Davis Taylor from The Sentinel. He stated that several residents have been in favor of it.

Council Member Curry believes the City should develop its own app, and it would be cheaper than the app with The Sentinel. He believes a partnership between The Sentinel and Chamber of Commerce would be a better fit.

IT Manager Eric Forcey stated that the Explore Hanford app is directed more towards retail, while the City could develop an app with Accela that is geared toward the needs of the residents, such as reporting issues and push notifications. Mr. Forcey responded to additional questions by the City Council.

Mayor Mendes supported the City having its own CRM (Customer Relationship Management) program.

Council Member Ayers met with Mr. Taylor and appreciated his education. He also met with Mr. Forcey and thanked him for answering his questions.

Motion to approve the agreement with The Sentinel by Council Member Pannett failed due to the lack of a second.

Council directed staff to have a future study session with Accela to provide a demo on their mobile app.

G. Administration: Consideration of Approving an Amended Employment Agreement Between the City Council and the City Manager at a Rate Equal to Local Labor Market Mean, as Established by the City Council, Plus 2% to remain constant through June 30, 2019

City Attorney Bob Dowd announced that this item is being pulled to be put on a future agenda since the Council did not have time to conclude their closed session discussion.

COUNCIL REPORTS/COMMENTS:

The Council had nothing to report.

ADJOURNMENT:

Mayor Mendes adjourned the meeting at 10:09 p.m.

Respectfully submitted,

Jennifer Gomez
City Clerk

Attachment: 051716 Minutes (1520 : Mintues 051716)



**AGENDA
STAFF REPORT**

MEETING DATE: 6/21/2016	AGENDA SECTION: B
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SUBJECT:

City Clerk: Approve Minutes from the May 18, 2016 Meeting

RECOMMENDATION:

Approve the minutes from the May 18, 2016 Joint City Council and Planning Commission Meeting.

FISCAL IMPACT:

ATTACHMENTS:

051816 Minutes - Joint



**CITY COUNCIL MEETING
MINUTES
May 18, 2016 5:30 PM
Training Room
319 N. Douty**

CALL TO ORDER JOINT MEETING:

Mayor Justin Mendes called the meeting to order at 5:30 p.m.

ROLL CALL:

Attendee Name	Title	Status
Russ Curry	Council Member	Present
David Ayers	Council Member	Present
Gary Pannett	Council Member	Present
Francisco Ramirez	Vice Mayor	Present
Justin Mendes	Mayor	Present
Michael Johnston	Commissioner	Present
Travis Paden	Commissioner	Present
Ajmer Nahal	Commissioner	Present
John Draxler	Commissioner	Absent
Dennis Ham	Commissioner	Present

FLAG SALUTE:

Mayor Mendes led the flag salute.

PUBLIC COMMENT - JOINT MEETING:

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

Jack Willis expressed his concern about designating parks as Public Facilities and would prefer them to be Openspace Conservation & Recreation.

GENERAL BUSINESS:

A. Discussion and direction regarding Zoning Districts

Community Development Director Darlene Mata provided a brief overview of what will be discussed during the meeting.

Steve Brandt of Quad Knopf discussed changes to the General Plan Land Use Designations pertaining to residential uses, commercial uses, employment uses, mixed uses, industrial uses, and other uses. There will be some minor modifications on the abbreviations to make the zone district designations more easily identifiable.

The City Council and Planning Commissioners had an extensive discussion on Low Density Residential and the minimum lot sizes. Their concurrence was to move forward with the recommendations of the proposed zone districts and create a R-L-5, a 5,000 SF minimum with 3,500 SF minimum allowed with special requirements.

The Historic Overlay District was reviewed and the members commented on whether requirements should be applied to existing historic buildings or if they should be applied to every property in the district. The members will discuss this in more detail at a future meeting.

Staff distributed a sample Master List Zone District and requested that the members review it prior to their next joint meeting. Staff also distributed copies of Municipal Code Section 17.28.030.

ADJOURNMENT:

Mayor Mendes adjourned the meeting at 7:24 p.m.

Respectfully submitted,

Jennifer Gomez
City Clerk



**AGENDA
STAFF REPORT**

MEETING DATE: 6/21/2016	AGENDA SECTION: C
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SUBJECT:

City Clerk: Approve Minutes from the June 7, 2016 Meeting

RECOMMENDATION:

Approve the minutes from the June 7, 2016 City Council Meeting.

FISCAL IMPACT:

ATTACHMENTS:

060716 Minutes



CITY COUNCIL MEETING MINUTES

June 7, 2016 6:00 PM

Council Chambers

400 N. Douty St.

CALL TO ORDER SPECIAL MEETING:

Mayor Justin Mendes called the special meeting to order at 6:00 p.m.

ROLL CALL BY THE CITY CLERK:

Attendee Name	Title	Status	Arrived
Russ Curry	Council Member	Absent	
David Ayers	Council Member	Present	5:18 PM
Gary Pannett	Council Member	Present	5:45 PM
Francisco Ramirez	Vice Mayor	Present	5:35 PM
Justin Mendes	Mayor	Present	5:30 PM

FLAG SALUTE:

Mayor Mendes provided an invocation and led the flag salute.

PUBLIC COMMENT:

*Comments from the public are limited to items listed on the agenda (GC 54954.3a). A maximum of **five minutes** is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.*

Dan Chin is opposed to a tax sharing agreement of the Transient Occupancy Tax for a hotel project. He suggested that the TOT be used for downtown revitalization and that a ballot measure should be taken to the voters to raise the tax.

Gary Patch commented on an issue that he is having with the building department regarding a garage conversion. City Manager Darrel Pyle will follow up with him.

Bob Ramos also opposed the tax sharing agreement.

Anil Chagan, developer of the proposed project and tax sharing agreement, discussed the increase in revenues for local businesses by having a conference center available for meetings and events.

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

Attachment: 060716 Minutes (1528 : Minutes 060716)

then the item will be removed from the Consent Calendar to be discussed and voted upon by a separate motion.

Motion to approve the Consent Calendar, except for the item pulled for separate consideration.

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

- A. City Clerk: Adopt Resolution 16-23-R Calling for the Holding of A General Municipal Election to be Held on November 8, 2016 and Requesting the Board of Supervisors to Consolidate with the Statewide General Election
- B. Community Development: Approval of Resolutions 16-25-R and 16-26-R denying Appeal No. 2016-03 and upholding the Planning Commission's certification of Mitigated Negative Declaration No. 2016-02 and approval of Tentative Tract 914 and Planned Unit Development No. 2016-01, located at the northeast corner of 12th Avenue and Hume Avenue (APN 011-110-032, 011-110-034, and 011-110-035).
- C. Public Works: Adopt Resolution 16-24-R, approving the Annual Engineer's Report and Intention to Levy and Collect Assessments as outlined, pursuant to Chapter 3 of the Landscaping and Lighting Act of 1972.
- D. Finance: Warrant Register

ITEMS REMOVED FROM CONSENT CALENDAR:

1. City Clerk: Approve Out-of-State Travel for Mayor Justin Mendes for Valley Voice Washington D.C. Trip Scheduled For September 6 -9.

Council Member Ayers pulled this item for clarification on whether KCAG will be paying for all of the expenses, and if Mayor Mendes is the representative on that Board why he needs permission to travel. Staff stated that KCAG will pay for the trip and that the current policy is for any out of state travel to be approved by the City Council. Since Mayor Mendes will be representing the City on this trip, it is appropriate for him to ask permission even though no City funds will be used.

Motion to approve the item as presented.

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

PUBLIC HEARINGS:

- A. Public Works: Public discussion and review for the 2015 Urban Water Management Plan Update.

Public Works Director Lou Camara introduced Tony Akel of Akel Engineering Group who provided a PowerPoint presentation giving an overview of Urban Water Management Plans and discussed the differences

between the 2010 and 2015 plans. He also discussed the 2015 and 2020 water conservation targets and the recommendations to achieve those goals. Mr. Akel responded to questions and comments by the City Council.

Mayor Mendes opened public comments of the public hearing at 6:41 p.m., and with no comments given closed public comments of the public hearing at 6:41 p.m.

Motion to continue the public hearing to the June 21st regular meeting.

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

GENERAL BUSINESS:

A. Community Development: Discussion and Direction to Staff regarding a Request for a Tax Sharing Agreement with the Developer of a Hotel project to share Transient Occupancy Tax.

Community Development Director Darlene Mata provided background information on this request.

Mayor Mendes supported tax sharing agreements for three or four years, then the funds after that time would go in to a downtown incentive account. This would encourage growth and create a funding source to improve downtown. He also supported raising the tax. He supported moving forward with an agreement with this developer.

Council Member Pannett agreed to move forward with an agreement, and in the future staff can prepare a ballot measure to increase the tax. He also liked the idea of an incentive program for downtown using TOT.

Council Member Ayers would like to raise the TOT and would like all of the increase to go to incentives for downtown. He is not in favor of entering into a tax sharing agreement with this developer or to give TOT funds to any development in the regional commercial zone.

Vice Mayor Ramirez would like to move forward with an agreement with this developer. He also liked the idea of using TOT funds for downtown revitalization.

The direction of the Council was for staff to bring back a tax sharing agreement as proposed by this developer. Council also directed staff to bring back ballot language to increase the TOT which is currently at 8%.

COUNCIL REPORTS/COMMENTS:

Council Member Pannett attended a KCAO strategic planning meeting, as well as the Planning Commission meeting.

Council Member Ayers went to Sacramento for his League of California Cities policy committee meeting. He also announced that the League's General Membership meeting will be on Thursday in Madera. The Chamber of Commerce meeting will be Friday morning.

Vice Mayor Ramirez had nothing to report.

Mayor Mendes also attended his League policy committee meeting in Sacramento. He has been to KCAG meetings where they have discussed the Valley Voice trip, and they will be discussing the platform and issues that they will be advocating for on the 17th in Tulare. He announced that he has notified staff to move the invocation on the agendas to go before the flag salute.

ADJOURNMENT:

Mayor Mendes adjourned the meeting at 6:56 p.m.

Respectfully submitted,

Jennifer Gomez
City Clerk

Attachment: 060716 Minutes (1528 : Mintues 060716)



**AGENDA
STAFF REPORT**

MEETING DATE: 6/21/2016	AGENDA SECTION: D
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SUBJECT:

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

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: Frank Ghiglia.

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

FISCAL IMPACT:

ATTACHMENTS:



AGENDA STAFF REPORT

MEETING DATE: 6/21/2016	AGENDA SECTION: E
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SUBJECT:

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

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: Christine Plascencia.

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

FISCAL IMPACT:

ATTACHMENTS:



AGENDA STAFF REPORT

MEETING DATE: 6/21/2016	AGENDA SECTION: F
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SUBJECT:

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

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: Olga Diaz.

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

FISCAL IMPACT:

ATTACHMENTS:



AGENDA STAFF REPORT

MEETING DATE: 6/21/2016	AGENDA SECTION: G
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SUBJECT:

Administration: Adopt Resolution 16-32-R approving a Labor Management Workers' Compensation Alternative Dispute Resolution Agreement Between the City of Hanford and the Hanford Police Officers' Association and Authorizing the City Manager to Execute the Agreement

RECOMMENDATION:

It is recommended Council approve the Labor Management Workers' Compensation Alternative Dispute Resolution (ADR) Agreement between the City of Hanford (City) and the Hanford Police Officers' Association (HPOA) and authorize the City Manager to execute the agreement.

BACKGROUND:

Under the California Labor Code, employers and recognized bargaining units may negotiate and enter into agreements to create an alternative dispute resolution process for workers' compensation matters. Dispute resolution processes contained in the negotiated agreement supersede the California workers' compensation system processes for employees covered by the agreement.

City staff approached HPOA with the idea of negotiating a Workers' Compensation ADR Agreement. Both the City and members of the HPOA bargaining unit were familiar with the existing workers' compensation system provided by the State of California and believed an agreement that would be beneficial to all parties could be negotiated. The HPOA petitioned the State for permission to negotiate a Workers' Compensation ADR Agreement and that permission was granted.

With assistance from the City's third party workers' compensation claims administrator, an attorney that usually represents employers in workers' compensation matters, and an attorney that usually represents employees in workers' compensation matters, an agreement was negotiated that includes the following provisions:

- All workers' compensation claims filed by HPOA members after the ADR Agreement is approved will be covered by the agreement.
- Any claims filed by HPOA members prior to the approval of the ADR agreement may petition to be included under the ADR agreement.
- A Joint Labor Management Committee (JLMC) will be created consisting of members of City staff and the HPOA to administer the program and review claims data to ensure that continuance of the program is in the best interests of the parties.
- A list of preferred specialists for referral will be approved and maintained by the JLMC. Additionally, the City's third party administrator will be given approving authority for any specialists not on the list approved by the JLMC.
- A list of Independent Medical Examiners (IME's) will be approved and maintained by the JLMC. The IME's will be utilized for resolution of medical disputes such as causation, permanent disability, apportionment and permanent work restrictions. The IME's have entered into agreements with the risk management authority to provide for expedited appointments and expedited reporting timelines over the existing State processes.
- The component steps of this dispute prevention and resolution process are:
 - o The Ombudsperson
 - o The ADR Director/Mediator
 - o Arbitration
 - o Appeal by Petition for Reconsideration to the Workers' Compensation appeals Board
- A list of qualified mediators will be approved and maintained by the JLMC. The mediators will have the authority to approve settlement agreements. Mediation will be available to both legally represented and non-represented employees.
- A list of nurse case managers will be approved and maintained by the JLMC to assist in facilitating medical treatment.

To determine the effectiveness of the program, the JLMC will annually review comparative data between pre and post ADR Agreement implementation claims, to include:

- Total number of claims reported by HPOA members per fiscal year
- Whether a Qualified Medical Examiner (QME)/Agreed Medical Examiner (AME) was utilized (pre implementation claims)
 - o Reason for the medical dispute
 - o Timeline from QME/AME panel request to appointment date
 - o Timeline from appointment date to report received date
 - o Report completeness/was a supplement required
 - o Permanent disability percentage by type of injury
- Whether an Independent Medical Examiner (IME) was utilized (post implementation claims)
 - o Reason for the medical dispute
 - o Timeline from dispute identification to appointment date
 - o Timeline from appointment date to report received date
 - o Report completeness/was a supplement required

- o Permanent disability percentage by type of injury
- Percent of claims litigated pre/post implementation
- Length of time to Permanent & Stationary/Maximum Medical Improvement date from injury date (pre/post implementation)
- Length of time to final settlement approval from injury date (pre/post implementation)
- Delayed claims (pre/post implementation)
 - o Reason for the delay
 - o Length of time accept/deny decision date from injury date
 - o Claim resolution

The proposed Labor Management Workers' Compensation ADR Agreement is on file with the office of the City Clerk and referred to for further particulars.

FISCAL IMPACT:

The intent of the Labor Management Workers' Compensation ADR Agreement is to improve and expedite existing processes in the State workers' compensation system to the extent feasible under the Labor Code. The proposed program is expected to reduce the City's exposure to temporary disability payments, Labor Code 4850 salary replacement benefits, time spent in light/modified duty assignments and legal costs.

ATTACHMENTS:

Resolution Approving ADR Agreement between City and HPOA

RESOLUTION NO. 16-32-R

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD, APPROVING A LABOR MANAGEMENT WORKERS' COMPENSATION ALTERNATIVE DISPUTE RESOLUTION AGREEMENT BETWEEN THE CITY OF HANFORD AND THE HANFORD POLICE OFFICERS' ASSOCIATION AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT

At a regular meeting of the City Council of the City of Hanford, duly called and held on the ___ day of _____, 2016, on motion of Council Member _____, seconded by Council Member _____, and duly carried, the following Resolution was adopted:

WHEREAS, the City of Hanford (City) and the Hanford Police Officers' Association (HPOA) desire to enter into an agreement that provides an alternative dispute resolution process for workers' compensation claims pursuant to Labor Code §3201.7(a)(3)(c); and

WHEREAS, City and HPOA have met and conferred in good faith and negotiated an agreement that provides active employees and retirees claiming compensable injuries under Division 4 of the California Labor Code with an expedited procedure to resolve disputes in accordance with the provisions of the agreement and to facilitate those employees' prompt recovery and return to work; and

WHEREAS, a Labor Management Workers' Compensation Alternative Dispute Resolution Agreement has been prepared, and such Agreement is acceptable to both parties.

NOW, THEREFORE BE IT RESOLVED, that the City of Hanford hereby resolves, finds, and orders as follows:

- 1) **The Labor Management Workers Compensation Alternative Dispute Resolution Agreement between the City of Hanford and the Hanford Police Officers'**

Association, on file with the Office of the City Clerk and referred to for further particulars, is approved.

- 2) The City Manager is authorized to execute the Agreement on behalf of the City of Hanford.
- 3) This resolution is effective immediately upon adoption.

PASSED, ADOPTED AND APPROVED this ____ day of _____, 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



AGENDA STAFF REPORT

MEETING DATE: 6/21/2016	AGENDA SECTION: H
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SUBJECT:

Administration: Adopt Resolution 16-33-R Approving Amendment to the Schedule of Part-Time Unrepresented Employee Wage Rates/Ranges

RECOMMENDATION:

Adopt Resolution 16-33-R amending the following:

1. Amending the Schedule of Part-Time Unrepresented Wage Rates/Ranges to provide increases to the non-represented part-time employee classifications to reflect the changes being made to the California minimum wage

BACKGROUND:

On April 4, 2016, a deal was reached by Governor Jerry Brown and state legislators to raise California's minimum wage to \$15.00 per hour by the year 2022. Under California's plan, its minimum wage currently at \$10.00 an hour would rise to \$10.50 in 2017, \$11.00 in 2018 and a dollar each year through 2022.

Staff considers the adoption of this resolution as a prudent course of action in response to the new mandates described above.

FISCAL IMPACT:

ATTACHMENTS:

Resolution-Amend Part Time Schedule

Amendment to the Part-Time Unrepresented wage rates-ranges

RESOLUTION NO. 16-33-R**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD,
STATE OF CALIFORNIA, AMENDING THE SCHEDULE OF PART-
TIME UNREPRESENTED EMPLOYEE WAGE RATES/RANGES.**

At a regular meeting of the City Council of the City of Hanford, duly called and held on the ____ day of **June, 2016**, on motion of Council Member _____, seconded by Council Member _____, and duly carried, the following Resolution was adopted:

WHEREAS, staff has recommended that the Schedule of Part-Time Unrepresented Employee Classifications and Wage Rates/Ranges be amended as set forth in Exhibit "A"; in order to provide increases to the unrepresented part-time employee classifications to reflect changes being made to California minimum wage; and

WHEREAS, the City Council deems it to be in the best interests of the City to adopt such recommendation;

NOW, THEREFORE, BE IT RESOLVED, by the City Council that the Schedule of Part-Time Unrepresented employee Classifications and Wage Rates/Ranges be amended as set forth in Exhibit "A", in order to provide increases to the unrepresented part-time employee classifications to reflect changes being made to California minimum wage.

PASSED, ADOPTED AND APPROVED this ____ day of _____, 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

PART-TIME EMPLOYEE PAY RATES

Part-time employees in the following positions shall be paid at the hourly rates indicated below:

Airport Manager	\$15.00 – \$18.00/hour
Certified Instructor	\$10.00 – \$16.00/hour
Clerical Support	\$10.00 – \$12.00/hour
Code Enforcement Officer	\$10.00 - \$12.00/hour
Community Service Officer	\$10.00 – \$12.00/hour
Engineering Technician Aide	\$10.00 – \$12.00/hour
Facilities Host	\$10.00 - \$12.00/hour
Fire Inspector	
Fleet Mechanic (Helper)	\$10.00 - \$18.00/hour
Graffiti Control Officer	\$10.00 - \$12.00/hour
Intern	\$10.00 – \$12.00/hour
Management Intern	\$10.00 - \$15.00/hour
Meter Reader	\$10.00 – \$12.00/hour
Paint Program Coordinator	\$10.00 – \$12.00/hour
Paint Program Crew Leader	\$10.00 – \$12.00/hour
Parking Control Officer	\$10.00 – \$12.00/hour
Pool Manager	\$13.00 - \$15.00 / hour
Parks/Public Works Laborer	\$10.00 – \$12.00/hour
Recreation Leader I	\$10.00 - \$10.75/hour
Recreation Leader II	\$10.50 – \$11.25/hour
Recreation Leader III	\$11.00 – \$13.00/hour
Refuse Collector	\$10.00 - \$13.50/hour
Reserve Police Officer – Level I	\$20.24 - \$24.40/hour
Sports Coordinator	\$20.00/hour
Sports Official	\$10.00 – \$16.00/hour

All positions, to which appointments are made for part-time work, as outlined in Section 307 (c) of the Hanford Merit Personnel System Rules and Regulations, may be paid at an hourly rate as high as Step “C” of the range to which the position has been allocated. Part-time appointments made at higher than Step “C” must be approved by the city manager. If a part-time employee works more than 1,000 hours in a fiscal year he/she must become a member of CalPERS with the employee and the city making the appropriate contribution as defined by the city’s CalPERS contract. The employee will remain a CalPERS member until termination.



AGENDA STAFF REPORT

MEETING DATE: 6/21/2016	AGENDA SECTION: I
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SUBJECT:

Police: Approve the allocation of police impact fee funds in the amount of \$24,000.00 for enlargement of the armory.

RECOMMENDATION:

Staff recommends that the Council, by motion, approve \$24,000.00 from the Police Impact fees for enlargement of the armory at 425 North Irwin Street.

BACKGROUND:

In previous council action we made improvement to the Traffic and Records divisions. These actions resulted in the elimination of the department armory in order to enlarge the division and move the records division into the main building which will allow for a larger parking lot.

The armory that was eliminated was too small for its intended purpose and not up to current code. With our recent improvement to our evidence building we will now be putting a new armory into recently vacated evidence storage. This small construction project will involve the demolition of a wall which is covered in mold and the addition of gun lockers and cabinets designed for the cleaning and storage of firearms and firearms related equipment.

This new Armory will be larger in size and able to support our current and future department needs. It will allow officers to be able to access the armory whenever they need to, to service and clean their weapons. There will also be a new explosion proof ventilation system for the solvents that are used in cleaning firearms. This system will ventilate toxic and explosive gases. The old armory lacked any kind of ventilation which essentially rendered it unusable.

This new armory will allow us to better maintain and service our department issued firearms.

The \$24,000.00 will be broken down as follows;

Construction: \$9500.00

Exhaust Fan: \$ 820.00

Hardware items: \$2480.00 (Door Locks, knobs, Fasteners, air hoses)

Cabinets: \$14800.00

Flooring \$2000.00

These costs exceed the amount requested due to \$7,762.00 previously allocated by council for these construction projects remaining available in the account. Factoring in this available amount it will leave the account with \$2,162.00 available as a contingency for unexpected expenses which we have found to be necessary when improving the space available in the old police department.

FISCAL IMPACT:

Requires the allocation of \$22,000.00 from police impact fees. There is currently over \$1,000,000.00 in the police impact fee account.

ATTACHMENTS:



AGENDA STAFF REPORT

MEETING DATE: 6/21/2016	AGENDA SECTION: J
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SUBJECT:

Public Works: Notice of Completion for the Downtown Street Light Painting Project

RECOMMENDATION:

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

BACKGROUND:

On April 5, 2016, the City Council awarded the Downtown Street light Painting Project to Nelson's Painting, Inc. of Clovis, CA. The project consisted of refurbishing and painting our downtown decorative street lights and traffic signal poles.

There were no project change orders.

FISCAL IMPACT:

The FY 15/16 Capital Improvement Program budgeted provided \$40,000.00 for construction, plus contingencies, for the Downtown Street Light Painting Project. The total cost to complete the painting project was \$30,345.00. Attached is the Final Project Construction and Finance History for Council review.

ATTACHMENTS:

Final Project Construction and Finance History
Notice of Completion

FINAL PROJECT CONSTRUCTION AND FINANCE HISTORY

PROJECT: Downtown Street Light Painting project

CONTRACTOR: Nelson's Painting, Inc.
2594 Ashcroft Avenue
Clovis, CA 93611

CONTRACT DATES:	Bid Date	March 29, 2016
	Council Award	April 5, 2016
	Contractor Started Work	April 20, 2016
	Contract Extended Time of Completion	May 20, 2016
	Contractor Completed Work	May 20, 2016

FINANCIAL HISTORY:

<u>SOURCE OF BUDGET FUNDING</u>	<u>AMOUNT</u>
FY 15/16 Capital Improvement Program f	<u>\$ 40,000.00</u>
Contract – Total Bid Award	\$ 30,345.00
Change Order (change of work scope)	\$ 0
Total Project Construction Cost	<u>\$ 30,345.00</u>
Fund Balance	<u>\$ 9,655.00</u>

RECORDING REQUESTED BY:
CITY OF HANFORD

When recorded return to:

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

G.C. 27361.3 - Fee NIL

NOTICE OF COMPLETION

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED AS FOLLOWS:

1. The work of Improvement is located at: Various locations in Downtown Hanford
2. The Improvement is particularly described as: Downtown Streetlight Painting Project
3. The date of completion of the work of Improvement: May 20, 2016.
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: Nelson's Painting, Inc.
7. The surety for the work of Improvement: N/A
8. All work for this project has been completed.
9. Accepted by minute action of the City Council of the City of Hanford on: June 21, 2016.

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

Dated this 21th day of June, 2016

BY: _____
Justin Mendes, Mayor
City of Hanford, County of Kings, State of California

Attachment: Notice of Completion (1530 : PW: Notice of Completion for the Downtown Street Light Painting Project)

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



AGENDA STAFF REPORT

MEETING DATE: 6/21/2016	AGENDA SECTION: K
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SUBJECT:

Public Works: Notice of Completion for the Scott Street Basin Storm Drainage and Concrete Installation Project.

RECOMMENDATION:

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

BACKGROUND:

The Scott Street basin was excavated at no cost to the City by San Joaquin Valley Homes. The remainder of the improvements for storm drain installation, concrete curbs and driveways, and privacy fencing were installed by the City.

On March 1, 2016, the Council awarded the Scott Street Basin Storm Drainage Installation Project to Dawson Mauldin Company of Fresno, CA. The project consisted of installing a 24" storm drain pipeline and an outlet structure into the Scott Street drainage basin.

On March 26, 2016, City staff solicited informal bid proposals for the Scott Street Basin Curb, Gutter, Sidewalk, and Driveway Project. This project consisted of the removal and replacement of broken curb and gutter and the installation of new curb & gutter, sidewalk and driveway improvements located along Scott and Phillips Streets. A total of two bids were received, with a low bid of \$14,000.00 from Dawson Mauldin Construction, and a high bid of \$24,973.00.

There was one contract change order for the Scott Street Basin Storm Drain Installation Project. Included in the change order was a scope of work change to include the concrete work mentioned above.

FISCAL IMPACT:

The FY 12/13 Capital Improvement Program budgeted provided \$210,000.00 for construction, plus contingencies, for the construction of the Scott Street Drainage Basin Facilities.

The total construction cost to complete the storm drainage piping and outlet structure was \$41,471.93, and the total cost to complete the concrete improvements was \$14,000.00, for a combined project cost of \$55,471.93. Attached is the Final Project Construction and Finance History for Council review.

ATTACHMENTS:

NOC Scott SD Financial Report

NOC - Scott SD Recording Original

FINAL PROJECT CONSTRUCTION AND FINANCE HISTORY

PROJECT: Scott Street Basin Storm Drainage Installation project

CONTRACTOR: Dawson Mauldin Construction
P.O. Box 8397
Huntington Beach, CA 92615

CONTRACT DATES:	Bid Date	February 16, 2016
	Council Award	March 1, 2016
	Contractor Started Work	April 4, 2016
	Contract Extended Time of Completion	May 19, 2016
	Contractor Completed Work	May 13, 2016

CONTRACT CHANGE ORDERS:

1. Remove and replace concrete curb and gutter, driveway approach, sidewalk, and handicap ramp along basin frontages (\$14,000.00); Remove 85 s.f. of asphalt pavement to provide ADA compliance at curb ramp (\$1,381.00); Excavate and install additional depth of rip rap around outlet structure (\$2,372.00); Repair existing drop inlet (\$1,000.00)

For a net increase of \$18,753.00

FINANCIAL HISTORY:

<u>SOURCE OF BUDGET FUNDING</u>	<u>AMOUNT</u>
FY 12/13 Capital Improvement Program fund balance at time of award	<u>\$ 186,997.00</u>
Contract – Total Bid Award	\$ 36,718.93
Change Order (change of work scope)	\$ 18,753.00
Total Project Construction Cost	<u>\$ 55,471.93</u>
Fund Balance	<u>\$ 131,525.07</u>

RECORDING REQUESTED BY:
CITY OF HANFORD

When recorded return to:

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

G.C. 27361.3 - Fee NIL

NOTICE OF COMPLETION

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED AS FOLLOWS:

1. The work of Improvement is located at: Scott Street Basin at the intersection of Scott Street and Phillips Street. (APN's 012-191-001 and 012-191-022)
2. The Improvement is particularly described as: Scott Street Basin Storm Drain Installation.
3. The date of completion of the work of Improvement: May 13, 2016.
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: Dawson Mauldin Construction
7. The surety for the work of Improvement: N/A
8. All work for this project has been completed.
9. Accepted by minute action of the City Council of the City of Hanford on: June 21, 2016.

I certify under penalty of perjury that the foregoing is true and correct.
Dated this 21th day of June, 2016

BY: _____
Justin Mendes, Mayor
City of Hanford, County of Kings, State of California

I, the undersigned, say:

Attachment: NOC - Scott SD Recording Original (1525 : PW: Notice of Completion -Scott Street BasinStorm Drainage and Concrete Installation

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



AGENDA STAFF REPORT

MEETING DATE: 6/21/2016	AGENDA SECTION: L
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SUBJECT:

Public Works: Notice of Completion for the Scott Street Basin Fencing Installation Project

RECOMMENDATION:

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

BACKGROUND:

The Scott Street basin was excavated at no cost to the City by San Joaquin Valley Homes. The remainder of the improvements for storm drain installation, concrete curbs and driveways and privacy fencing were installed by the City.

On March 1, 2016, the Council awarded the Scott Street Basin Fencing Installation Project to Soto Fence Company of Fresno, CA. This project consisted of installing privacy fencing and a 30 foot wide access gate around the perimeter of the Scott Street drainage basin. The basin is located at the southwest corner of Scott Street and Phillips Street.

There was one contract change order for the Scott Street Basin Fencing Installation Project.

FISCAL IMPACT:

The FY 12/13 Capital Improvement Program budgeted provided \$210,000.00 for construction, plus contingencies, for the construction of the Scott Street Drainage Basin Facilities.

The total construction cost to complete the Scott Street Basin Fencing Installation Project was \$42,124.75. Attached is the Final Project Construction and Finance History for Council review.

ATTACHMENTS:

NOC Scott Basin Fencing Financial Report
NOC - Scott Basin Fencing Recording Original

FINAL PROJECT CONSTRUCTION AND FINANCE HISTORY

PROJECT: Scott Street Basin Fencing Installation project

CONTRACTOR: Soto Fence Company
3151 W. Dakota Avenue
Fresno, CA 93722

CONTRACT DATES:	Bid Date	January 19, 2016
	Council Award	March 1, 2016
	Contractor Started Work	May 9, 2016
	Contract Extended Time of Completion	June 8, 2016
	Contractor Completed Work	June 3, 2016

CONTRACT CHANGE ORDERS:

1. Additional Bobcat equipment rental time required for clearing and grading the top of bank for fencing installation.

For a net increase of \$746.75

FINANCIAL HISTORY:

<u>SOURCE OF BUDGET FUNDING</u>	<u>AMOUNT</u>
FY 12/13 Capital Improvement Program fund balance at time of award	\$ 186,997.00
Contract – Total Bid Award	\$ 41,378.00
Change Order (change of work scope)	\$ 746.75
Total Fencing Project Construction Cost	\$ 42,124.75

PROJECTS COMBINED SUMMARY

Storm Drainage Basin construction	\$ 0
Storm Drainage Piping and Concrete construction	\$ 55,741.93
Perimeter Privacy Fencing installation	\$ 42,124.75
Total Basin Construction cost	\$ 97,866.68

Fund Balance after completion of all phases of Scott Street Basin	\$ 89,400.32
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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: Scott Street Basin at the intersection of Scott Street and Phillips Street. (APN's 012-191-001 and 012-191-022)
2. The Improvement is particularly described as: Scott Street Basin Privacy Fencing Installation.
3. The date of completion of the work of Improvement: June 3, 2016.
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: Soto Fence Company
7. The surety for the work of Improvement: N/A
8. All work for this project has been completed.
9. Accepted by minute action of the City Council of the City of Hanford on: June 21, 2016.

I certify under penalty of perjury that the foregoing is true and correct.
Dated this 21th day of June, 2016

BY: _____
Justin Mendes, Mayor
City of Hanford, County of Kings, State of California

Attachment: NOC - Scott Basin Fencing Recording Original (1526 : PW: Notice of Completion for the Scott Street Basin Fencing Installation

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



AGENDA STAFF REPORT

MEETING DATE: 6/21/2016	AGENDA SECTION: M
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SUBJECT:

Public Works: Right of Way Dedication for Public Street Purposes – 11th Avenue at Houston Avenue

RECOMMENDATION:

That the City Council, by motion, approve the attached Grant Deed for dedication of street right of way at the intersection of 11th Avenue and Houston Avenue, and authorize the City Manager to execute and the City Clerk to attest and file said Grant Deed with the Kings County Recorder's office.

BACKGROUND:

City staff is preparing construction plans and coordinating the acquisition of street right of way for the installation of a traffic signal and roadway widening improvements at the intersection of 11th Avenue and Houston Avenue. The City of Hanford owns the property at the southeast corner of the intersection, which is part of the City solar array parcel. The right of way is necessary to facilitate street widening, curb ramps, utility relocations, and the installation of a traffic signal at the intersection.

CEQA and NEPA environmental documents have been completed and staff is preparing documents for Right of Way Certification in order to receive Federal Congestion Mitigation Air Quality (CMAQ) funding for installation of a traffic signal.

Construction for the traffic signal installation and roadway widening improvements are anticipated to begin in the Spring of 2017.

FISCAL IMPACT:

There will be no fiscal impact by this action.

ATTACHMENTS:

Grant Deed

RECORDING REQUESTED BY:

CITY OF HANFORD

WHEN RECORDED MAIL TO:

CITY OF HANFORD
319 N. Douty Street
Hanford, CA 93230

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

CITY OF HANFORD
319 N. Douty
Hanford, CA 93230

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

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

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

GRANT DEED

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

The CITY OF HANFORD, A MUNICIPAL CORPORATION,

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

the real property for public street purposes, in the City of Hanford, County of Kings, State of California, described as

See Exhibit "A" attached.

A.P.N. 018-232-065

Dated _____

DARREL PYLE, CITY MANAGER

State of California)
)ss
County of _____)

On _____, before me, _____,

personally appeared _____

_____,
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 _____

Place Notary Seal Above

MAIL TAX STATEMENTS AS DIRECTED ABOVE

DEED CERTIFICATION

This is to certify that the interest in real property conveyed by the Grant Deed dated _____, 2016 from

the CITY OF HANFORD

to the CITY OF HANFORD, a municipal corporation, for public street purposes, 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: _____, 2016

CITY OF HANFORD,
a municipal corporation

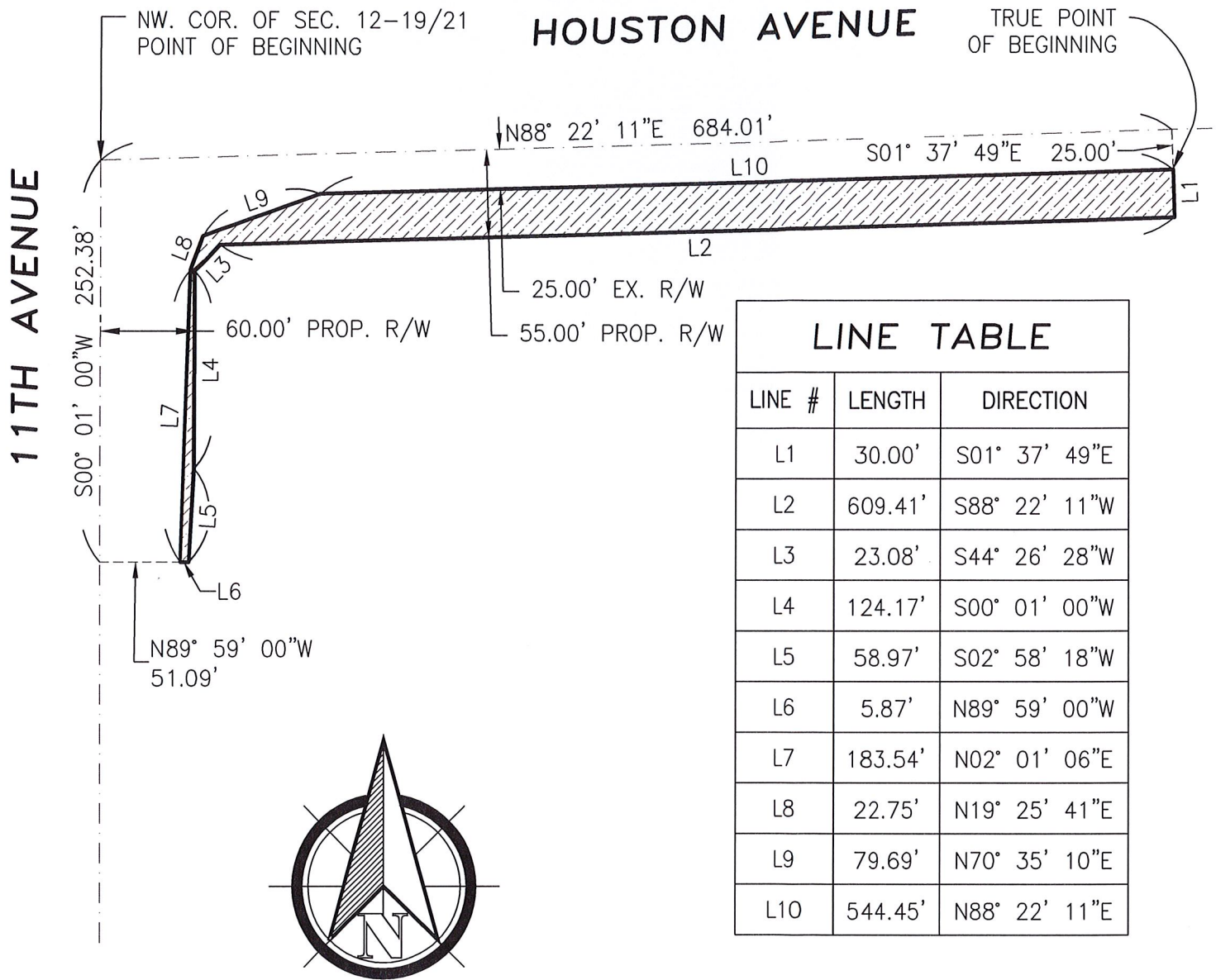
By: _____
Darrel Pyle, City Manager

Attest: _____
City Clerk

Attachment: Grant Deed (1527 : PW: Right of Way Dedication for Public Street Purposes ? 11th Avenue at Houston Avenue)

EXHIBIT "A-1"

APN 018-232-065



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
CITY OF HANFORD

Job No. 0745311
Drawn By: JRJ
Checked By: R²
Indexed By:
Date: 5/31/2016

Sheet No.

1 of 1

LEGAL DESCRIPTION

EXHIBIT "A"

All that portion of the Northwest Quarter of the Northwest Quarter of Section 12, Township 19 South, Range 21 East, Mount Diablo Base and Meridian, in the City of Hanford, County of Kings, State of California, according to the approved Government Township Plats thereof described as follows:

Beginning at the Northwest corner of said Section 12;

Thence, North 88°22'11" East, along the North line of said Northwest Quarter, a distance of 684.01 feet;

Thence, South 01° 37'49" East a distance of 25.00 feet, measured perpendicular, to a point on the existing South Right-of-Way line of Houston Avenue, also being the **True Point of Beginning**;

Thence, continuing South 01°37'49" East a distance of 30.00 feet, to a point that is 55.00 feet, measured perpendicular, South of said North line;

Thence, along a line that is 55.00 feet, measured perpendicular, South of and parallel with said North line, South 88°22'11" West a distance of 609.41 feet;

Thence, South 44°26'28" West a distance of 23.08 feet, to a point that is 60.00 feet, measured perpendicular, East of the West line of said Northwest Quarter;

Thence, along a line that is 60.00 feet, measured perpendicular, East of and parallel with the last said West line, South 00°01'00" West a distance of 124.17 feet;

Thence, South 02°58'18" West a distance of 58.97 feet;

Thence, North 89°59'00" West a distance of 5.87 feet, to a point on the existing East Right-of-Way line of 11th Avenue;

Thence, along said East Right-of-Way line, North 02°01'06" East a distance of 183.54 feet;

Thence, continuing along last said Right-of-Way, North $19^{\circ}25'41''$ East a distance of 22.75 feet to a point on the existing South Right-of-Way line of Houston Avenue;

Thence, along said South Right-of Way line of Houston Avenue, North $70^{\circ}35'10''$ East a distance of 79.69 feet to a point 25.00 feet, measured perpendicular, South of said North line;

Thence, continuing along said South Right-of Way line said line being 25.00 feet, measured perpendicular, South of and parallel to said North line, North $88^{\circ}22'11''$ East a distance of 544.45 feet to the **True Point of Beginning**.

Containing 18,774 Square Feet, more or less.

Attached hereto is a Plat labeled Exhibit "A-1" and by this reference made a part hereof.





AGENDA STAFF REPORT

MEETING DATE: 6/21/2016

AGENDA SECTION: N

SUBJECT:

Public Works: Award a Contract for FY 15/16 Cape Seal Treatment Project to VSS International

RECOMMENDATION:

That the City Council, by motion:

1. Award a contract to VSS International, Inc., of Sacramento, CA in the amount of \$424,000.00 for the FY 15/16 Cape Seal Treatment Project.
2. Approve a scope of work change order, in the amount of \$37,837.66 by adding 11,405 SY to include the east side of the Youth Athletic Complex parking lot and a portion of Hume Ave from Monterey Ave to 350 feet west of Butternut Drive; and
3. Establish a construction contingency of \$46,180.00 for this project.

BACKGROUND:

Cape seal coating is a surface protection and pavement preservation treatment for city streets. The treatment process is used to extend the useful life of a road surface thereby reducing maintenance costs. This project will provide treatment to approximately 2-3/4 miles of residential and collector streets.

In accordance with Council Action, bids were solicited and opened on May 31, 2016 for the FY 15/16 Cape Seal Treatment Project. A total of four (4) bids were received, ranging from a low base bid of \$424,000.00 from VSS International, Inc., to a high base bid of \$548,500.00. The proposed additional project limits to be cape seal treated, include, the east side of the Youth Athletic Complex parking lot and a portion of Hume Ave from Monterey Ave to 350 feet west of Butternut Drive (see attached maps). The additional project areas will increase the project total cost by \$37,837.66. A copy of the Bid Tabulation, a signed contract change order, as well as maps of proposed additional areas to be cape seal treated are attached for Council Review.

The contract stipulates that the Project be completed within thirty (30) calendar days from the date of the Notice to Proceed. For each day of delay beyond the approved time, the Contractor

shall be assessed \$500 per day liquidated damages. If approved, work on this project is expected to begin in August.

FISCAL IMPACT:

The FY 15/16 Capital Improvement Program Budget provides \$440,000 for construction, including contingencies, for this project. The Street Division Maintenance Budget provides \$187,000.00 for this project. Therefore, the total available funding for this project is \$627,000. A copy of the budget page is attached for Council review.

ATTACHMENTS:

FY 15 /16 Cape Bid Schedule

FY 15 / 16 Cape Seal Treatment Budget Page

Contract Change Order # 1

Additional Cape Seal - Location Map

Additional Cape Seal - Location Map

FY 15/16 CAPE SEAL TREATMENT PROJECT
041-2662-816618

	293727	1005314	303609	315789
Engineers Estimate	VSS International, Inc.	Telfer Pavement Technologies, LLC	Pavement Coatings Co.	Graham Contractors, Inc.

ITEM	QUANTITY	UNIT	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal
1 Scrub Seal, Type B Aggregate	87,500	SY	\$1.55	\$135,625.00	1.54	\$134,750.00	\$2.35	\$205,625.00	\$2.15	\$188,125.00	\$2.00	\$175,000.00
2 Type II Micro Surfacing (20-22 lb/SY) Mixture	87,500	SY	\$1.55	\$135,625.00	1.48	\$129,500.00	\$2.10	\$183,750.00	\$2.20	\$192,500.00	\$2.16	\$189,000.00
3 Scrub Seal, Type C Aggregate	25,000	SY	\$2.45	\$61,250.00	2.35	\$58,750.00	\$2.45	\$61,250.00	\$2.40	\$60,000.00	\$2.80	\$70,000.00
4 Type III Micro Surfacing (28-30 lb/SY) Mixture	25,000	SY	\$2.65	\$66,250.00	2.02	\$50,500.00	\$2.65	\$66,250.00	\$2.90	\$72,500.00	\$3.46	\$86,500.00
5 Traffic Striping and Pavement Markers	1	LS	\$28,250.00	\$28,250.00	50,500.00	\$50,500.00	\$10,725.00	\$10,725.00	\$34,000.00	\$34,000.00	\$28,000.00	\$28,000.00
				\$427,000.00		\$424,000.00		\$527,600.00		\$547,125.00		\$548,500.00

Total written in Bid if discrepancy exists

815622

816616

Cape Seal Treatment

Project Background:

Cape seal coating is a surface protection and pavement preservation treatment for city streets. The treatment process is performed in three applications. The first step is application of a scrub seal oil coating to fill in roadway cracks. Next a fine gravel rock surfacing is applied to add structural integrity to the product and finally a micro-seal coat is applied to provide a smooth driving surface.

Existing Conditions:

Asphalt concrete pavement surfaces deteriorate over time due to loss of oil content from naturally occurring processes and vehicular traffic loads.

Project Justification:

Cape seal treatments will extend the useful life of asphalt concrete pavement surfaces thereby reducing street maintenance costs. This project will provide surface treatment for approximately 2-1/2 miles of collector street (90,000 SY).

Fiscal Implications:

Funding for this project will be allocated from gas tax reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2015	2016	2017	2018	2019	2020
Expenditure	Program or Project	Construction	Construction	Construction	Construction	Construction	Construction
	Engineering / Inspection	12,000	12,000	6,500	6,500	6,500	6,500
	Construction	400,000	400,000	200,000	200,000	200,000	200,000
	Contingency	40,000	40,000	20,000	20,000	20,000	20,000
	Department Overhead	3,000	3,000	1,000	1,000	1,000	1,000
Total Expenditure		\$455,000	\$455,000	\$227,500	\$227,500	\$227,500	\$227,500
Revenue	Funding						
	040 Gas Tax (2105)	225,000	225,000			227,500	227,500
	050 Gas Tax (TDA Transportation)	230,000	230,000	227,500	227,500		
Total Funding		\$455,000	\$455,000	\$227,500	\$227,500	\$227,500	\$227,500



CITY OF HANFORD

Department of Public Works

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

ENGINEERING DIVISION **CONTRACT CHANGE ORDER NO. 1 REV. NO. SUPPL. NO.**

PROJECT: FY 15/16 Cape Seal Treatment Project

SHEET 1 OF 1 SHEETS

TO CONTRACTOR: VSS International, Inc.

CONTRACT NO. 040-2661-816616.

YOU ARE HEREBY DIRECTED TO MAKE THE HEREIN DESCRIBED CHANGES FROM THE PLANS AND SPECIFICATIONS OR DO THE FOLLOWING DESCRIBED WORK NOT INCLUDED IN THE PLANS AND SPECIFICATIONS ON THIS CONTRACT.

NOTE: THIS CHANGE ORDER IS NOT EFFECTIVE UNTIL APPROVED BY THE CITY.

Contract Amount: \$424,000.00

DESCRIPTION OF WORK TO BE DONE, ESTIMATE OF QUANTITIES AND PRICES TO BE PAID. SEGREGATE BETWEEN ADDITIONAL WORK AT CONTRACT PRICE, AGREED PRICE AND FORCE ACCOUNT. UNLESS OTHERWISE STATED, RATES FOR RENTAL OF EQUIPMENT COVER ONLY SUCH TIME AS EQUIPMENT IS ACTUALLY USED AND NO ALLOWANCE WILL BE MADE FOR IDLE TIME.

CHANGE REQUESTED BY: City of Hanford

THE LAST PERCENTAGE SHOWN IS THE NET ACCUMULATED INCREASE OR DECREASE FROM THE ORIGINAL QUANTITY IN THE ENGINEER'S ESTIMATE.

1. Apply Type II Cape Seal Treatment, including Scrub Seal, to a part of Hume Ave. from 350' west of Butternut Dr. to Monterey Ave. with an approximate area of 4,333 square yards. An increase of \$13,085.66.
2. Apply a Type III micro surfacing bottom lift, then above that a Type II micro surfacing lift to the east side of the Youth Athletic Complex parking lot, with an area of approximately 7,072 square yards. An increase of \$24,752.00.

This totals a net increase of \$37,837.66.

ESTIMATED COST THIS CHANGE, INCREASE \$ 37,837.66.
CONTRACT TOTAL, INCLUDING THIS CHANGE \$461,837.66.

BY REASON OF THIS ORDER THE TIME OF COMPLETION WILL BE AS FOLLOWS: Unchanged

APPROVAL RECOMMENDED, ENGINEER _____ DATE _____

APPROVED, CITY OF HANFORD _____ DATE _____

WE, THE UNDERSIGNED CONTRACTOR, HAVE GIVEN CAREFUL CONSIDERATION TO THE CHANGE PROPOSED AND HEREBY AGREE IF THIS PROPOSAL IS APPROVED, THAT WE WILL PROVIDE ALL EQUIPMENT, FURNISH ALL MATERIALS, EXCEPT AS MAY OTHERWISE BE NOTED ABOVE, AND PERFORM ALL SERVICES NECESSARY FOR THE WORK ABOVE SPECIFIED, AND WILL ACCEPT AS FULL PAYMENT THEREFOR THE PRICES SHOWN ABOVE

ACCEPTED, DATE 6/14/16 CONTRACTOR _____

BY _____ TITLE Jeff Roberts, Chief Operations Officer

Attachment: Contract Change Order # 1 (1546 : PW: Award Contract for FY 15 / 16 Cape Seal Project)

Additional Cape and Slurry

Total Cape: 7,072 SY

Total Slurry: 49,950 SF

13.N.d

SLURRY
WEST SIDE

CAPE
EAST SIDE

Attachment: Additional Cape Seal - Location Map (1546 : PW: Award Contract for FY 15 /16 Cape

300 ft

Additional Cape

Total: 39,000 SF
Length: 1,155 FT

Legend

 CAPE

13.N.e

CAPE UP TO NEW
ROAD CONSTRUCTION

CAPE UP TO
EXISTING CAPE LIMIT

600 ft



AGENDA STAFF REPORT

MEETING DATE: 6/21/2016

AGENDA SECTION: O

SUBJECT:

Public Works: Award a Contract for FY 15/16 Slurry Seal Treatment Project to VSS International

RECOMMENDATION:

That the City Council, by motion:

1. Award a contract to VSS International, Inc., of Sacramento, CA in the amount of \$402,101.00 for the FY 15/16 Slurry Seal Project.
2. Approve a scope of work change order, in the amount of \$6,826.50 by adding 5,550 SY to include the west side of the Youth Athletic Complex parking lot.
3. Establish a construction contingency of \$40,890.00 for this project.

BACKGROUND:

Slurry seal coating is a surface protection and pavement preservation treatment for city streets. The treatment process is used to extend the useful life of road surfaces thereby reducing maintenance costs. This project will provide treatment to approximately 5 miles of residential streets.

In accordance with Council Action, bids were solicited and opened on May 31, 2016 for the FY 15/16 Slurry Seal Treatment Project. A total of six (6) bids were received, ranging from a low base bid of \$402,101.00 from VSS International, Inc., to a high base bid of \$512,475.00. The additional project limits to be slurry seal treated at the Youth Athletic Complex parking lot will increase the project total cost by \$6,826.50. A copy of the Bid Tabulation, a signed contract change order, as well as a map of proposed additional areas to be slurry seal treated are attached for Council Review.

The contract stipulates that the project be completed within thirty (30) calendar days from the date of the Notice to Proceed. For each day of delay beyond the approved time, the Contractor shall be assessed \$500 per day liquidated damages. If approved, work on this project is expected to begin in August.

FISCAL IMPACT:

The FY 15/16 Capital Improvement Program Budget provides \$440,000 for construction, including contingencies, for this project. The Street Division Maintenance Budget provides \$10,000 for this project. Therefore, the total available funding for this project is \$450,000. A copy of the budget page is attached for Council review.

ATTACHMENTS:

FY 15 / 16 Slurry Bid Schedule

FY 15 / 16 Budget Page

Contract Change Order # 1

Additional Slurry Seal - Location Map

FY 15/16 SLURRY SEAL ON RESIDENTIAL STREETS PROJECT
040-2661-816614

			293727		303609		593393		1005314		315789		746432			
			Engineers Estimate		VSS International, Inc.		Pavement Coatings Co.		Sierra Nevada Construction, Inc.		Telfer Pavement Technologies, LLC		Graham Contractors, Inc.		Bond Blacktop, Inc.	
ITEM	QUANTITY	UNIT	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal
1 Type II Slurry Seal	301,500	SY	\$1.84	\$554,000.00	\$1.230	\$370,845.00	\$1.37	\$413,055.00	\$1.28	\$385,920.00	\$1.52	\$458,280.00	\$1.59	\$479,385.00	\$1.65	\$497,475.00
2 Traffic Striping and Pavement Markers	1	LS	\$15,000.00	\$15,000.00	\$31,256.000	\$31,256.00	\$19,500.00	\$19,500.00	\$68,087.00	\$68,087.00	\$12,650.00	\$12,650.00	\$15,000.00	\$15,000.00	\$14,650.00	\$14,650.00
			\$569,000.00		\$402,101.00		\$432,555.00		\$454,007.00		\$470,930.00		\$494,385.00		\$512,125.00	
Total written in Bid if discrepancy exists																\$512,475.00 (Written Total)

FISCAL YEAR 2016 "AMENDED"
Streets - Slurry Seal on Residential Streets

Project Background:

Funds for this project will be used to apply a slurry seal treatment to various residential streets as identified by Public Works Department staff. The slurry seal treatment is a mixture of oil and fine rock aggregate that restores and protects the top surface of a street.

Existing Conditions:

Asphalt concrete pavement surfaces deteriorate over time due to loss of oil content from naturally occurring processes and vehicular traffic loads.

Project Justification:

Timely application of a pavement slurry seal treatment provides a roadway with a smooth riding surface, reduces pavement cracking and extends the useful life of the street. This project will provide surface treatment for approximately 5 miles of residential street (125,000 SY).

Fiscal Implications:

Funding for this project will be allocated from gas tax reserves.

Project Budget Summary:

		Amended				
		2016	2017	2018	2019	2020
Expenditure	Program or Project	Construction	Construction	Construction	Construction	Construction
	Engineering / Inspection	7,500	4,375	4,375	4,375	4,375
	Construction	400,000	80,000	80,000	80,000	80,000
	Contingency	40,000	8,000	8,000	8,000	8,000
	Department Overhead	2,500	625	625	625	625
Total Expenditure		\$450,000	\$93,000	\$93,000	\$93,000	\$93,000
Revenue	Funding					
	040 Gas Tax (2015)	93,000	93,000	93,000	93,000	93,000
	050 Gas Tax (TDA Transportation)	357,000				
Total Funding		\$450,000	\$93,000	\$93,000	\$93,000	\$93,000



CITY OF HANFORD

Department of Public Works

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

ENGINEERING DIVISION

CONTRACT CHANGE ORDER NO. 1 REV. NO. SUPPL. NO.

PROJECT: FY 15/16 Slurry Seal on Residential Streets Project

SHEET 1 OF 1 SHEETS

TO CONTRACTOR: VSS International, Inc.

CONTRACT NO. 040-2661-816614

YOU ARE HEREBY DIRECTED TO MAKE THE HEREIN DESCRIBED CHANGES FROM THE PLANS AND SPECIFICATIONS OR DO THE FOLLOWING DESCRIBED WORK NOT INCLUDED IN THE PLANS AND SPECIFICATIONS ON THIS CONTRACT.

NOTE: THIS CHANGE ORDER IS NOT EFFECTIVE UNTIL APPROVED BY THE CITY.

Contract Amount: \$402,101.00

DESCRIPTION OF WORK TO BE DONE, ESTIMATE OF QUANTITIES AND PRICES TO BE PAID. SEGREGATE BETWEEN ADDITIONAL WORK AT CONTRACT PRICE, AGREED PRICE AND FORCE ACCOUNT. UNLESS OTHERWISE STATED, RATES FOR RENTAL OF EQUIPMENT COVER ONLY SUCH TIME AS EQUIPMENT IS ACTUALLY USED AND NO ALLOWANCE WILL BE MADE FOR IDLE TIME.

CHANGE REQUESTED BY: City of Hanford

THE LAST PERCENTAGE SHOWN IS THE NET ACCUMULATED INCREASE OR DECREASE FROM THE ORIGINAL QUANTITY IN THE ENGINEER'S ESTIMATE.

1. Apply a Slurry Seal Treatment the west side of the Youth Athletic Complex parking lot, with an area of approximately 5,550 square yards, for a net increase of \$6,826.50.

ESTIMATED COST THIS CHANGE, INCREASE \$ 6,826.50

CONTRACT TOTAL, INCLUDING THIS CHANGE \$408,927.50

BY REASON OF THIS ORDER THE TIME OF COMPLETION WILL BE AS FOLLOWS: Unchanged

APPROVAL RECOMMENDED, ENGINEER _____ DATE _____

APPROVED, CITY OF HANFORD _____ DATE _____

WE, THE UNDERSIGNED CONTRACTOR, HAVE GIVEN CAREFUL CONSIDERATION TO THE CHANGE PROPOSED AND HEREBY AGREE IF THIS PROPOSAL IS APPROVED, THAT WE WILL PROVIDE ALL EQUIPMENT, FURNISH ALL MATERIALS, EXCEPT AS MAY OTHERWISE BE NOTED ABOVE, AND PERFORM ALL SERVICES NECESSARY FOR THE WORK ABOVE SPECIFIED, AND WILL ACCEPT AS FULL PAYMENT THEREFOR THE PRICES SHOWN ABOVE

ACCEPTED, DATE 6/14/16 CONTRACTOR Jeff Roberts

BY _____ TITLE Jeff Roberts, Chief Operations Officer

IF THE CONTRACTOR DOES NOT SIGN ACCEPTANCE OF THIS ORDER, HIS ATTENTION IS DIRECTED TO THE REQUIREMENTS OF THE SPECIFICATIONS AS TO PROCEEDING WITH THE ORDERED WORK AND FILING A WRITTEN PROTEST WITHIN THE TIME THEREIN SPECIFIED.

Attachment: Contract Change Order # 1 (1545 : PW: Award Contract for FY 15/16 Slurry Seal Project)

Additional Cape and Slurry

Total Cape: 7,072 SY

Total Slurry: 49,950 SF

13.O.d

SLURRY
WEST SIDE

CAPE
EAST SIDE

300 ft



AGENDA STAFF REPORT

MEETING DATE: 6/21/2016	AGENDA SECTION: P
--------------------------------	--------------------------

SUBJECT:

Finance: Warrant Register

RECOMMENDATION:

Approve warrant register for \$1,276,149.65 for period 06/06/16-06/15/16.

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

115382-115656

Check Register

City of Hanford
Department of Finance

COUNCIL MEETING:

06/21/16

	Issue Date	Check Numbers	Amount
CHECKS	06/02/16 to 06/15/16	115382 to 115656	\$1,276,149.65
			\$1,276,149.65

Warrant Register

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

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2020 AIRPORT - OPERATING	7320 COMMUNICATIONS	6/6/16	115382	A T & T A T & T (13982)	19.24	8044748	2016-04 582-0101	
2010 PW-ADMINISTRATION & ENGR	7320 COMMUNICATIONS	6/6/16		A T & T A T & T (13982)	19.79	8044751	2016-04 583-1529	
					39.03			
1310 WORKERS' COMPENSATION	7169 WORKERS' COMP INSURANCE	6/6/16	115383	ACCLAMATION INSURANCE MGMT SVC-WC ACCLAMATION INSURANCE MGMT SVC	56,098.97		FY16 REPLENISH TRUST	
					56,098.97			
1512-1 POLICE-RECORDS	7455 POSTAGE AND FREIGHT	6/6/16	115384	PITNEY BOWES / PURCHASE POWER PITNEY BOWES / PURCHASE POWER	57.17		2016-04 POSTAGE	
					57.17			
1610 FIRE-ADMIN/SUPPRESS ION	7495 PROF AND SPEC SERVICES	6/6/16	115385	TAYLOR BROTHERS, INC DBA R E S COM	40.00	1430636	MONTHLY PEST CONTROL	
					40.00			
400 CITY PAYROLL REVOLVING	2057 EMP GROUP INS-PR DEDUCTNS	6/6/16	115386	STANDARD INSURANCE COMPANY STANDARD INSURANCE COMPANY	446.54		LIFE 2016-06	
400 CITY PAYROLL REVOLVING	2057 EMP GROUP INS-PR DEDUCTNS	6/6/16		STANDARD INSURANCE COMPANY STANDARD INSURANCE COMPANY	1,496.08		LIFE CITY 2016-06	
					1,942.62			
1110 CITY MANAGER-CITY CLERK	7320 COMMUNICATIONS	6/6/16	115387	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	68.18	78804103-0	2016-05	

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1111 PERSONNEL	7320 COMMUNICATIONS	6/6/16	115387...	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	48.70	78804103-0	2016-05	
1201 FINANCE-ACCOUNTING	7320 COMMUNICATIONS	6/6/16		U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	58.44	78804103-0	2016-05	
1210 FINANCE-UTILITY BILLING	7320 COMMUNICATIONS	6/6/16		U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	58.44	78804103-0	2016-05	
1315 COMPUTER MAINTENANCE	7320 COMMUNICATIONS	6/6/16		U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	38.96	78804103-0	2016-05	
1411 PLANNING	7320 COMMUNICATIONS	6/6/16		U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	38.96	78804103-0	2016-05	
1412 BUILDING INSPECTION	7320 COMMUNICATIONS	6/6/16		U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	107.14	78804103-0	2016-05	
1413 CITY HFD PUBLIC HSG AUTH	7320 COMMUNICATIONS	6/6/16		U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	29.22	78804103-0	2016-05	
1511 POLICE-SUPPORT SERVICE	7320 COMMUNICATIONS	6/6/16		U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	456.46	78804103-0	2016-05	
1610 FIRE-ADMIN/SUPPRESS ION	7320 COMMUNICATIONS	6/6/16		U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	224.02	78804103-0	2016-05	
1710 PARKS & REC-ADMIN	7320 COMMUNICATIONS	6/6/16		U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	38.96	78804103-0	2016-05	

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1719 PARKS & REC-YOUTH SERV	7320 COMMUNICATIONS	6/6/16	115387...	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	19.48	78804103-0	2016-05	
1720 PARKS & REC-ADULT/SPCL	7320 COMMUNICATIONS	6/6/16		U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	9.74	78804103-0	2016-05	
1721 PARKS & REC-COMM PROM/EVT	7320 COMMUNICATIONS	6/6/16		U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	9.74	78804103-0	2016-05	
1722 PARKS & REC-PARKS	7320 COMMUNICATIONS	6/6/16		U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	19.48	78804103-0	2016-05	
2010 PW-ADMINISTRATION & ENGR	7320 COMMUNICATIONS	6/6/16		U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	175.32	78804103-0	2016-05	
2011 PW-STREET MAINTENANCE	7320 COMMUNICATIONS	6/6/16		U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	19.48	78804103-0	2016-05	
2031 REFUSE	7320 COMMUNICATIONS	6/6/16		U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	38.96	78804103-0	2016-05	
2040 FLEET MAINTENANCE	7320 COMMUNICATIONS	6/6/16		U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	19.48	78804103-0	2016-05	
2071 WASTEWATER TREATMENT PLNT	7320 COMMUNICATIONS	6/6/16		U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	87.66	78804103-0	2016-05	
2072 SANITARY SEWER COLLECTION	7320 COMMUNICATIONS	6/6/16		U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	19.48	78804103-0	2016-05	

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2081 WATER-OPERATIONS	7320 COMMUNICATIONS	6/6/16	115387...	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	38.96	78804103-0	2016-05	
2100 BUILDING MAINTENANCE	7320 COMMUNICATIONS	6/6/16		U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	28.99	78804103-0	2016-05	
					1,654.25			
1412 BUILDING INSPECTION	7924 VEHICLE ABATEMENT EXPENSE	6/6/16	115388	U S BANCORP EQUIP FINANCE, INC U S BANK	138.56	304989957	COPIER LEASE	
1610 FIRE-ADMIN/SUPPRESS ION	7460 DUPLICATING EXPENSE	6/6/16		U S BANCORP EQUIP FINANCE, INC U S BANK	172.16	305271173	COPIER LEASE	
					310.72			
2081 WATER-OPERATIONS	7650 CHEMICALS	6/6/16	115389	UNIVAR UNIVAR	255.04	F0847657	BLANKET PURCHASE ORDER	
2081 WATER-OPERATIONS	7650 CHEMICALS	6/6/16		UNIVAR UNIVAR	439.24	F0847663	BLANKET PURCHASE ORDER	
2081 WATER-OPERATIONS	7650 CHEMICALS	6/6/16		UNIVAR UNIVAR	255.04	F0847664	BLANKET PURCHASE ORDER	
2081 WATER-OPERATIONS	7650 CHEMICALS	6/6/16		UNIVAR UNIVAR	410.91	F0847665	BLANKET PURCHASE ORDER	
2081 WATER-OPERATIONS	7650 CHEMICALS	6/6/16		UNIVAR UNIVAR	425.09	F0847666	BLANKET PURCHASE ORDER	

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2081 WATER-OPERATIONS	7650 CHEMICALS	6/6/16	115389...	UNIVAR UNIVAR	212.53	F0847817	BLANKET PURCHASE ORDER	
2081 WATER-OPERATIONS	7650 CHEMICALS	6/6/16		UNIVAR UNIVAR	226.71	F0847818	BLANKET PURCHASE ORDER	
2081 WATER-OPERATIONS	7650 CHEMICALS	6/6/16		UNIVAR UNIVAR	595.10	F0847819	BLANKET PURCHASE ORDER	
2081 WATER-OPERATIONS	7650 CHEMICALS	6/6/16		UNIVAR UNIVAR	415.31	F0847820	BLANKET PURCHASE ORDER	
2081 WATER-OPERATIONS	7650 CHEMICALS	6/6/16		UNIVAR UNIVAR	290.47	F0848116	BLANKET PURCHASE ORDER	
2081 WATER-OPERATIONS	7650 CHEMICALS	6/6/16		UNIVAR UNIVAR	212.53	F0848122	BLANKET PURCHASE ORDER	
2081 WATER-OPERATIONS	7650 CHEMICALS	6/6/16		UNIVAR UNIVAR	425.09	F0848124	BLANKET PURCHASE ORDER	
2081 WATER-OPERATIONS	7650 CHEMICALS	6/6/16		UNIVAR UNIVAR	495.91	F0848144	BLANKET PURCHASE ORDER	
2081 WATER-OPERATIONS	7650 CHEMICALS	6/6/16		UNIVAR UNIVAR	481.75	F0848146	BLANKET PURCHASE ORDER	
2081 WATER-OPERATIONS	7650 CHEMICALS	6/6/16		UNIVAR UNIVAR	453.41	F0848147	BLANKET PURCHASE ORDER	
					5,594.13			

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511 MISC CASH DEPOSITS TRUST	3005-120 KC-ANIMAL CNTRL IMP FEES	6/8/16	115390	KINGS CO DEPT OF FINANCE KINGS CO DEPT OF FINANCE	340.38		2016-04 ANIM CTRL	
511 MISC CASH DEPOSITS TRUST	3005-120 KC-ANIMAL CNTRL IMP FEES	6/8/16		KINGS CO DEPT OF FINANCE KINGS CO DEPT OF FINANCE	362.34		2016-05 ANIM CTRL	
511 MISC CASH DEPOSITS TRUST	3005-121 KC-LIBRARY IMP FEES	6/8/16		KINGS CO DEPT OF FINANCE KINGS CO DEPT OF FINANCE	13,805.54		2016-04 LIBRARY	
511 MISC CASH DEPOSITS TRUST	3005-121 KC-LIBRARY IMP FEES	6/8/16		KINGS CO DEPT OF FINANCE KINGS CO DEPT OF FINANCE	14,696.22		2016-05 LIBRARY	
511 MISC CASH DEPOSITS TRUST	3005-122 KC-CRIMINAL JSTC IMP FEES	6/8/16		KINGS CO DEPT OF FINANCE KINGS CO DEPT OF FINANCE	37,363.25		2016-04 CRIM JSTC	
511 MISC CASH DEPOSITS TRUST	3005-122 KC-CRIMINAL JSTC IMP FEES	6/8/16		KINGS CO DEPT OF FINANCE KINGS CO DEPT OF FINANCE	35,053.92		2016-05 CRIM JSTC	
					101,621.65			
511 MISC CASH DEPOSITS TRUST	3005-101 SCH DVL FEES-HANFORD ELEM	6/8/16	115391	KINGS CO OFFICE OF EDUCATION KINGS CO OFFICE OF EDUCATION	164,250.98		2016-04 HESD	
511 MISC CASH DEPOSITS TRUST	3005-101 SCH DVL FEES-HANFORD ELEM	6/8/16		KINGS CO OFFICE OF EDUCATION KINGS CO OFFICE OF EDUCATION	113,545.62		2016-05 HESD	
511 MISC CASH DEPOSITS TRUST	3005-102 SCH DVL FEES-PIONEER ELEM	6/8/16		KINGS CO OFFICE OF EDUCATION KINGS CO OFFICE OF EDUCATION	7,996.45		2016-04 PIONEER	
511 MISC CASH DEPOSITS TRUST	3005-102 SCH DVL FEES-PIONEER ELEM	6/8/16		KINGS CO OFFICE OF EDUCATION KINGS CO OFFICE OF EDUCATION	139,773.79		2016-05 PIONEER	

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
511 MISC CASH DEPOSITS TRUST	3005-106 SCH DVL FEES-ARMONA ELEM	6/8/16	115391...	KINGS CO OFFICE OF EDUCATION KINGS CO OFFICE OF EDUCATION	35,088.08		2016-04 ARMONA	
					460,654.92			
2081 WATER-OPERATIONS	7600 SPECIAL DEPARTMENTAL EXP	6/8/16	115392	TRIPLE J CONCRETE TRIPLE J CONCRETE	137.60	8848	BLANKET PURCHASE ORDER	
2081 WATER-OPERATIONS	7600 SPECIAL DEPARTMENTAL EXP	6/8/16		TRIPLE J CONCRETE TRIPLE J CONCRETE	88.15	8883 REISSUE	BLANKET PURCHASE ORDER	
2081 WATER-OPERATIONS	7600 SPECIAL DEPARTMENTAL EXP	6/8/16		TRIPLE J CONCRETE TRIPLE J CONCRETE	96.75	8885 REISSUE	BLANKET PURCHASE ORDER	
					322.50			
400 CITY PAYROLL REVOLVING	2072 AMERICAN FIDELITY	6/9/16	115393	AMERICAN FIDELITY ASSURANCE AMERICAN FIDELITY ASSURANCE	2,239.78	B468876	2016-06 AMER FID	
					2,239.78			
1720 PARKS & REC-ADULT/SPCL	7770 TRAINING/TRAVEL/MEETING	6/9/16	115394	CALIF PARK & RECREATION SOCIETY CALIF PARK & RECREATION SOCIETY	330.00		LEADERS WRKSH (22)	
					330.00			
400 CITY PAYROLL REVOLVING	2063 EMPLOYEES ATTACHMENT PAY	6/9/16	115405	CALIF STATE DISBURSEMENT UNIT CALIF STATE DISBURSEMENT UNIT	984.57		DED:206 ATTACHMENT	
					984.57			
400 CITY PAYROLL REVOLVING	2063 EMPLOYEES ATTACHMENT PAY	6/9/16	115406	FRANCHISE TAX BOARD FRANCHISE TAX BOARD	403.00		DED:210 ATTACHMENT	

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
					403.00			
400 CITY PAYROLL REVOLVING	2059 EMPLOYEES ASSOCNS PAYABLE	6/9/16	115407	G E M A G E M A	540.00		DED:621 UNION DUES	
					540.00			
400 CITY PAYROLL REVOLVING	2059 EMPLOYEES ASSOCNS PAYABLE	6/9/16	115408	H M E A H M E A	30.00		DED:600 HMEA DUES	
					30.00			
400 CITY PAYROLL REVOLVING	2059 EMPLOYEES ASSOCNS PAYABLE	6/9/16	115409	H P O A H P O A	2,600.00		DED:607 HPOA	
					2,600.00			
400 CITY PAYROLL REVOLVING	2059 EMPLOYEES ASSOCNS PAYABLE	6/9/16	115410	I A F F, LOCAL 3898 A/C#9129026 I A F F, LOCAL 3898	1,204.00		DED:615 I A F F	
400 CITY PAYROLL REVOLVING	2059 EMPLOYEES ASSOCNS PAYABLE	6/9/16		I A F F, LOCAL 3898 A/C#9129026 I A F F, LOCAL 3898	10.50		DED:622 I A F F	
					1,214.50			
400 CITY PAYROLL REVOLVING	2071 ICMA ROTH IRA PAYABLE	6/9/16	115411	I C M A RETIREMENT TRUST-ROTH IRA I C M A RETIREMENT TRUST-ROTH IRA	280.00		DED:550 ROTH IRA	
					280.00			
400 CITY PAYROLL REVOLVING	2063 EMPLOYEES ATTACHMENT PAY	6/9/16	115412	KINGS CO SHERIFF KINGS CO SHERIFF	257.16		DED:209 ATTACHMENT	
					257.16			

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400 CITY PAYROLL REVOLVING	2063 EMPLOYEES ATTACHMENT PAY	6/9/16	115413	MICHAEL H MEYER MEYER, MICHAEL H	274.62		DED:205 ATTACHMENT	
					274.62			
400 CITY PAYROLL REVOLVING	2059 EMPLOYEES ASSOCNS PAYABLE	6/9/16	115414	S E I U LOCAL 521 S E I U LOCAL 521	2,658.72		DED:601 UNION DUES	
400 CITY PAYROLL REVOLVING	2059 EMPLOYEES ASSOCNS PAYABLE	6/9/16		S E I U LOCAL 521 S E I U LOCAL 521	596.83		DED:602 UNION DUES	
					3,255.55			
2071 WASTEWATER TREATMENT PLNT	7495 PROF AND SPEC SERVICES	6/13/16	115415	SAN JOAQUIN VALLEY AIR POLLUTION SAN JOAQUIN VALLEY AIR POLLUTION	300.00	V-1871-7-0	VIOLATION FEE C16-325	
					300.00			
400 CITY PAYROLL REVOLVING	2074 TRANSAMERICA	6/13/16	115416	TRANSAMERICA LIFE INSURANCE CO TRANSAMERICA LIFE INSURANCE CO	1,242.22		TRANSAM 2016-03	
					1,242.22			
2040 FLEET MAINTENANCE	7495 PROF AND SPEC SERVICES	6/15/16	115417	A & E WELDING & MACHINE, INC A & E WELDING & MACHINE, INC	2,743.45	3065	WELD VAC TRCK TNK 174	
2104 ACCUM CAPITAL OUTLAY	816666 PLUNGE SLIDE STAIR REPL	6/15/16		A & E WELDING & MACHINE, INC A & E WELDING & MACHINE, INC	74,500.00	3072	REPAIR SLIDE STAIRWAY	
					77,243.45			
2100 BUILDING MAINTENANCE	7320 COMMUNICATIONS	6/15/16	115418	A T & T A T & T (13982)	34.75	8044753	2016-04 583-8452 CPYD	

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2091 INTERMODAL-OPERATING	7550 OTHER CONTRACTUAL SERVICE	6/15/16	115418...	AT & T A T & T (13982)	34.75	8044754	2016-04 583-9688 AMTK	
2131 COURTHOUSE SQUARE-OPERTNG	7320 COMMUNICATIONS	6/15/16		AT & T A T & T (13982)	19.85	8044756	2016-04 CRTHSE ELEV	
2071 WASTEWATER TREATMENT PLNT	7320 COMMUNICATIONS	6/15/16		AT & T A T & T (13982)	38.34	8044757	2016-04 585-8633 FAX	
2100 BUILDING MAINTENANCE	7320 COMMUNICATIONS	6/15/16		AT & T A T & T (13982)	36.63	8044761	2016-04 VET ELEV	
2100 BUILDING MAINTENANCE	7320 COMMUNICATIONS	6/15/16		AT & T A T & T (13982)	36.63	8044766	2016-04 589-6436 CTYH	
2100 BUILDING MAINTENANCE	7320 COMMUNICATIONS	6/15/16		AT & T A T & T (13982)	36.64	8049702	2016-04 583-8911 CTYH	
					237.59			
1511 POLICE-SUPPORT SERVICE	7495 PROF AND SPEC SERVICES	6/15/16	115419	DAVID B JONES DBA ABSOLUTE RESOLUTION INVESTIGATIONS	900.00		BCKGRND INV-A ORTEGA	
					900.00			
1310 WORKERS' COMPENSATION	7169 WORKERS' COMP INSURANCE	6/15/16	115420	ACCLAMATION INSURANCE MGMT SVC-WC ACCLAMATION INSURANCE MGMT SVC	1,720.82	108284	2016-05 SVC FEES	
					1,720.82			
1610 FIRE-ADMIN/SUPPRESSION	7305 CALL FIREFIGHTERS	6/15/16	115421	ADVANTAGE GEAR INC ADVANTAGE GEAR INC	994.95	114564	UNIFORMS-PANTS/SHIRTS	

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					994.95			
511 MISC CASH DEPOSITS TRUST	3001-1 REC-AUDITORIUM DEP TRUST	6/15/16	115422	MARIA ALCALA ALCALA, MARIA	1,250.00	2002598	REFUND DEP CIVIC 8093	
					1,250.00			
2071 WASTEWATER TREATMENT PLNT	7450 PUBLICATIONS AND DUES	6/15/16	115423	ALL MAX SOFTWARE INC ALL MAX SOFTWARE INC	880.00	21738	DATA SUPP 6/16-5/17	
					880.00			
1111 PERSONNEL	7495 PROF AND SPEC SERVICES	6/15/16	115424	CHAD ALLEN ALLEN, CHAD	309.99		TUIT POST 05/18-20	
					309.99			
1111 PERSONNEL	7496 CALPERS SERVICES	6/15/16	115425	FRANK ALVISO ALVISO, FRANK	119.00		RETIREE INSUR/CITY COST	
					119.00			
1714 PARKS & REC-POOL/SKATE	7600 SPECIAL DEPARTMENTAL EXP	6/15/16	115426	AMERICAN CERAMIC TILE AMERICAN CERAMIC TILE	6.72	5252016	PLUNGE SHOWER DRAIN	
1714 PARKS & REC-POOL/SKATE	7600 SPECIAL DEPARTMENTAL EXP	6/15/16		AMERICAN CERAMIC TILE AMERICAN CERAMIC TILE	68.01	5262016	POOL PERMETER TILE	
					74.73			
2131 COURTHOUSE SQUARE-OPERTNG	7495 PROF AND SPEC SERVICES	6/15/16	115427	AMERICAN INCORPORATED AMERICAN INCORPORATED	(221.23)	7042029	CREDIT CRTHS #108	

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2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	6/15/16	115427...	AMERICAN INCORPORATED AMERICAN INCORPORATED	823.25	7043292	FRIDGE BULB CIVIC	
2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	6/15/16		AMERICAN INCORPORATED AMERICAN INCORPORATED	300.00	7043475	PM ICE MACHINE	
2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	6/15/16		AMERICAN INCORPORATED AMERICAN INCORPORATED	(734.25)	7043560	CREDIT INV 7043292	
2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	6/15/16		AMERICAN INCORPORATED AMERICAN INCORPORATED	772.65	7047461	CITY HALL A/C CNTRL	
2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	6/15/16		AMERICAN INCORPORATED AMERICAN INCORPORATED	289.25	7047762	CITY HALL A/C	
					1,229.67			
2011 PW-STREET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	6/15/16	115428	RON BARKER ENTERPRISES INC DBA ASPHALT COATING & SUPPLIES	224.53	642089	EMULSION	
					224.53			
2011 PW-STREET MAINTENANCE	7495 PROF AND SPEC SERVICES	6/15/16	115429	ATHENS TECHNICAL SPECIALISTS INC ATHENS TECHNICAL SPECIALISTS INC	680.76	INV103459	MONITOR CALIBRATION	
					680.76			
2031 REFUSE	4903 REFUSE SERVICE CHARGES	6/15/16	115430	MARIA AYALA AYALA, MARIA	76.70		REFUND TEMP DUMPSTER	
					76.70			

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1100 CITY COUNCIL	7770 TRAINING/TRAVEL/MEETING	6/15/16	115431	DAVID G AYERS AYERS, DAVID G	267.08	EXP 06/02	EXP/SACTO/06/02	
1100 CITY COUNCIL	7770 TRAINING/TRAVEL/MEETING	6/15/16		DAVID G AYERS AYERS, DAVID G	123.75	TR AYERS6	ADV/MONTEREY/6/22-24	
					390.83			
2183 POLICE PROTECTION IMP FEE	816661 BLDG MODIF-422 N DOUTY	6/15/16	115432	B M H EQUIPMENT INC B M H EQUIPMENT INC	743.00	0011391	ESTIMATED SHIPPING/HANDLI	
2183 POLICE PROTECTION IMP FEE	816661 BLDG MODIF-422 N DOUTY	6/15/16		B M H EQUIPMENT INC B M H EQUIPMENT INC	4,443.32	0011391	EVIDENCE LOCKER - 10 DOOR	
2183 POLICE PROTECTION IMP FEE	816661 BLDG MODIF-422 N DOUTY	6/15/16		B M H EQUIPMENT INC B M H EQUIPMENT INC	4,126.57	0011391	EVIDENCE LOCKER - 11 DOOR	
2183 POLICE PROTECTION IMP FEE	816661 BLDG MODIF-422 N DOUTY	6/15/16		B M H EQUIPMENT INC B M H EQUIPMENT INC	229.35	0011391	EVIDENCE LOCKER BASE 4"X3	
					9,542.24			
2104 ACCUM CAPITAL OUTLAY	5415 SALE OF REAL PROPERTY	6/15/16	115433	B S K & ASSOCIATES INC B S K & ASSOCIATES INC	2,129.50	0077095	5TH ST PHS 2 5/1-31	
					2,129.50			
1713 PARKS & REC-LONGFIELD	7600 SPECIAL DEPARTMENTAL EXP	6/15/16	115434	B S N SPORTS, INC B S N SPORTS, INC	296.10	97937364	SPORTS EQUIP	
					296.10			

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2020 AIRPORT - OPERATING	7433 FUEL AND LUBE MAINTENANCE	6/15/16	115435	W BANKS MOORE, INC DBA BANKS & CO	100.00	70513	2016-05 UST INSPECT	
2040 FLEET MAINTENANCE	7495 PROF AND SPEC SERVICES	6/15/16		W BANKS MOORE, INC DBA BANKS & CO	100.00	71022	2016-06 UST INSPECT	
					200.00			
1111 PERSONNEL	7496 CALPERS SERVICES	6/15/16	115436	GENE BASSETT BASSETT, GENE	119.00		RETIREE INSUR/CITY COST	
					119.00			
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	6/15/16	115437	RAMON BETANCOURT BETANCOURT, RAMON	96.00		FLD PREP 06/06-09	
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	6/15/16		RAMON BETANCOURT BETANCOURT, RAMON	72.00		FLD PREP 5/23-26	
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	6/15/16		RAMON BETANCOURT BETANCOURT, RAMON	310.00		FLD PREP 5/27-29	
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	6/15/16		RAMON BETANCOURT BETANCOURT, RAMON	60.00		UMP 06/07-16	
					538.00			
1719 PARKS & REC-YOUTH SERV	7600 SPECIAL DEPARTMENTAL EXP	6/15/16	115438	BIG 5 - UNITED MDS CORP BIG 5 - UNITED MDS CORP	139.73	30843	BLANKET PURCHASE ORDER	
					139.73			

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2081 WATER-OPERATIONS	7600 SPECIAL DEPARTMENTAL EXP	6/15/16	115439	BLINDS, ETC BLINDS, ETC	43.00	3410	DOOR BLINDS	
					43.00			
2040 FLEET MAINTENANCE	7495 PROF AND SPEC SERVICES	6/15/16	115440	BORBA'S AUTO BODY INC BORBA'S AUTO BODY INC	750.42	20494	LABOR PASS FRNT FNDR	
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	6/15/16		BORBA'S AUTO BODY INC BORBA'S AUTO BODY INC	1,041.75	20494	PASS FRNT FNDR/DR #57	
2040 FLEET MAINTENANCE	7495 PROF AND SPEC SERVICES	6/15/16		BORBA'S AUTO BODY INC BORBA'S AUTO BODY INC	117.80	20508	LABOR FRNT BUMPR #68	
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	6/15/16		BORBA'S AUTO BODY INC BORBA'S AUTO BODY INC	544.56	20508	FRNT BUMPR #68	
					2,454.53			
2040 FLEET MAINTENANCE	7433 FUEL AND LUBE MAINTENANCE	6/15/16	115441	BUFORD OIL COMPANY INC BUFORD OIL COMPANY INC	16,765.34	51566	CLEAR DIESEL	
					16,765.34			
2011 PW-STREET MAINTENANCE	7720 STREET CONST & MAINT MTRL	6/15/16	115442	BUSH ENGINEERING, INC BUSH ENGINEERING, INC	21,800.00	1	12TH AVE DEEP PATCH	
					21,800.00			
1111 PERSONNEL	7496 CALPERS SERVICES	6/15/16	115443	RICHARD BUTTS BUTTS, RICHARD	119.00		RETIREE INSUR/CITY COST	
					119.00			

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	6/15/16	115444	KEVIN HOTCHKISS DBA C B S DOORS	926.49	7160	DOOR HRDWARE CIVIC	
					926.49			
1411 PLANNING	7600 SPECIAL DEPARTMENTAL EXP	6/15/16	115445	C D W GOVERNMENT LLC C D W GOVERNMENT LLC	268.75	DCQ6489	HEADSET	
1315 COMPUTER MAINTENANCE	7430 COMPUTER MAINTENANCE	6/15/16		C D W GOVERNMENT LLC C D W GOVERNMENT LLC	64.50	DDG4123	CABLES	
1210 FINANCE-UTILITY BILLING	7440 OFFICE EXPENSE	6/15/16		C D W GOVERNMENT LLC C D W GOVERNMENT LLC	806.25	DGC7718	3 WIRELESS HEADSETS	
					1,139.50			
2072 SANITARY SEWER COLLECTION	7650 CHEMICALS	6/15/16	115446	CA BIOLOGICAL SOLUTIONS INC CA BIOLOGICAL SOLUTIONS INC	4,326.87	1195	DEGREASER, BUCKET SEWER	
					4,326.87			
1111 PERSONNEL	7496 CALPERS SERVICES	6/15/16	115447	JOHN M CAIN CAIN, JOHN M	119.00		RETIREE INSUR/CITY COST	
					119.00			
2011 PW-STREET MAINTENANCE	7720 STREET CONST & MAINT MTRL	6/15/16	115448	CALAVERAS MATERIALS INC CALAVERAS MATERIALS INC	28,041.55	1682954	PAVEMENT 539.8 TONS	
					28,041.55			
1511 POLICE-SUPPORT SERVICE	7495-001 LIVE SCAN-POLICE/DOJ	6/15/16	115449	CALIF DEPT OF JUSTICE CALIF DEPT OF JUSTICE	729.00	168927	LIVE SCAN/FINGERPRINTS	

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					729.00			
1714 PARKS & REC-POOL/SKATE	7495 PROF AND SPEC SERVICES	6/15/16	115450	CALIF PARK & RECREATION SOCIETY CALIF PARK & RECREATION SOCIETY	420.00	16-0517	SMMR LDERS WRKSH (28)	
					420.00			
2071 WASTEWATER TREATMENT PLNT	7450 PUBLICATIONS AND DUES	6/15/16	115451	CALIF WATER ENVIRONMENT ASSOC CALIF WATER ENVIRONMENT ASSOC	164.00		MBRSHP BETTENCOURT	
2071 WASTEWATER TREATMENT PLNT	7450 PUBLICATIONS AND DUES	6/15/16		CALIF WATER ENVIRONMENT ASSOC CALIF WATER ENVIRONMENT ASSOC	164.00		MBRSHP VALDEZ	
					328.00			
1511 POLICE-SUPPORT SERVICE	7922-503 LLEGB EXPLORER POST MTLS	6/15/16	115452	ALBERT CANO CANO, ALBERT	1,445.22	TR CANO13	LDG/TRACY/6/23-26	
1511 POLICE-SUPPORT SERVICE	7922-503 LLEGB EXPLORER POST MTLS	6/15/16		ALBERT CANO CANO, ALBERT	224.00	TR CANO14	ADV/TRACY/6/23-26	
					1,669.22			
1111 PERSONNEL	7496 CALPERS SERVICES	6/15/16	115453	TERRY CARR CARR, TERRY	119.00		RETIREE INSUR/CITY COST	
					119.00			
1111 PERSONNEL	7496 CALPERS SERVICES	6/15/16	115454	DEBORAH CASSERA CASSERA, DEBORAH	119.00		RETIREE INSUR/CITY COST	
					119.00			

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1450-015 CDBG ENTITLEMENT 2015/16	816656 NOBLE YOUTH PROJECT	6/15/16	115455	CHAMPIONS RECOVERY ALTERNATIVE PROG CHAMPIONS RECOVERY ALTERNATIVE PR	4,812.90	2	SET-UP EXP/OPER COST	
					4,812.90			
1111 PERSONNEL	7496 CALPERS SERVICES	6/15/16	115456	JERRY CHOW CHOW, JERRY	119.00		RETIREE INSUR/CITY COST	
					119.00			
1511 POLICE-SUPPORT SERVICE	7495 PROF AND SPEC SERVICES	6/15/16	115457	COMCAST CABLE COMMUNICATIONS, INC COMCAST CABLE COMMUNICATIONS, INC	6.47	815550 06/16	8155500390146699	
					6.47			
1315 COMPUTER MAINTENANCE	7495 PROF AND SPEC SERVICES	6/15/16	115458	COMPUTER SYSTEMS PLUS INC COMPUTER SYSTEMS PLUS INC	340.50	95322	2016-05 SCANNING	
					340.50			
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	6/15/16	115459	COOK'S COMMUNICATIONS CORP COOK'S COMMUNICATIONS CORP	962.13	128554	CODE 3 CNTRLR PD28	
					962.13			
1511 POLICE-SUPPORT SERVICE	7922-503 LLEGB EXPLORER POST MTLS	6/15/16	115460	COTTA, JARRED COTTA, JARRED	224.00	TR COTTA	ADV/TRACY/06/23-26	
					224.00			
2010 PW-ADMINISTRATION & ENGR	7460 DUPLICATING EXPENSE	6/15/16	115461	DATAFLOW BUSINESS SYSTEMS, INC DATAFLOW BUSINESS SYSTEMS, INC	3.82	182766	COPY OVRAGE 3/23-4/22	
					3.82			

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1713 PARKS & REC-LONGFIELD	7495 PROF AND SPEC SERVICES	6/15/16	115462	DIRECTV LLC DIRECTV LLC	103.70	28440296304	00714205 LNGFLD MAY	
1713 PARKS & REC-LONGFIELD	7495 PROF AND SPEC SERVICES	6/15/16		DIRECTV LLC DIRECTV LLC	85.29	28677559624	00714205 LNGFLD JUN	
					188.99			
1720 PARKS & REC-ADULT/SPCL	7600-020 SDE-AGING SERVICES	6/15/16	115463	GLORIA DURAN DURAN, GLORIA	135.00		2016-07 AEROBIC	
					135.00			
2011 PW-STREET MAINTENANCE	7720 STREET CONST & MAINT MTRL	6/15/16	115464	E & B BULK TRANSPORTATION INC E & B BULK TRANSPORTATION INC	696.35	0055139	ASPHALT HAULING	
					696.35			
2011 PW-STREET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	6/15/16	115465	ECONOLITE PRODUCTS INC ECONOLITE PRODUCTS INC	854.63	128269	NEMA CONFLCT MONITOR	
					854.63			
2040 FLEET MAINTENANCE	7433 FUEL AND LUBE MAINTENANCE	6/15/16	115466	ELBERT DISTRIBUTING, INC ELBERT DISTRIBUTING, INC	272.84	2208564	DIESEL TREATMENT	
					272.84			
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	6/15/16	115467	RAYMOND ELIZONDO ELIZONDO, RAYMOND	10.00		SCRKPR 05/31	
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	6/15/16		RAYMOND ELIZONDO ELIZONDO, RAYMOND	50.00		SCRKPR 06/06-09	

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
					60.00			
1719 PARKS & REC-YOUTH SERV	7495 PROF AND SPEC SERVICES	6/15/16	115468	F T G FINE EMBROIDERY & DESIGN F T G FINE EMBROIDERY & DESIGN	416.02	1907	T-BALL SHIRTS TEAM	
1719 PARKS & REC-YOUTH SERV	7495 PROF AND SPEC SERVICES	6/15/16		F T G FINE EMBROIDERY & DESIGN F T G FINE EMBROIDERY & DESIGN	387.00	1908	T-BALL SHIRTS TEAM	
1719 PARKS & REC-YOUTH SERV	7495 PROF AND SPEC SERVICES	6/15/16		F T G FINE EMBROIDERY & DESIGN F T G FINE EMBROIDERY & DESIGN	248.32	1909	T-BALL SHIRTS COACHES	
					1,051.34			
2010 PW-ADMINISTRATION & ENGR	7455 POSTAGE AND FREIGHT	6/15/16	115469	FEDERAL EXPRESS 1119-4936-0 FEDERAL EXPRESS	30.81	542312351	CALIF DEPT TRANSPRTN	
2181 TRANSPORTN FACLT IMP FEE	815665 LCY REALIGN-SH43/SIERRA	6/15/16		FEDERAL EXPRESS 1119-4936-0 FEDERAL EXPRESS	25.27	542312351	SPECTRUM LAND SVC	
					56.08			
2071 WASTEWATER TREATMENT PLNT	7412 EQUIPMENT MAINTENANCE	6/15/16	115470	FRESNO PIPE & SUPPLY INC FRESNO PIPE & SUPPLY INC	15.13	986664	ESTIMATED SHIPPING/HANDLI	
2071 WASTEWATER TREATMENT PLNT	7412 EQUIPMENT MAINTENANCE	6/15/16		FRESNO PIPE & SUPPLY INC FRESNO PIPE & SUPPLY INC	218.82	986664	HOSE, 3" X 11" SS BRAIDED	
					233.95			
1412 BUILDING INSPECTION	7300 UNIFORM EXPENSE	6/15/16	115471	G & K SERVICES G & K SERVICES	56.64	34462 05/16	2016-05 34462-11	

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1722 PARKS & REC-PARKS	7300 UNIFORM EXPENSE	6/15/16	115471...	G & K SERVICES G & K SERVICES	245.29	34462 05/16	2016-05 34462-10	
2010 PW-ADMINISTRATION & ENGR	7300 UNIFORM EXPENSE	6/15/16		G & K SERVICES G & K SERVICES	84.44	34462 05/16	2016-05 34462-07	
2011 PW-STREET MAINTENANCE	7300 UNIFORM EXPENSE	6/15/16		G & K SERVICES G & K SERVICES	216.35	34462 05/16	2016-05 34462-04	
2031 REFUSE	7300 UNIFORM EXPENSE	6/15/16		G & K SERVICES G & K SERVICES	413.29	34462 05/16	2016-05 34462-08	
2032 REFUSE-STREET CLEANING	7300 UNIFORM EXPENSE	6/15/16		G & K SERVICES G & K SERVICES	79.64	34462 05/16	2016-05 34462-06	
2040 FLEET MAINTENANCE	7300 UNIFORM EXPENSE	6/15/16		G & K SERVICES G & K SERVICES	157.84	34462 05/16	2016-05 34462-05	
2061 STORM DRAINAGE-OPERATING	7300 UNIFORM EXPENSE	6/15/16		G & K SERVICES G & K SERVICES	38.86	34462 05/16	2016-05 34462-12	
2071 WASTEWATER TREATMENT PLNT	7300 UNIFORM EXPENSE	6/15/16		G & K SERVICES G & K SERVICES	215.51	34462 05/16	2016-05 34462-03	
2072 SANITARY SEWER COLLECTION	7300 UNIFORM EXPENSE	6/15/16		G & K SERVICES G & K SERVICES	168.32	34462 05/16	2016-05 34462-01	
2081 WATER-OPERATIONS	7300 UNIFORM EXPENSE	6/15/16		G & K SERVICES G & K SERVICES	314.74	34462 05/16	2016-05 34462-09	

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2100 BUILDING MAINTENANCE	7300 UNIFORM EXPENSE	6/15/16	115471...	G & K SERVICES G & K SERVICES	172.81	34462 05/16	2016-05 34462-02	
2,163.73								
1450-001 CDBG ENTITLEMENT REUSE FD	7495 PROF AND SPEC SERVICES	6/15/16	115472	G M S, INC G M S, INC	245.00	179004	05/16 LIC & WARRANTY	
1450-001 CDBG ENTITLEMENT REUSE FD	7495 PROF AND SPEC SERVICES	6/15/16		G M S, INC G M S, INC	65.00	179005	05/16 SERV & SUPPORT	
1450-001 CDBG ENTITLEMENT REUSE FD	7495 PROF AND SPEC SERVICES	6/15/16		G M S, INC G M S, INC	3.10	179278	05/16 LATE FEE	
313.10								
1111 PERSONNEL	7496 CALPERS SERVICES	6/15/16	115473	DOLORES GALLEGOS GALLEGOS, DOLORES	119.00		RETIREE INSUR/CITY COST	
119.00								
1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EXP	6/15/16	115474	GAMETIME, INC GAMETIME, INC	567.57	PJI0036776	PLAYGRND EQUIP LACEY	
567.57								
2011 PW-STREET MAINTENANCE	7495 PROF AND SPEC SERVICES	6/15/16	115475	GARY BROWN ELECTRIC INC GARY BROWN ELECTRIC INC	3,500.00	384	CONTROL CABINET RELOC	
3,500.00								
2081 WATER-OPERATIONS	7550 OTHER CONTRACTUAL SERVICE	6/15/16	115476	ERIC DODD DBA GILBERT ELECTRIC CO	950.00	2439	FLUOR TUBE FIXTURES	

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2061 STORM DRAINAGE-OPERATING	7550 OTHER CONTRACTUAL SERVICE	6/15/16	115476...	ERIC DODD DBA GILBERT ELECTRIC CO	556.41	2461	IRWIN/8TH ELEC CONDUCT	
2081 WATER-OPERATIONS	7550 OTHER CONTRACTUAL SERVICE	6/15/16		ERIC DODD DBA GILBERT ELECTRIC CO	600.00	2464	INST 2 CAT-6 LINES	
					2,106.41			
2011 PW-STREET MAINTENANCE	7495 PROF AND SPEC SERVICES	6/15/16	115477	GIS WORKSHOP LLC GIS WORKSHOP LLC	100.00	10872	ROWEMAP MAINT/SUPP	
2011 PW-STREET MAINTENANCE	7495 PROF AND SPEC SERVICES	6/15/16		GIS WORKSHOP LLC GIS WORKSHOP LLC	300.00	10872	SIGNS MAINT/SUPP	
					400.00			
1315 COMPUTER MAINTENANCE	7430 COMPUTER MAINTENANCE	6/15/16	115478	GLOBAL C T I GROUP INC GLOBAL C T I GROUP INC	817.00	117039	8 PHONES IP230	
					817.00			
1315 COMPUTER MAINTENANCE	7455 POSTAGE AND FREIGHT	6/15/16	115479	GOLDEN STATE OVERNIGHT GOLDEN STATE OVERNIGHT	15.93	3080830	GLOBAL CTI 05/24	
1412 BUILDING INSPECTION	7455 POSTAGE AND FREIGHT	6/15/16		GOLDEN STATE OVERNIGHT GOLDEN STATE OVERNIGHT	23.78	3080830	INTERWEST 5/23&5/31	
					39.71			
1111 PERSONNEL	7496 CALPERS SERVICES	6/15/16	115480	JOHN L GOMES GOMES, JOHN L	119.00		RETIREE INSUR/CITY COST	
					119.00			

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1110 CITY MANAGER-CITY CLERK	7770 TRAINING/TRAVEL/MEETING	6/15/16	115481	JENNIFER GOMEZ GOMEZ, JENNIFER	237.08	EXP 06/02	EXP/SACTO/06/02	
					237.08			
1111 PERSONNEL	7496 CALPERS SERVICES	6/15/16	115482	DOMINGO GONZALES GONZALES, DOMINGO	119.00		RETIREE INSUR/CITY COST	
					119.00			
2081 WATER-OPERATIONS	7600 SPECIAL DEPARTMENTAL EXP	6/15/16	115483	FERGUSON ENTERPRISES INC 1423 DBA GROENIGER & CO	202.98	1177136	SEAL PINS	
					202.98			
2071 WASTEWATER TREATMENT PLNT	7650 CHEMICALS	6/15/16	115484	HACH COMPANY HACH COMPANY	41.67	9900797	ESTIMATED SHIPPING/HANDLI	
2071 WASTEWATER TREATMENT PLNT	7650 CHEMICALS	6/15/16		HACH COMPANY HACH COMPANY	91.86	9900797	TEST STRIPS, FREE & TOTAL	
2071 WASTEWATER TREATMENT PLNT	7650 CHEMICALS	6/15/16		HACH COMPANY HACH COMPANY	210.65	9900797	TOTAL ALKALINITY TNTPLUS	
2071 WASTEWATER TREATMENT PLNT	7650 CHEMICALS	6/15/16		HACH COMPANY HACH COMPANY	348.57	9900797	VOLATILE ACIDS TNTPLUS RE	
					692.75			
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	6/15/16	115485	BRANDON HAKKER HAKKER, BRANDON	35.00		FLD PREP 05/27	
					35.00			

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	6/15/16	115486	CALVIN HAKKER HAKKER, CALVIN	290.00		FLD PREP 05/27-29	
					290.00			
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	6/15/16	115487	CASEY HAKKER HAKKER, CASEY	60.00		FLD PREP 06/09	
					60.00			
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	6/15/16	115488	JUSTIN HAKKER HAKKER, JUSTIN	40.00		FLD PREP 04/29	
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	6/15/16		JUSTIN HAKKER HAKKER, JUSTIN	150.00		FLD PREP 04/30	
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	6/15/16		JUSTIN HAKKER HAKKER, JUSTIN	80.00		FLD PREP 05/01	
					270.00			
2181 TRANSPORTN FACLT IMP FEE	815665 LCY REALIGN-SH43/SIERRA	6/15/16	115489	BEACON INTEGRATED PROFESSIONAL RES HAMNER, JEWELL & ASSOCIATES	1,271.80	8082	R/W ACQ LACEY RELOC	
					1,271.80			
519 SUBDIVISION DEPOSIT TRUST	3007-012 HESD-WTR/SWR RFND-GRGVL	6/15/16	115490	HANFORD ELEM SCHOOL DISTRICT HANFORD ELEM SCHOOL DISTRICT	64,453.79		HESD/REIMB-T823	
					64,453.79			
1411 PLANNING	7560 ADVERTISING & PUBLIC REL	6/15/16	115491	HANFORD SENTINEL 234-60007669 HANFORD SENTINEL LEGAL	148.45	59489	BLANKET PURCHASE ORDER	

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1411 PLANNING	7560 ADVERTISING & PUBLIC REL	6/15/16	115491...	HANFORD SENTINEL 234-60007669 HANFORD SENTINEL LEGAL	120.65	59490	BLANKET PURCHASE ORDER	
1110 CITY MANAGER-CITY CLERK	7560 ADVERTISING & PUBLIC REL	6/15/16		HANFORD SENTINEL 234-60007669 HANFORD SENTINEL LEGAL	102.85	59539	BLANKET PURCHASE ORDER	
1411 PLANNING	7560 ADVERTISING & PUBLIC REL	6/15/16		HANFORD SENTINEL 234-60007669 HANFORD SENTINEL LEGAL	154.25	59900	BLANKET PURCHASE ORDER	
1110 CITY MANAGER-CITY CLERK	7560 ADVERTISING & PUBLIC REL	6/15/16		HANFORD SENTINEL 234-60007669 HANFORD SENTINEL LEGAL	128.05	60180	BLANKET PURCHASE ORDER	
					654.25			
1111 PERSONNEL	7496 CALPERS SERVICES	6/15/16	115553	ROBERT HERNANDEZ HERNANDEZ, ROBERT	119.00		RETIREE INSUR/CITY COST	
					119.00			
2031 REFUSE	7412 EQUIPMENT MAINTENANCE	6/15/16	115554	HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE	43.91	1020420	BLANKET PURCHASE ORDER	
1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EXP	6/15/16		HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE	9.31	1020423	BLANKET PURCHASE ORDER	
2072 SANITARY SEWER COLLECTION	7600 SPECIAL DEPARTMENTAL EXP	6/15/16		HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE	22.48	1202436	BLANKET PURCHASER ORDER	
1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EXP	6/15/16		HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE	96.65	2020286	BLANKET PURCHASE ORDER	

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2071 WASTEWATER TREATMENT PLNT	7600 SPECIAL DEPARTMENTAL EXP	6/15/16	115554...	HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE	105.17	2023248	BLANKET PURCHASE ORDER	
2072 SANITARY SEWER COLLECTION	7600 SPECIAL DEPARTMENTAL EXP	6/15/16		HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE	18.08	20620	BLANKET PURCHASER ORDER	
2100 BUILDING MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	6/15/16		HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE	32.14	210059	BLANKET PURCHASE ORDER	
2031 REFUSE	7412 EQUIPMENT MAINTENANCE	6/15/16		HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE	38.44	3024491	BLANKET PURCHASE ORDER	
1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EXP	6/15/16		HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE	3.52	4010082	BLANKET PURCHASE ORDER	
1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EXP	6/15/16		HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE	85.94	4024317	BLANKET PURCHASE ORDER	
2071 WASTEWATER TREATMENT PLNT	7600 SPECIAL DEPARTMENTAL EXP	6/15/16		HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE	46.61	5563266	BLANKET PURCHASE ORDER	
1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EXP	6/15/16		HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE	53.12	6025408	BLANKET PURCHASE ORDER	
1610 FIRE-ADMIN/SUPPRESS ION	7600 SPECIAL DEPARTMENTAL EXP	6/15/16		HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE	28.93	6194729	BLANKET PURCHASE ORDER	
1610 FIRE-ADMIN/SUPPRESS ION	7600 SPECIAL DEPARTMENTAL EXP	6/15/16		HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE	(28.93)	6194730	BLANKET PURCHASE ORDER	

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1610 FIRE-ADMIN/SUPPRESS ION	7600 SPECIAL DEPARTMENTAL EXP	6/15/16	115554...	HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE	28.93	6194731	BLANKET PURCHASE ORDER	
2071 WASTEWATER TREATMENT PLNT	7600 SPECIAL DEPARTMENTAL EXP	6/15/16		HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE	49.80	7014712	BLANKET PURCHASE ORDER	
2072 SANITARY SEWER COLLECTION	7600 SPECIAL DEPARTMENTAL EXP	6/15/16		HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE	67.62	8025160	BLANKET PURCHASER ORDER	
2031 REFUSE	7412 EQUIPMENT MAINTENANCE	6/15/16		HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE	139.44	9023622	BLANKET PURCHASE ORDER	
2081 WATER-OPERATIONS	7600 SPECIAL DEPARTMENTAL EXP	6/15/16		HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE	10.72	9023681	BLANKET PURCHASE ORDER	
2100 BUILDING MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	6/15/16		HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE	106.43	9190041	BLANKET PURCHASE ORDER	
					958.31			
2010 PW-ADMINISTRATION & ENGR	7495 PROF AND SPEC SERVICES	6/15/16	115555	INNOVYZE INC INNOVYZE INC	1,000.00	08831AM-2016	ANN MAINT SWR/WTR	
					1,000.00			
2040 FLEET MAINTENANCE	7433 FUEL AND LUBE MAINTENANCE	6/15/16	115556	INTER STATE OIL COMPANY INTER STATE OIL COMPANY	266.50	0570543-IN	DIESEL EXHST FLUID	
					266.50			
1412 BUILDING INSPECTION	7495 PROF AND SPEC SERVICES	6/15/16	115557	INTERWEST CONSULTING GROUP INC INTERWEST CONSULTING GROUP INC	1,020.00	27416	FY15-1022 PLN CK	

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					1,020.00			
2011 PW-STREET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	6/15/16	115558	J A MOMANEY SERVICES INC DBA J A M SERVICES INC	1,393.75	79377	TYPE 15 LIGHT POLE	
					1,393.75			
1412 BUILDING INSPECTION	7495 PROF AND SPEC SERVICES	6/15/16	115559	JASON ADISON SMITH CONSULTING DBA J A S PACIFIC	8,070.00	BI12197	WILLIAM NIX 2016-05	
					8,070.00			
2081 WATER-OPERATIONS	7560 ADVERTISING & PUBLIC REL	6/15/16	115560	TWO Q INC DBA J P MARKETING	6,382.94	12529	K2 COLOR CNTST ETC	
					6,382.94			
1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EXP	6/15/16	115561	JACK BENIGNO TREE SERVICE INC JACK BENIGNO TREE SERVICE INC	2,175.00	18204	PRUNE TREE 8TH ST	
					2,175.00			
2071 WASTEWATER TREATMENT PLNT	7412 EQUIPMENT MAINTENANCE	6/15/16	115562	KATHERINE MOORE DBA JIM MOORE ENTERPRISES	1,063.13	9320	AIR HOSE/FLTR/TUBE	
2071 WASTEWATER TREATMENT PLNT	7412 EQUIPMENT MAINTENANCE	6/15/16		KATHERINE MOORE DBA JIM MOORE ENTERPRISES	(295.63)	9324	AIR HOSE/FLTR RETURN	
2071 WASTEWATER TREATMENT PLNT	7412 EQUIPMENT MAINTENANCE	6/15/16		KATHERINE MOORE DBA JIM MOORE ENTERPRISES	134.68	9325	CARBON REFILL/LENS	
2071 WASTEWATER TREATMENT PLNT	7412 EQUIPMENT MAINTENANCE	6/15/16		KATHERINE MOORE DBA JIM MOORE ENTERPRISES	2,435.00	9326	CLEANER/THINNRR/RESIN	

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3,337.18								
1111 PERSONNEL	7560 ADVERTISING & PUBLIC REL	6/15/16	115563	JOBS AVAILABLE JOBS AVAILABLE	370.50	1612013	FINANCE MANGER AD	
370.50								
2667 T.D.A. - TRANSPORTATION	816611 NEW SIDEWALK & ADA IMPR	6/15/16	115564	JOSEPH M ROBINSON DBA JOE ROBINSON CONCRETE	1,536.00	806792	W/C RAMP GVILLE/MARY	
2667 T.D.A. - TRANSPORTATION	816611 NEW SIDEWALK & ADA IMPR	6/15/16		JOSEPH M ROBINSON DBA JOE ROBINSON CONCRETE	1,920.00	806793	W/C RAMP GVILLE/MARY	
2667 T.D.A. - TRANSPORTATION	816611 NEW SIDEWALK & ADA IMPR	6/15/16		JOSEPH M ROBINSON DBA JOE ROBINSON CONCRETE	1,536.00	806794	W/C RAMP GVILLE/ELAIN	
2667 T.D.A. - TRANSPORTATION	816611 NEW SIDEWALK & ADA IMPR	6/15/16		JOSEPH M ROBINSON DBA JOE ROBINSON CONCRETE	1,728.00	806795	W/C RAMP E/S GVILLE	
2667 T.D.A. - TRANSPORTATION	816611 NEW SIDEWALK & ADA IMPR	6/15/16		JOSEPH M ROBINSON DBA JOE ROBINSON CONCRETE	2,016.00	806796	W/C RAMP W/S GVILLE	
2667 T.D.A. - TRANSPORTATION	816611 NEW SIDEWALK & ADA IMPR	6/15/16		JOSEPH M ROBINSON DBA JOE ROBINSON CONCRETE	1,728.00	806797	W/C RAMP E/S GVILLE	
2667 T.D.A. - TRANSPORTATION	816611 NEW SIDEWALK & ADA IMPR	6/15/16		JOSEPH M ROBINSON DBA JOE ROBINSON CONCRETE	1,920.00	809791	W/C RAMJP GVILLE/BEUL	
12,384.00								
2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	6/15/16	115565	JORGENSEN CO INC JORGENSEN CO INC	199.23	5594072	VETS BLDG HOOD SVC	

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2100 BUILDING MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	6/15/16	115565...	JORGENSEN CO INC JORGENSEN CO INC	128.89	5594544	REPLACE FIRE EXTNGSHR	
					328.12			
2011 PW-STREET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	6/15/16	115566	K R C SAFETY CO INC K R C SAFETY CO INC	162.38	26703	SIGN BRACKETS	
					162.38			
1611 FIRE-FIRE PREVENTION	7450 PUBLICATIONS AND DUES	6/15/16	115567	KINGS CO ASSESSORS OFFICE KINGS CO ASSESSORS OFFICE	100.00		ANNUAL MAPS 2016	
					100.00			
1719 PARKS & REC-YOUTH SERV	7495 PROF AND SPEC SERVICES	6/15/16	115568	KINGS CO COMMISSION ON AGING KINGS CO COMMISSION ON AGING	47.00		FNGRPRNT/B ANTUNA	
1719 PARKS & REC-YOUTH SERV	7495 PROF AND SPEC SERVICES	6/15/16		KINGS CO COMMISSION ON AGING KINGS CO COMMISSION ON AGING	47.00		FNGRPRNT/E CROSSWELL	
1719 PARKS & REC-YOUTH SERV	7495 PROF AND SPEC SERVICES	6/15/16		KINGS CO COMMISSION ON AGING KINGS CO COMMISSION ON AGING	47.00		FNGRPRNT/N SAPORTTI	
1720 PARKS & REC-ADULT/SPCL	7495 PROF AND SPEC SERVICES	6/15/16		KINGS CO COMMISSION ON AGING KINGS CO COMMISSION ON AGING	47.00		FNGRPRNT/T WILLIAMS	
					188.00			
1100 CITY COUNCIL	7902 CONTRIB-KINGS ECON DEVEL	6/15/16	115569	KINGS CO ECON DEVELOPMENT CORP KINGS CO ECON DEVELOPMENT CORP	6,559.87	1662	2016-06	
					6,559.87			

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511 MISC CASH DEPOSITS TRUST	3005-200 KC-EL RANCHO DEBT SERVICE	6/15/16	115570	KINGS CO PUBLIC WORKS KINGS CO PUBLIC WORKS	2,977.20		DEBT SVC COLL 2016-05	
					2,977.20			
2040 FLEET MAINTENANCE	7495 PROF AND SPEC SERVICES	6/15/16	115571	KINGS CO PUBLIC WORKS KINGS CO PUBLIC WORKS	150.80	COH MAY-2016	CLEAN FILTER #140	
					150.80			
1411 PLANNING	7495 PROF AND SPEC SERVICES	6/15/16	115572	KINGS CO RECORDER KINGS CO RECORDER	56.00	1519625	LOT LINE ADJUSTMENT	
1411 PLANNING	7495 PROF AND SPEC SERVICES	6/15/16		KINGS CO RECORDER KINGS CO RECORDER	26.00	1603318	LOT LINE ADJUSTMENT	
1411 PLANNING	7495 PROF AND SPEC SERVICES	6/15/16		KINGS CO RECORDER KINGS CO RECORDER	26.00	1604107	LOT LINE ADJUSTMENT	
1413 CITY HFD PUBLIC HSG AUTH	7495 PROF AND SPEC SERVICES	6/15/16		KINGS CO RECORDER KINGS CO RECORDER	34.00	8228	RECONVEYANCE	
1450-001 CDBG ENTITLEMENT REUSE FD	7495 PROF AND SPEC SERVICES	6/15/16		KINGS CO RECORDER KINGS CO RECORDER	24.00	8228	3 YR GRANT RELEASES	
1450-001 CDBG ENTITLEMENT REUSE FD	7495 PROF AND SPEC SERVICES	6/15/16		KINGS CO RECORDER KINGS CO RECORDER	17.00	8228	RECONVEYANCE	
1411 PLANNING	7495 PROF AND SPEC SERVICES	6/15/16		KINGS CO RECORDER KINGS CO RECORDER	41.00	8644	LOT LINE ADJUSTMENT	
					224.00			

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1201 FINANCE-ACCOUNTING	7495 PROF AND SPEC SERVICES	6/15/16	115573	KINGS CREDIT SERVICES KINGS CREDIT SERVICES	52.37	05-188358	2016-05 COLL FIN-AC	
					52.37			
1210 FINANCE-UTILITY BILLING	7495 PROF AND SPEC SERVICES	6/15/16	115574	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	25.00	17102	SOLORIO/DRUG-5 PANEL	
1610 FIRE-ADMIN/SUPPRESS ION	7495 PROF AND SPEC SERVICES	6/15/16		KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	325.00	17102	ETULAIN/PHYSICAL EXAM	
1610 FIRE-ADMIN/SUPPRESS ION	7495 PROF AND SPEC SERVICES	6/15/16		KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	325.00	17102	JOHANSSON/PHYSICAL	
1610 FIRE-ADMIN/SUPPRESS ION	7495 PROF AND SPEC SERVICES	6/15/16		KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	325.00	17102	MARTINEZ/PHYSICAL	
1610 FIRE-ADMIN/SUPPRESS ION	7495 PROF AND SPEC SERVICES	6/15/16		KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	325.00	17102	ROWE/PHYSICAL EXAM	
1722 PARKS & REC-PARKS	7495 PROF AND SPEC SERVICES	6/15/16		KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	65.00	17102	DOWLING/PHYSICAL EXAM	
1722 PARKS & REC-PARKS	7495 PROF AND SPEC SERVICES	6/15/16		KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	25.00	17102	LOPEZ/DRUG-5 PANEL	
1722 PARKS & REC-PARKS	7495 PROF AND SPEC SERVICES	6/15/16		KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	25.00	17102	NAVARRO/DRUG-5 PANEL	
1722 PARKS & REC-PARKS	7495 PROF AND SPEC SERVICES	6/15/16		KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	25.00	17102	PEREZ/DRUG-5 PANEL	

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2010 PW-ADMINISTRATION & ENGR	7495 PROF AND SPEC SERVICES	6/15/16	115574...	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	65.00	17102	ARIAS/PHYSICAL EXAM	
2010 PW-ADMINISTRATION & ENGR	7495 PROF AND SPEC SERVICES	6/15/16		KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	25.00	17102	REITSMA/DRUG-5 PANEL	
2040 FLEET MAINTENANCE	7495 PROF AND SPEC SERVICES	6/15/16		KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	65.00	17102	FLORES/PHYSICAL EXAM	
					1,620.00			
1450-011 CDBG ENTITLEMENT 2013/14	814668 NEIGHBORHOOD CLEANUP	6/15/16	115575	KINGS WASTE & RECYCLE AUTHORITY KINGS WASTE & RECYCLE AUTHORITY	766.25	HAN-CE 05/16	COE PARK CLEAN UP 5/2	
					766.25			
1111 PERSONNEL	7496 CALPERS SERVICES	6/15/16	115576	ARTHUR KNIGHT KNIGHT, ARTHUR	119.00		RETIREE INSUR/CITY COST	
					119.00			
2104 ACCUM CAPITAL OUTLAY	816604 BASTILLE BLDG RENOVATIONS	6/15/16	115577	LANE ENGINEERS, INC LANE ENGINEERS, INC	14,721.94	40233	05/1-05/28/16 DOCS	
					14,721.94			
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	6/15/16	115578	RODNEY LAWRENCE LAWRENCE, RODNEY	180.00		UMP 05/08-22	
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	6/15/16		RODNEY LAWRENCE LAWRENCE, RODNEY	40.00		UMP 06/06/16	
					220.00			

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1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	6/15/16	115579	WARREN LEASURE LEASURE, WARREN	60.00		UMP 05/31	
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	6/15/16		WARREN LEASURE LEASURE, WARREN	140.00		UMP 06/06-09	
					200.00			
1111 PERSONNEL	7496 CALPERS SERVICES	6/15/16	115580	JOHN LOBOA LOBOA, JOHN	119.00		RETIREE INSUR/CITY COST	
					119.00			
1111 PERSONNEL	7496 CALPERS SERVICES	6/15/16	115581	GLORIA LOPEZ LOPEZ, GLORIA	119.00		RETIREE INSUR/CITY COST	
					119.00			
1610 FIRE-ADMIN/SUPPRESSION	7600 SPECIAL DEPARTMENTAL EXP	6/15/16	115582	LOWE'S LOWE'S	40.83		BLANKET PURCHASE ORDER	
1711 PARKS & REC-SPORTS	7600 SPECIAL DEPARTMENTAL EXP	6/15/16		LOWE'S LOWE'S	51.00		BLANKET PURCHASE ORDER	
1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EXP	6/15/16		LOWE'S LOWE'S	162.80		BLANKET PURCHASE ORDER	
2011 PW-STREET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	6/15/16		LOWE'S LOWE'S	127.11		BLANKET PURCHASE ORDER	
2061 STORM DRAINAGE-OPERATING	7600 SPECIAL DEPARTMENTAL EXP	6/15/16		LOWE'S LOWE'S	275.20		BLANKET PURCHASE ORDER	

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2071 WASTEWATER TREATMENT PLNT	7600 SPECIAL DEPARTMENTAL EXP	6/15/16	115582...	LOWE'S LOWE'S	452.35		BLANKET PURCHASE ORDER	
2081 WATER-OPERATIONS	7600 SPECIAL DEPARTMENTAL EXP	6/15/16		LOWE'S LOWE'S	86.76		BLANKET PURCHASE ORDER	
2100 BUILDING MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXP	6/15/16		LOWE'S LOWE'S	463.63		BLANKET PURCHASE ORDER	
2131 COURTHOUSE SQUARE-OPERTNG	7600 SPECIAL DEPARTMENTAL EXP	6/15/16		LOWE'S LOWE'S	435.89		BLANKET PURCHASE ORDER	
					2,095.57			
2040 FLEET MAINTENANCE	7495 PROF AND SPEC SERVICES	6/15/16	115583	MAGIC TOUCH RV'S MAGIC TOUCH RV'S	105.00	204888	CK A/C BREAKERS #110	
					105.00			
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	6/15/16	115584	TONI MARIN MARIN, TONI	30.00		SCRKPR 05/31	
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	6/15/16		TONI MARIN MARIN, TONI	70.00		SCRKPR 06/06-09	
					100.00			
2183 POLICE PROTECTION IMP FEE	816661 BLDG MODIF-422 N DOUTY	6/15/16	115585	MARKLE CONSTRUCTION INC MARKLE CONSTRUCTION INC	5,950.00	348	PAINT EXT EVIDENCE BLDG-M	
					5,950.00			

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1714 PARKS & REC-POOL/SKATE	7495 PROF AND SPEC SERVICES	6/15/16	115586	MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	24.50	1433070	2016-06 PLUNGE	
2020 AIRPORT - OPERATING	7495 PROF AND SPEC SERVICES	6/15/16		MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	30.00	1433070	2016-06 AIRPORT	
2071 WASTEWATER TREATMENT PLNT	7495 PROF AND SPEC SERVICES	6/15/16		MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	24.50	1433070	2016-06 WWTP	
2091 INTERMODAL-OPERATING	7550 OTHER CONTRACTUAL SERVICE	6/15/16		MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	49.00	1433070	2016-06 AMTRAK	
2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	6/15/16		MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	143.00	1433070	2016-06 CITY OFFICES	
2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	6/15/16		MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	71.00	1433070	2016-06 CIVIC AUD	
2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	6/15/16		MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	24.50	1433070	2016-06 CORP YD	
2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	6/15/16		MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	24.50	1433070	2016-06 LONGFIELD	
2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	6/15/16		MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	30.00	1433070	2016-06 PD INVEST	
2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	6/15/16		MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	32.50	1433070	2016-06 PD RECORDS	

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2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	6/15/16	115586...	MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	48.00	1433070	2016-06 POLICE	
2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERVICE	6/15/16		MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	34.50	1433070	2016-06 VETS/SR CTR	
2131 COURTHOUSE SQUARE-OPERTNG	7495 PROF AND SPEC SERVICES	6/15/16		MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	145.50	1433070	2016-06 CRTHS	
2131 COURTHOUSE SQUARE-OPERTNG	7495 PROF AND SPEC SERVICES	6/15/16		MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	2.19	239498	CRTHS #104/BATTERY	
					683.69			
2014 SPECIAL AVIATION	816644 HANGER TAXILANE REHAB	6/15/16	115587	MEAD & HUNT INC MEAD & HUNT INC	18,233.09	260829	04/01-04/30/16	
					18,233.09			
1111 PERSONNEL	7496 CALPERS SERVICES	6/15/16	115588	MANUEL MEDRANO MEDRANO, MANUEL	119.00		RETIREE INSUR/CITY COST	
					119.00			
2010 PW-ADMINISTRATION & ENGR	7495 PROF AND SPEC SERVICES	6/15/16	115589	MICHAEL SUTHERLAND & ASSN MICHAEL SUTHERLAND & ASSN	390.00	162538-1	2015-05 1ST RVW MAP	
					390.00			
1710 PARKS & REC-ADMIN	7770 TRAINING/TRAVEL/MEETING	6/15/16	115590	CRAIG MILLER MILLER, CRAIG	160.25	EXP 4/10-14	EXP/ SLO/04/10-14	
					160.25			

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1716 PARKS & REC-FACILITIES	7600 SPECIAL DEPARTMENTAL EXP	6/15/16	115591	STEVE MORRISON DBA MORRISON'S SILKSCREEN	61.28	42716	BLANKET PURCHASE ORDER	
					61.28			
2104 ACCUM CAPITAL OUTLAY	816643 DOWNTOWN ST LIGHT PAINTNG	6/15/16	115592	NELSON PECKHAM ENTERPRISES DBA NELSON'S PAINTING INC	30,345.00	216-20-01	ST LIGHT PAINTING	
					30,345.00			
1110 CITY MANAGER-CITY CLERK	7440 OFFICE EXPENSE	6/15/16	115593	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	111.96	6758504	BLANKET PURCHASE ORDER	
1111 PERSONNEL	7440 OFFICE EXPENSE	6/15/16		OFFICE DEPOT (CONTRACT) OFFICE DEPOT	78.64	6758504	BLANKET PURCHASE ORDER	
1201 FINANCE-ACCOUNTING	7440 OFFICE EXPENSE	6/15/16		OFFICE DEPOT (CONTRACT) OFFICE DEPOT	46.54	6758504	BLANKET PURCHASE ORDER	
1201 FINANCE-ACCOUNTING	7460 DUPLICATING EXPENSE	6/15/16		OFFICE DEPOT (CONTRACT) OFFICE DEPOT	470.71	6758504	BLANKET PURCHASE ORDER	
1210 FINANCE-UTILITY BILLING	7600 SPECIAL DEPARTMENTAL EXP	6/15/16		OFFICE DEPOT (CONTRACT) OFFICE DEPOT	54.50	6758504	BLANKET PURCHASE ORDER	
1411 PLANNING	7440 OFFICE EXPENSE	6/15/16		OFFICE DEPOT (CONTRACT) OFFICE DEPOT	61.92	6758504	BLANKET PURCHASE ORDER	
1412 BUILDING INSPECTION	7440 OFFICE EXPENSE	6/15/16		OFFICE DEPOT (CONTRACT) OFFICE DEPOT	249.68	6758504	BLANKET PURCHASE ORDER	

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1412 BUILDING INSPECTION	7924 VEHICLE ABATEMENT EXPENSE	6/15/16	115593...	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	29.01	6758504	BLANKET PURCHASE ORDER	
1413 CITY HFD PUBLIC HSG AUTH	7440 OFFICE EXPENSE	6/15/16		OFFICE DEPOT (CONTRACT) OFFICE DEPOT	86.45	6758504	BLANKET PURCHASE ORDER	
1512-1 POLICE-RECORDS	7440 OFFICE EXPENSE	6/15/16		OFFICE DEPOT (CONTRACT) OFFICE DEPOT	348.46	6758504	BLANKET PURCHASE ORDER	
1513 POLICE-OPERATIONS	7470 PRINTING	6/15/16		OFFICE DEPOT (CONTRACT) OFFICE DEPOT	30.42	6758504	BLANKET PURCHASE ORDER	
1610 FIRE-ADMIN/SUPPRESS ION	7440 OFFICE EXPENSE	6/15/16		OFFICE DEPOT (CONTRACT) OFFICE DEPOT	192.94	6758504	BLANKET PURCHASE ORDER	
1710 PARKS & REC-ADMIN	7440 OFFICE EXPENSE	6/15/16		OFFICE DEPOT (CONTRACT) OFFICE DEPOT	66.55	6758504	BLANKET PURCHASE ORDER	
1713 PARKS & REC-LONGFIELD	7440 OFFICE EXPENSE	6/15/16		OFFICE DEPOT (CONTRACT) OFFICE DEPOT	64.65	6758504	BLANKET PURCHASE ORDER	
1714 PARKS & REC-POOL/SKATE	7600 SPECIAL DEPARTMENTAL EXP	6/15/16		OFFICE DEPOT (CONTRACT) OFFICE DEPOT	32.59	6758504	BLANKET PURCHASE ORDER	
2010 PW-ADMINISTRATION & ENGR	7440 OFFICE EXPENSE	6/15/16		OFFICE DEPOT (CONTRACT) OFFICE DEPOT	527.41	6758504	BLANKET PURCHASE ORDER	
2031 REFUSE	7440 OFFICE EXPENSE	6/15/16		OFFICE DEPOT (CONTRACT) OFFICE DEPOT	23.39	6758504	BLANKET PURCHASE ORDER	

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2040 FLEET MAINTENANCE	7440 OFFICE EXPENSE	6/15/16	115593...	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	11.65	6758504	BLANKET PURCHASE ORDER	
2081 WATER-OPERATIONS	7440 OFFICE EXPENSE	6/15/16		OFFICE DEPOT (CONTRACT) OFFICE DEPOT	8.30	6758504	BLANKET PURCHASE ORDER	
2100 BUILDING MAINTENANCE	7440 OFFICE EXPENSE	6/15/16		OFFICE DEPOT (CONTRACT) OFFICE DEPOT	32.24	6758504	BLANKET PURCHASE ORDER	
					2,528.01			
1611 FIRE-FIRE PREVENTION	7455 POSTAGE AND FREIGHT	6/15/16	115594	EXPRESS MESSENGER SYSTEMS DBA ON TRAC	3.59	8444631	INTERWEST 05/04/16	
1611 FIRE-FIRE PREVENTION	7455 POSTAGE AND FREIGHT	6/15/16		EXPRESS MESSENGER SYSTEMS DBA ON TRAC	3.59	8444631	INTERWEST 05/06	
1611 FIRE-FIRE PREVENTION	7455 POSTAGE AND FREIGHT	6/15/16		EXPRESS MESSENGER SYSTEMS DBA ON TRAC	3.59	8444631	INTERWEST 05/16	
1611 FIRE-FIRE PREVENTION	7455 POSTAGE AND FREIGHT	6/15/16		EXPRESS MESSENGER SYSTEMS DBA ON TRAC	4.02	8444631	INTERWEST 06/01	
					14.79			
1610 FIRE-ADMIN/SUPPRESS ION	7600 SPECIAL DEPARTMENTAL EXP	6/15/16	115595	LOWE'S HOME CENTERS INC ORCHARD SUPPLY COMPANY LLC	240.17		BLANKET PURCHASE ORDER	
					240.17			
1714 PARKS & REC-POOL/SKATE	7495 PROF AND SPEC SERVICES	6/15/16	115596	ORIGINAL WATERMEN, INC ORIGINAL WATERMEN, INC	212.15	38101	1ST AID SUPP/FANNY PK	

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212.15								
1722 PARKS & REC-PARKS	7780 UTILITIES-ELECTRICITY	6/15/16	115597	P G & E P G & E	9.86		2016-05 6276476966-7	
2072 SANITARY SEWER COLLECTION	7780 UTILITIES-ELECTRICITY	6/15/16		P G & E P G & E	263.66		2016-05 5401477022-3	
273.52								
1210 FINANCE-UTILITY BILLING	7440 OFFICE EXPENSE	6/15/16	115598	ELK RIVER SYSTEMS INC DBA PERFORATED PAPER.COM	125.07	9798270	3K GREEN PERF PAPER	
125.07								
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	6/15/16	115599	KELLY PERREIRA PERREIRA, KELLY	144.00		FLD PREP 05/24-31	
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	6/15/16		KELLY PERREIRA PERREIRA, KELLY	90.00		UMP 06/07/16	
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	6/15/16		KELLY PERREIRA PERREIRA, KELLY	180.00		UMP 5/24-31	
414.00								
1111 PERSONNEL	7495 PROF AND SPEC SERVICES	6/15/16	115600	PERSONNEL SOLUTIONS UNLIMITED, LLC PERSONNEL SOLUTIONS UNLIMITED, LLC	956.25	39399	DESANTIAGO 5/15-5/21	
1111 PERSONNEL	7495 PROF AND SPEC SERVICES	6/15/16		PERSONNEL SOLUTIONS UNLIMITED, LLC PERSONNEL SOLUTIONS UNLIMITED, LLC	1,344.00	39403	JONES 5/15-5/21	
2,300.25								

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2081 WATER-OPERATIONS	7560 ADVERTISING & PUBLIC REL	6/15/16	115601	PRESORT CENTER OF FRESNO, LLC PRESORT CENTER OF FRESNO, LLC	174.15	410022290	FLAT RATE LETTER	
2081 WATER-OPERATIONS	7560 ADVERTISING & PUBLIC REL	6/15/16		PRESORT CENTER OF FRESNO, LLC PRESORT CENTER OF FRESNO, LLC	636.40	410022320	CONSERVE FLYER	
1210 FINANCE-UTILITY BILLING	7455 POSTAGE AND FREIGHT	6/15/16		PRESORT CENTER OF FRESNO, LLC PRESORT CENTER OF FRESNO, LLC	10.76	410022583	05-09-05/13/16	
1210 FINANCE-UTILITY BILLING	7455 POSTAGE AND FREIGHT	6/15/16		PRESORT CENTER OF FRESNO, LLC PRESORT CENTER OF FRESNO, LLC	1,057.55	410022984	2016-04 FLAT	
1210 FINANCE-UTILITY BILLING	7455 POSTAGE AND FREIGHT	6/15/16		PRESORT CENTER OF FRESNO, LLC PRESORT CENTER OF FRESNO, LLC	5,896.17	410022984	2016-04 METER	
1210 FINANCE-UTILITY BILLING	7470 PRINTING	6/15/16		PRESORT CENTER OF FRESNO, LLC PRESORT CENTER OF FRESNO, LLC	1,645.27	410022984	2016-04 PRINTING	
1210 FINANCE-UTILITY BILLING	7455 POSTAGE AND FREIGHT	6/15/16		PRESORT CENTER OF FRESNO, LLC PRESORT CENTER OF FRESNO, LLC	828.02	410023036	2016-05 DELINQ	
1210 FINANCE-UTILITY BILLING	7470 PRINTING	6/15/16		PRESORT CENTER OF FRESNO, LLC PRESORT CENTER OF FRESNO, LLC	147.36	410023036	20016-05 PRINTING	
1210 FINANCE-UTILITY BILLING	7455 POSTAGE AND FREIGHT	6/15/16		PRESORT CENTER OF FRESNO, LLC PRESORT CENTER OF FRESNO, LLC	10.28	5860446	05/02-05/06/16	
					10,405.96			
3950 PROP 84-GRANT	814664 CONSOLIDATN-3 WTR SYSTMS	6/15/16	115602	PROVOST & PRITCHARD CONSULTING GRP PROVOST & PRITCHARD CONSULTING GR	1,712.70	58195	WELL 50	

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					1,712.70			
2183 POLICE PROTECTION IMP FEE	816661 BLDG MODIF-422 N DOUTY	6/15/16	115603	PYRAMID SYSTEMS, INC PYRAMID SYSTEMS, INC	10,525.00	12205	CABINET CONST/TRAFFIC OFF	
					10,525.00			
2104 ACCUM CAPITAL OUTLAY	813602 GENERAL/MASTR PLAN UPDATE	6/15/16	115604	QUAD KNOFF, INC QUAD KNOFF, INC	17,281.34	84707	4/10-5/7/16 IMPLEMENT	
					17,281.34			
1512-2 POLICE-COMMUNICATIO NS	7770 TRAINING/TRAVEL/MEETING	6/15/16	115605	DANA QUANDT QUANDT, DANA	80.00	EXP 4/25-29	EXP/FRESNO 4/25-29	
					80.00			
1111 PERSONNEL	7496 CALPERS SERVICES	6/15/16	115606	JERRY REED REED, JERRY	119.00		RETIREE INSUR/CITY COST	
					119.00			
1111 PERSONNEL	7496 CALPERS SERVICES	6/15/16	115607	JAN REYNOLDS REYNOLDS, JAN	119.00		RETIREE INSUR/CITY COST	
					119.00			
2131 COURTHOUSE SQUARE-OPERTNG	7495 PROF AND SPEC SERVICES	6/15/16	115608	ROBINSON'S INTERIORS, INC ROBINSON'S INTERIORS, INC	1,250.00	47525	CARPET COURTHOUSE	
					1,250.00			
1720 PARKS & REC-ADULT/SPCL	7600-020 SDE-AGING SERVICES	6/15/16	115609	CINDY LYNN RODRIGUEZ RODRIGUEZ, CINDY LYNN	15.00		2015-06 WTR ARBC LATE	

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1720 PARKS & REC-ADULT/SPCL	7600-020 SDE-AGING SERVICES	6/15/16	115609...	CINDY LYNN RODRIGUEZ RODRIGUEZ, CINDY LYNN	15.00		2016-06 WTR ARBC LATE	
1720 PARKS & REC-ADULT/SPCL	7600-020 SDE-AGING SERVICES	6/15/16		CINDY LYNN RODRIGUEZ RODRIGUEZ, CINDY LYNN	60.00		2016-07 AEROBICS	
1720 PARKS & REC-ADULT/SPCL	7600-020 SDE-AGING SERVICES	6/15/16		CINDY LYNN RODRIGUEZ RODRIGUEZ, CINDY LYNN	120.00		2016-07 WTR AEROBICS	
					210.00			
2040 FLEET MAINTENANCE	7433 FUEL AND LUBE MAINTENANCE	6/15/16	115610	ROE OIL COMPANY ROE OIL COMPANY	93.56	137367CT	FUEL PD MOTORCYCLES	
2040 FLEET MAINTENANCE	7433 FUEL AND LUBE MAINTENANCE	6/15/16		ROE OIL COMPANY ROE OIL COMPANY	1.70	137606	FINANCE CHARGE	
					95.26			
1719 PARKS & REC-YOUTH SERV	7495 PROF AND SPEC SERVICES	6/15/16	115611	S & S WORLDWIDE INC S & S WORLDWIDE INC	127.67	9084988	ALOHA LAIS	
1719 PARKS & REC-YOUTH SERV	7495 PROF AND SPEC SERVICES	6/15/16		S & S WORLDWIDE INC S & S WORLDWIDE INC	77.38	9084988	CROQUET SET, RECREATIONAL	
1719 PARKS & REC-YOUTH SERV	7495 PROF AND SPEC SERVICES	6/15/16		S & S WORLDWIDE INC S & S WORLDWIDE INC	53.74	9084988	FIELD PAINT WHITEAMERI-ST	
1719 PARKS & REC-YOUTH SERV	7495 PROF AND SPEC SERVICES	6/15/16		S & S WORLDWIDE INC S & S WORLDWIDE INC	5.79	9084988	FLEECE BALL/4" SPECTRUM	

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1719 PARKS & REC-YOUTH SERV	7495 PROF AND SPEC SERVICES	6/15/16	115611...	S & S WORLDWIDE INC S & S WORLDWIDE INC	5.79	9084988	FLEECE BALL /4" SPECTRUM	
1719 PARKS & REC-YOUTH SERV	7495 PROF AND SPEC SERVICES	6/15/16		S & S WORLDWIDE INC S & S WORLDWIDE INC	5.79	9084988	FLEECE BALL/4" SPECTRUM	
1719 PARKS & REC-YOUTH SERV	7495 PROF AND SPEC SERVICES	6/15/16		S & S WORLDWIDE INC S & S WORLDWIDE INC	5.79	9084988	FLEECE BALL/4" SPECTRUM	
1719 PARKS & REC-YOUTH SERV	7495 PROF AND SPEC SERVICES	6/15/16		S & S WORLDWIDE INC S & S WORLDWIDE INC	55.85	9084988	MINERAL MOSAICS	
1719 PARKS & REC-YOUTH SERV	7495 PROF AND SPEC SERVICES	6/15/16		S & S WORLDWIDE INC S & S WORLDWIDE INC	43.53	9084988	SPEED ROPES/16' DELUXE BE	
1719 PARKS & REC-YOUTH SERV	7495 PROF AND SPEC SERVICES	6/15/16		S & S WORLDWIDE INC S & S WORLDWIDE INC	17.40	9084988	SPEED STACKS CUP SETS (SE	
1719 PARKS & REC-YOUTH SERV	7495 PROF AND SPEC SERVICES	6/15/16		S & S WORLDWIDE INC S & S WORLDWIDE INC	193.49	9084988	SPEED STACKS JUMBO STACK	
1719 PARKS & REC-YOUTH SERV	7495 PROF AND SPEC SERVICES	6/15/16		S & S WORLDWIDE INC S & S WORLDWIDE INC	48.36	9084988	TOSS GAME-FLICKIN' CHICKE	
1719 PARKS & REC-YOUTH SERV	7495 PROF AND SPEC SERVICES	6/15/16		S & S WORLDWIDE INC S & S WORLDWIDE INC	29.01	9084988	VISOR/SUPER	
1719 PARKS & REC-YOUTH SERV	7495 PROF AND SPEC SERVICES	6/15/16		S & S WORLDWIDE INC S & S WORLDWIDE INC	165.36	9092349	PAINT MARKER	
					834.95			

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1720 PARKS & REC-ADULT/SPCL	7600-020 SDE-AGING SERVICES	6/15/16	115612	BLANCA G SAHAGUN SAHAGUN, BLANCA G	480.00		2016-07 ZUMBA-BOOMERS	
					480.00			
2040 FLEET MAINTENANCE	7495 PROF AND SPEC SERVICES	6/15/16	115613	SAN JOAQUIN VALLEY AIR POLLUTION SAN JOAQUIN VALLEY AIR POLLUTION	252.00	C248661	C2846 ANN PERMIT	
2040 FLEET MAINTENANCE	7495 PROF AND SPEC SERVICES	6/15/16		SAN JOAQUIN VALLEY AIR POLLUTION SAN JOAQUIN VALLEY AIR POLLUTION	123.00	C248746	C7985 ANN PERMIT	
					375.00			
1711 PARKS & REC-SPORTS	7600 SPECIAL DEPARTMENTAL EXP	6/15/16	115614	SANCHEZ FEED & SEED, INC SANCHEZ FEED & SEED, INC	118.25	131898	BLANKET PURCHASE ORDER	
					118.25			
2010 PW-ADMINISTRATION & ENGR	7300 UNIFORM EXPENSE	6/15/16	115615	JEANETTE SASSER DBA SASSER SPECIALTIES	94.17	16806	EMBROIDERY HATS	
2011 PW-STREET MAINTENANCE	7300 UNIFORM EXPENSE	6/15/16		JEANETTE SASSER DBA SASSER SPECIALTIES	223.65	16806	EMBROIDERY HATS	
2031 REFUSE	7300 UNIFORM EXPENSE	6/15/16		JEANETTE SASSER DBA SASSER SPECIALTIES	329.61	16806	EMBROIDERY HATS	
2032 REFUSE-STREET CLEANING	7300 UNIFORM EXPENSE	6/15/16		JEANETTE SASSER DBA SASSER SPECIALTIES	94.17	16806	EMBROIDERY HATS	
2040 FLEET MAINTENANCE	7300 UNIFORM EXPENSE	6/15/16		JEANETTE SASSER DBA SASSER SPECIALTIES	129.48	16806	EMBROIDERY HATS	

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2061 STORM DRAINAGE-OPERATING	7300 UNIFORM EXPENSE	6/15/16	115615...	JEANETTE SASSER DBA SASSER SPECIALTIES	94.17	16806	EMBROIDERY HATS	
2071 WASTEWATER TREATMENT PLNT	7300 UNIFORM EXPENSE	6/15/16		JEANETTE SASSER DBA SASSER SPECIALTIES	188.34	16806	EMBROIDERY HATS	
2072 SANITARY SEWER COLLECTION	7300 UNIFORM EXPENSE	6/15/16		JEANETTE SASSER DBA SASSER SPECIALTIES	129.48	16806	EMBROIDERY HATS	
2081 WATER-OPERATIONS	7300 UNIFORM EXPENSE	6/15/16		JEANETTE SASSER DBA SASSER SPECIALTIES	282.51	16806	EMBROIDERY HATS	
2100 BUILDING MAINTENANCE	7300 UNIFORM EXPENSE	6/15/16		JEANETTE SASSER DBA SASSER SPECIALTIES	129.48	16806	EMBROIDERY HATS	
					1,695.06			
1720 PARKS & REC-ADULT/SPCL	7600 SPECIAL DEPARTMENTAL EXP	6/15/16	115616	SAVE MART SUPERMARKETS SAVE MART SUPERMARKETS	87.25	032016050512	ON THE MOVE BLANKET PO	
1100 CITY COUNCIL	7770 TRAINING/TRAVEL/MEETING	6/15/16		SAVE MART SUPERMARKETS SAVE MART SUPERMARKETS	9.99	062016051815	BLANKET PURCHASE ORDER	
					97.24			
1111 PERSONNEL	7496 CALPERS SERVICES	6/15/16	115617	GEORGE SEPEDA SEPEDA, GEORGE	119.00		RETIREE INSUR/CITY COST	
					119.00			
1511 POLICE-SUPPORT SERVICE	7770 TRAINING/TRAVEL/MEETING	6/15/16	115618	PARKER SEVER SEVER, PARKER	43.67	EXP 4/25-27	EXP/PISMO BCH/4/25-27	

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43.67								
1512-1 POLICE-RECORDS	7495 PROF AND SPEC SERVICES	6/15/16	115619	SHRED-IT US JV LLC DBA SHRED-IT USA LLC	200.65	9410864217	DOC SHREDDING	
200.65								
1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EXP	6/15/16	115620	SIGNWORKS, INC SIGNWORKS, INC	677.71	23413	ROTARY FIELD SIGN	
1511 POLICE-SUPPORT SERVICE	7600 SPECIAL DEPARTMENTAL EXP	6/15/16		SIGNWORKS, INC SIGNWORKS, INC	140.53	23531	HARP DECAL	
818.24								
2071 WASTEWATER TREATMENT PLNT	7600 SPECIAL DEPARTMENTAL EXP	6/15/16	115621	ROBERT SISNEROZ SISNEROZ, ROBERT	19.26	07503	PICTURE FRAMES	
19.26								
1100 CITY COUNCIL	7770 TRAINING/TRAVEL/MEETING	6/15/16	115622	SMART & FINAL CORP SMART & FINAL CORP	17.38	151663	BLANKET PURCHASE ORDER	
1714 PARKS & REC-POOL/SKATE	7680 CONCESSION SUPPLIES	6/15/16		SMART & FINAL CORP SMART & FINAL CORP	3.75	152291	BLANKET PURCHASE ORDER	
1719 PARKS & REC-YOUTH SERV	7680 CONCESSION SUPPLIES	6/15/16		SMART & FINAL CORP SMART & FINAL CORP	485.99	159130	TEEN CTR SNACK BAR	
1714 PARKS & REC-POOL/SKATE	7680 CONCESSION SUPPLIES	6/15/16		SMART & FINAL CORP SMART & FINAL CORP	475.70	159185	BLANKET PURCHASE ORDER	

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1100 CITY COUNCIL	7770 TRAINING/TRAVEL/MEETING	6/15/16	115622...	SMART & FINAL CORP SMART & FINAL CORP	69.54	160950	BLANKET PURCHASE ORDER	
1610 FIRE-ADMIN/SUPPRESS ION	7600 SPECIAL DEPARTMENTAL EXP	6/15/16		SMART & FINAL CORP SMART & FINAL CORP	132.26	161186	BLANKET PURCHASE ORDER	
1719 PARKS & REC-YOUTH SERV	7680 CONCESSION SUPPLIES	6/15/16		SMART & FINAL CORP SMART & FINAL CORP	198.22	162481	TEEN CTR SNACK BAR	
1719 PARKS & REC-YOUTH SERV	7680 CONCESSION SUPPLIES	6/15/16		SMART & FINAL CORP SMART & FINAL CORP	99.22	163479	TEEN CTR SNACK BAR	
					1,482.06			
1512-2 POLICE-COMMUNICATIO NS	7770 TRAINING/TRAVEL/MEETING	6/15/16	115623	RAESANAE SMITH SMITH, RAESANAE	77.76	EXP 5/16-19	EXP/VISALIA 5/16-19	
					77.76			
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	6/15/16	115624	STEPHEN SMITH SMITH, STEPHEN	250.00		FLD PREP 05/28-29	
					250.00			
2031 REFUSE	7770 TRAINING/TRAVEL/MEETING	6/15/16	115625	WILL SMITH SMITH, WILL	259.28	EXP 4/11-14	EXP/SLO/04/11-04/15	
					259.28			
1711 PARKS & REC-SPORTS	7780 UTILITIES-ELECTRICITY	6/15/16	115627	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	1,344.67		2016-05 BABE RUTH	

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1711 PARKS & REC-SPORTS	7780 UTILITIES-ELECTRICITY	6/15/16	115627...	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	615.43		2016-05 BROWN	
1711 PARKS & REC-SPORTS	7780 UTILITIES-ELECTRICITY	6/15/16		SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	24.24		2016-05 CAMPUS	
1711 PARKS & REC-SPORTS	7780 UTILITIES-ELECTRICITY	6/15/16		SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	241.08		2016-05 GREENFIELD	
1711 PARKS & REC-SPORTS	7780 UTILITIES-ELECTRICITY	6/15/16		SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	20.03		2016-05 HARRIS	
1711 PARKS & REC-SPORTS	7780 UTILITIES-ELECTRICITY	6/15/16		SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	510.56		2016-05 LACEY	
1711 PARKS & REC-SPORTS	7780 UTILITIES-ELECTRICITY	6/15/16		SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	627.49		2016-05 SOFTBALL COMP	
2011 PW-STREET MAINTENANCE	7780 UTILITIES-ELECTRICITY	6/15/16		SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	96.97		2016-05	
2011 PW-STREET MAINTENANCE	7780 UTILITIES-ELECTRICITY	6/15/16		SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	1,194.12		2016-05 PANELS	
2011 PW-STREET MAINTENANCE	7780 UTILITIES-ELECTRICITY	6/15/16		SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	110.45		2016-05 SAFETY LIGHTS	
2011 PW-STREET MAINTENANCE	7780 UTILITIES-ELECTRICITY	6/15/16		SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	311.03		2016-05 STREET LAMPS	

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2011 PW-STREET MAINTENANCE	7780 UTILITIES-ELECTRICITY	6/15/16	115627...	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	111.28		2016-05 TR CONT SIG	
2011 PW-STREET MAINTENANCE	7780 UTILITIES-ELECTRICITY	6/15/16		SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	3,152.05		2016-05 TRAF SIGNALS	
2011 PW-STREET MAINTENANCE	7780 UTILITIES-ELECTRICITY	6/15/16		SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	31,449.51		2016-05 VINTAGE EST	
2011 PW-STREET MAINTENANCE	7790 UTILITIES-PRKG LOT ELECTR	6/15/16		SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	203.15		2016-05 PARKING LOTS	
2011 PW-STREET MAINTENANCE	7790 UTILITIES-PRKG LOT ELECTR	6/15/16		SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	79.56		2016-05 XMAS	
2040 FLEET MAINTENANCE	7780 UTILITIES-ELECTRICITY	6/15/16		SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	2,731.97		2016-05	
2061 STORM DRAINAGE-OPERATING	7780 UTILITIES-ELECTRICITY	6/15/16		SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	2,544.94		2016-05	
2071 WASTEWATER TREATMENT PLNT	7780 UTILITIES-ELECTRICITY	6/15/16		SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	25,004.24		2016-05	
2091 INTERMODAL-OPERATING	7780 UTILITIES-ELECTRICITY	6/15/16		SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	204.47		2016-05	
2131 COURTHOUSE SQUARE-OPERTNG	7780 UTILITIES-ELECTRICITY	6/15/16		SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	1,593.76		2016-05	

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240 LAD 90-1 T606 PINECASTLE	7780 UTILITIES-ELECTRICITY	6/15/16	115627...	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	124.56		2016-05	
241 LAD 90-2 T610 PARK MONTRY	7780 UTILITIES-ELECTRICITY	6/15/16		SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	51.13		2016-05	
242 LAD 90-3 T595 MANS #7&8	7780 UTILITIES-ELECTRICITY	6/15/16		SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	25.48		2016-05	
243 LAD 90-4 T619 HYDE PARK	7780 UTILITIES-ELECTRICITY	6/15/16		SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	27.03		2016-05	
244 LAD 91-1 T641 SIERRA VIS	7780 UTILITIES-ELECTRICITY	6/15/16		SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	127.92		2016-05	
245 LAD 92-1 PORTOFINO 1 & 2	7780 UTILITIES-ELECTRICITY	6/15/16		SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	24.64		2016-05	
246 LAD 92-2 CIELO EN TIERRA	7780 UTILITIES-ELECTRICITY	6/15/16		SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	25.54		2016-05	
247 LAD 93-1 T634 VINTAGE EST	7780 UTILITIES-ELECTRICITY	6/15/16		SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	32.18		2016-05	
248 LAD 93-2 T673 WALNUT FRST	7780 UTILITIES-ELECTRICITY	6/15/16		SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	54.04		2016-05	
250 LAD 94-2 T708 STONECREST	7780 UTILITIES-ELECTRICITY	6/15/16		SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	181.82		2016-05	

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251 LAD 94-3 T696 QUAIL RUN	7780 UTILITIES-ELECTRICITY	6/15/16	115627...	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	26.63		2016-05	
252 LAD 97-1 T711 ROSEWOOD	7780 UTILITIES-ELECTRICITY	6/15/16		SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	24.75		2016-05	
255 LAD 98-1 T747 CRYSTAL SP	7780 UTILITIES-ELECTRICITY	6/15/16		SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	24.76		2016-05	
256 LAD 98-2 T759 MT VIEW #1	7780 UTILITIES-ELECTRICITY	6/15/16		SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	53.89		2016-05	
257 LAD 01-1 T680 PC GR #1	7780 UTILITIES-ELECTRICITY	6/15/16		SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	51.00		2016-05	
258 LAD 01-2 T770 CAMBRIDG #1	7780 UTILITIES-ELECTRICITY	6/15/16		SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	52.94		2016-05	
259 LAD 01-3 T771 POPPY HILL	7780 UTILITIES-ELECTRICITY	6/15/16		SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	25.59		2016-05	
260 LAD 01-4 T769 SILVER OAK	7780 UTILITIES-ELECTRICITY	6/15/16		SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	162.37		2016-05	
261 LAD 02-1 T776 ASHTON PK	7780 UTILITIES-ELECTRICITY	6/15/16		SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	54.26		2016-05	
262 LAD 03-1 T789 LA PARC	7780 UTILITIES-ELECTRICITY	6/15/16		SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	25.58		2016-05	

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263 LAD 04-1 T810 SIDONIA	7780 UTILITIES-ELECTRICITY	6/15/16	115627...	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	27.02		2016-05	
264 LAD 04-2 T799 CAMBRIDGE	7780 UTILITIES-ELECTRICITY	6/15/16		SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	102.07		2016-05	
265 LAD 04-3 T795 CAMBRIDGE	7780 UTILITIES-ELECTRICITY	6/15/16		SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	206.86		2016-05	
268 LAD 05-2 T835 COPPER VLY	7780 UTILITIES-ELECTRICITY	6/15/16		SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	54.67		2016-05	
270 LAD 09-1 T877 VICTORY	7780 UTILITIES-ELECTRICITY	6/15/16		SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	25.54		2016-05	
					73,763.27			
1511 POLICE-SUPPORT SERVICE	7785 UTILITIES-GAS	6/15/16	115628	SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	15.78		2016-05 1847156191	
1610 FIRE-ADMIN/SUPPRESS ION	7785 UTILITIES-GAS	6/15/16		SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	70.25		2016-05 0711175100 #2	
2071 WASTEWATER TREATMENT PLNT	7785 UTILITIES-GAS	6/15/16		SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	886.92		2016-05 0732175100	
2100 BUILDING MAINTENANCE	7785 UTILITIES-GAS	6/15/16		SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	0.93		2016-05 1742156100	
2100 BUILDING MAINTENANCE	7785 UTILITIES-GAS	6/15/16		SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	70.90		2016-05 1805156100	

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					1,044.78			
1111 PERSONNEL	7495 PROF AND SPEC SERVICES	6/15/16	115629	DAVID SUMAYA SUMAYA, DAVID	240.00		TUIT PRE 05/9-11	
1111 PERSONNEL	7495 PROF AND SPEC SERVICES	6/15/16		DAVID SUMAYA SUMAYA, DAVID	240.00		TUIT PRE 6/27-29	
					480.00			
1412 BUILDING INSPECTION	4210 CONSTRUCTION PERMITS	6/15/16	115630	SUNSTREET ENERGY GROUP SUNSTREET ENERGY GROUP	100.00	FY16-1502	DEPOSIT REFUND	
1412 BUILDING INSPECTION	4210 CONSTRUCTION PERMITS	6/15/16		SUNSTREET ENERGY GROUP SUNSTREET ENERGY GROUP	100.00	FY16-1510	DEPOSIT REFUND	
1412 BUILDING INSPECTION	4210 CONSTRUCTION PERMITS	6/15/16		SUNSTREET ENERGY GROUP SUNSTREET ENERGY GROUP	100.00	FY16-1514	DEPOSIT REFUND	
1412 BUILDING INSPECTION	4210 CONSTRUCTION PERMITS	6/15/16		SUNSTREET ENERGY GROUP SUNSTREET ENERGY GROUP	100.00	FY16-1515	DEPOSIT REFUND	
					400.00			
251 LAD 94-3 T696 QUAIL RUN	7600 SPECIAL DEPARTMENTAL EXP	6/15/16	115631	PATRICK ENTERPRISES, INC DBA SUPERIOR SOIL SUPPLEMENTS	851.40	16-69163	WOOD FIBER-PLAYGRND	
250 LAD 94-2 T708 STONECREST	7600 SPECIAL DEPARTMENTAL EXP	6/15/16		PATRICK ENTERPRISES, INC DBA SUPERIOR SOIL SUPPLEMENTS	473.00	16-69163B	WOOD FIBER PLAYGRND	
265 LAD 04-3 T795 CAMBRIDGE	7600 SPECIAL DEPARTMENTAL EXP	6/15/16		PATRICK ENTERPRISES, INC DBA SUPERIOR SOIL SUPPLEMENTS	331.10	16-69163C	WOOD FIBER-PLAYGRND	

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271 LAD 09-2 T843 LENNAR	7600 SPECIAL DEPARTMENTAL EXP	6/15/16	115631...	PATRICK ENTERPRISES, INC DBA SUPERIOR SOIL SUPPLEMENTS	543.95	16-69163D	WOOD FIBER PLAYGRND	
					2,199.45			
1716 PARKS & REC-FACILITIES	4510 FM-FACILITIES-OTHER RENTS	6/15/16	115632	ISAURA TAMAYO TAMAYO, ISAURA	30.00		REISSUE CK 114649	
					30.00			
2071 WASTEWATER TREATMENT PLNT	7412 EQUIPMENT MAINTENANCE	6/15/16	115633	TELSTAR INSTRUMENTS, INC TELSTAR INSTRUMENTS, INC	1,515.00	86043	HEATING UNIT CLZ BLD	
2081 WATER-OPERATIONS	7412 EQUIPMENT MAINTENANCE	6/15/16		TELSTAR INSTRUMENTS, INC TELSTAR INSTRUMENTS, INC	1,416.00	86044	CL2 TANK-WELL 48	
2071 WASTEWATER TREATMENT PLNT	7412 EQUIPMENT MAINTENANCE	6/15/16		TELSTAR INSTRUMENTS, INC TELSTAR INSTRUMENTS, INC	582.50	86045	ASHCROFT PRESS SWITCH	
2071 WASTEWATER TREATMENT PLNT	7412 EQUIPMENT MAINTENANCE	6/15/16		TELSTAR INSTRUMENTS, INC TELSTAR INSTRUMENTS, INC	1,658.24	86047	PROBES-AMMONIA MTR	
2071 WASTEWATER TREATMENT PLNT	7412 EQUIPMENT MAINTENANCE	6/15/16		TELSTAR INSTRUMENTS, INC TELSTAR INSTRUMENTS, INC	3,755.10	86048	AMMONIA CONTRL MOD	
2072 SANITARY SEWER COLLECTION	7412 EQUIPMENT MAINTENANCE	6/15/16		TELSTAR INSTRUMENTS, INC TELSTAR INSTRUMENTS, INC	201.99	86091	ESTIMATED SHIPPING/HANDLI	
2072 SANITARY SEWER COLLECTION	7412 EQUIPMENT MAINTENANCE	6/15/16		TELSTAR INSTRUMENTS, INC TELSTAR INSTRUMENTS, INC	16,584.01	86091	LIFT#73 SCADA INSTALL	

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2081 WATER-OPERATIONS	7412 EQUIPMENT MAINTENANCE	6/15/16	115633...	TELSTAR INSTRUMENTS, INC TELSTAR INSTRUMENTS, INC	931.00	86125	SCADA PH SUPP RENEW 2016	
2081 WATER-OPERATIONS	7601 SYS REPR/NON-INVENT ITEMS	6/15/16		TELSTAR INSTRUMENTS, INC TELSTAR INSTRUMENTS, INC	15,298.00	86126	CHLORINE RES ANALYZER: IN	
2071 WASTEWATER TREATMENT PLNT	7412 EQUIPMENT MAINTENANCE	6/15/16		TELSTAR INSTRUMENTS, INC TELSTAR INSTRUMENTS, INC	17,362.29	86137	SEMI ANN CL2 MAINT	
					59,304.13			
1201 FINANCE-ACCOUNTING	7450 PUBLICATIONS AND DUES	6/15/16	115634	THOMPSON PUBLISHING GROUP THOMPSON PUBLISHING GROUP	574.42		FLSA HANDBK 7/16-7/17	
					574.42			
1716 PARKS & REC-FACILITIES	4510 FM-FACILITIES-OTHER RENTS	6/15/16	115635	MARIA TORRES TORRES, MARIA	25.00	2002606	REFUND PRK SHLTR 8456	
					25.00			
1511 POLICE-SUPPORT SERVICE	7495 PROF AND SPEC SERVICES	6/15/16	115636	TRANSUNION RISK & ALTERNATIVE DATA TRANSUNION RISK & ALTERNATIVE DATA	52.50	47911 6/16	ACCT 47911 SEARCH/RPTS/12	
					52.50			
1610 FIRE-ADMIN/SUPPRESS ION	7455 POSTAGE AND FREIGHT	6/15/16	115637	TWO EAGER DREAMS INC DBA U P S STORE #3921	4.60		BLANKET PURCHASE ORDER	
1610 FIRE-ADMIN/SUPPRESS ION	7455 POSTAGE AND FREIGHT	6/15/16		TWO EAGER DREAMS INC DBA U P S STORE #3921	199.90		BLANKET PURCHASE ORDER	

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1610 FIRE-ADMIN/SUPPRESS ION	7455 POSTAGE AND FREIGHT	6/15/16	115637...	TWO EAGER DREAMS INC DBA U P S STORE #3921	3.40		BLANKET PURCHASE ORDER	
1610 FIRE-ADMIN/SUPPRESS ION	7455 POSTAGE AND FREIGHT	6/15/16		TWO EAGER DREAMS INC DBA U P S STORE #3921	9.13		BLANKET PURCHASE ORDER	
1610 FIRE-ADMIN/SUPPRESS ION	7455 POSTAGE AND FREIGHT	6/15/16		TWO EAGER DREAMS INC DBA U P S STORE #3921	13.64		BLANKET PURCHASE ORDER	
1610 FIRE-ADMIN/SUPPRESS ION	7455 POSTAGE AND FREIGHT	6/15/16		TWO EAGER DREAMS INC DBA U P S STORE #3921	39.24		BLANKET PURCHASE ORDER	
1610 FIRE-ADMIN/SUPPRESS ION	7455 POSTAGE AND FREIGHT	6/15/16		TWO EAGER DREAMS INC DBA U P S STORE #3921	101.58		BLANKET PURCHASE ORDER	
					371.49			
556 CFD 91-1 ADMIN EXPENSE	7495 PROF AND SPEC SERVICES	6/15/16	115638	U S BANK U S BANK CM 9690	3,630.00	4306956	US BK FY17 TRUST SVCS	
					3,630.00			
1100 CITY COUNCIL	7560 ADVERTISING & PUBLIC REL	6/15/16	115640	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	3.20		CITY COUNCIL PHOTOS	
1100 CITY COUNCIL	7770 TRAINING/TRAVEL/MEETING	6/15/16		U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	30.00		MEAL/COUNCIL 05/03	
1100 CITY COUNCIL	7770 TRAINING/TRAVEL/MEETING	6/15/16		U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	70.90		MEAL/COUNCIL 05/17	

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1110 CITY MANAGER-CITY CLERK	7770 TRAINING/TRAVEL/MEETING	6/15/16	115640...	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	22.17		FUEL/SACTO 4/27	
1110 CITY MANAGER-CITY CLERK	7770 TRAINING/TRAVEL/MEETING	6/15/16		U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	20.87		MEAL/EDC MTG 4/25	
1110 CITY MANAGER-CITY CLERK	7770 TRAINING/TRAVEL/MEETING	6/15/16		U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	6.96		MEAL/SACTO 4/27	
1110 CITY MANAGER-CITY CLERK	7770 TRAINING/TRAVEL/MEETING	6/15/16		U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	37.01		MEAL/SACTO 4/27	
1110 CITY MANAGER-CITY CLERK	7770 TRAINING/TRAVEL/MEETING	6/15/16		U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	8.69		MEAL/SACTO 4/27	
1110 CITY MANAGER-CITY CLERK	7770 TRAINING/TRAVEL/MEETING	6/15/16		U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	1.75		PKNG/SACTO 4/27	
1111 PERSONNEL	7770 TRAINING/TRAVEL/MEETING	6/15/16		U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	64.56		MEAL/OB ACCTTECH/5/24	
1111 PERSONNEL	7770 TRAINING/TRAVEL/MEETING	6/15/16		U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	8.79		MEAL/OB ACTECH 5/24	
1315 COMPUTER MAINTENANCE	7430 COMPUTER MAINTENANCE	6/15/16		U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	75.60		4 CHARGING CABLES	
1315 COMPUTER MAINTENANCE	7430 COMPUTER MAINTENANCE	6/15/16		U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	149.77		POWER SUPPLY UNITS	

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1315 COMPUTER MAINTENANCE	7430 COMPUTER MAINTENANCE	6/15/16	115640...	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	32.76		USB CHARGER	
1315 COMPUTER MAINTENANCE	7495 PROF AND SPEC SERVICES	6/15/16		U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	0.68		2016-04 AMAZON RTE 53	
1315 COMPUTER MAINTENANCE	7495 PROF AND SPEC SERVICES	6/15/16		U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	12.00		2016-05 AMAZON RTE 53	
1511 POLICE-SUPPORT SERVICE	7770 TRAINING/TRAVEL/MEETING	6/15/16		U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	58.79		MEAL/PROBAT-PAROL SWP	
1513 POLICE-OPERATIONS	7602 SNIPER	6/15/16		U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	169.44		MOUNT RIFLE SCOPE	
1513 POLICE-OPERATIONS	7603 SWAT	6/15/16		U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	1,251.91		19 EMERGENCY MED KITS	
1513 POLICE-OPERATIONS	7603 SWAT	6/15/16		U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	3,737.93		BALLISTIC PLATES (9)	
1610 FIRE-ADMIN/SUPPRESS ION	7600 SPECIAL DEPARTMENTAL EXP	6/15/16		U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	89.90		10 NEEDLE DISPOS CNTN	
1610 FIRE-ADMIN/SUPPRESS ION	7600 SPECIAL DEPARTMENTAL EXP	6/15/16		U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	31.96		4 RING CUTTER WHEELS	
1610 FIRE-ADMIN/SUPPRESS ION	7600 SPECIAL DEPARTMENTAL EXP	6/15/16		U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	64.43		TRNG SHLDS/CPR MASK	

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1710 PARKS & REC-ADMIN	7770 TRAINING/TRAVEL/MEETING	6/15/16	115640...	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	69.51		MEAL/COMM GRDN/05/17	
1710 PARKS & REC-ADMIN	7770 TRAINING/TRAVEL/MEETING	6/15/16		U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	47.73		MEAL/LIFEGUARD 5/13	
1710 PARKS & REC-ADMIN	7770 TRAINING/TRAVEL/MEETING	6/15/16		U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	17.36		MEAL/PIZZA PARTY SUP	
1610 FIRE-ADMIN/SUPPRESS ION	7600 SPECIAL DEPARTMENTAL EXP	6/15/16		U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	89.75 0		USA FLAGS (2)	
1100 CITY COUNCIL	7770 TRAINING/TRAVEL/MEETING	6/15/16		U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	195.00	TR AYERS4	REG/MONTEREY 6/22-24	
1100 CITY COUNCIL	7770 TRAINING/TRAVEL/MEETING	6/15/16		U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	375.00	TR AYERS5	REG/MONTEREY 6/22-24	
1511 POLICE-SUPPORT SERVICE	7922-503 LLEGB EXPLORER POST MTLS	6/15/16		U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	120.95	TR CANO12	LDG/LAS VEGAS/6/10-12	
1511 POLICE-SUPPORT SERVICE	7922-503 LLEGB EXPLORER POST MTLS	6/15/16		U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	120.95	TR CANO12	LDG/LAS VEGAS/6/10-12	
1511 POLICE-SUPPORT SERVICE	7922-503 LLEGB EXPLORER POST MTLS	6/15/16		U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	120.95	TR CANO12	LDG/LAS VEGAS/6/10-12	
1511 POLICE-SUPPORT SERVICE	7922-503 LLEGB EXPLORER POST MTLS	6/15/16		U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	120.95	TR CANO12	LDG/LAS VEGAS/6/10-12	

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1511 POLICE-SUPPORT SERVICE	7922-503 LLEGB EXPLORER POST MTLS	6/15/16	115640...	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	120.95	TR CANO12	LDG/LAS VEGAS/6/10-12	
1610 FIRE-ADMIN/SUPPRESS ION	7770 TRAINING/TRAVEL/MEETING	6/15/16		U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	324.43	TR DELGADIL2	LDG/OLYMPIC VL 4/26-29	
1513 POLICE-OPERATIONS	7770 TRAINING/TRAVEL/MEETING	6/15/16		U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	312.00	TR DIENER	REG/SACTO 11/28-12/ 2	
1610 FIRE-ADMIN/SUPPRESS ION	7770 TRAINING/TRAVEL/MEETING	6/15/16		U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	128.70	TR EKK1	LDG/ANAHEIM 5/18-19	
1610 FIRE-ADMIN/SUPPRESS ION	7770 TRAINING/TRAVEL/MEETING	6/15/16		U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	17.55	TR EKK1	PKNG/ANAHEIM 5/18-19	
1110 CITY MANAGER-CITY CLERK	7770 TRAINING/TRAVEL/MEETING	6/15/16		U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	(101.70)	TR GOMEZ9	REV CHGS CANCEL HOTEL	
1513 POLICE-OPERATIONS	7770 TRAINING/TRAVEL/MEETING	6/15/16		U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	312.00	TR GUSTIN	REG/SACTO 11/28-12/2	
					8,342.15			
2031 REFUSE	7550 OTHER CONTRACTUAL SERVICE	6/15/16	115641	ULINE, INC ULINE, INC	126.80	77017251	REFLECTIVE TAPE	
1714 PARKS & REC-POOL/SKATE	7495 PROF AND SPEC SERVICES	6/15/16		ULINE, INC ULINE, INC	387.87	77276333	BROOM/WASTE CONTAINER	
					514.67			

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2071 WASTEWATER TREATMENT PLNT	7495 PROF AND SPEC SERVICES	6/15/16	115642	UNITED PARCEL SERVICE UNITED PARCEL SERVICE	8.12	F7476V226	KELCO SALES 05/19	
					8.12			
2081 WATER-OPERATIONS	7650 CHEMICALS	6/15/16	115643	UNIVAR UNIVAR	538.43	F0848290	BLANKET PURCHASE ORDER	
2081 WATER-OPERATIONS	7650 CHEMICALS	6/15/16		UNIVAR UNIVAR	486.17	F0848292	BLANKET PURCHASE ORDER	
2081 WATER-OPERATIONS	7650 CHEMICALS	6/15/16		UNIVAR UNIVAR	255.04	F0848293	BLANKET PURCHASE ORDER	
2081 WATER-OPERATIONS	7650 CHEMICALS	6/15/16		UNIVAR UNIVAR	481.75	F0848575	BLANKET PURCHASE ORDER	
2081 WATER-OPERATIONS	7650 CHEMICALS	6/15/16		UNIVAR UNIVAR	545.52	F0848576	BLANKET PURCHASE ORDER	
2081 WATER-OPERATIONS	7650 CHEMICALS	6/15/16		UNIVAR UNIVAR	460.49	F0848577	BLANKET PURCHASE ORDER	
2081 WATER-OPERATIONS	7650 CHEMICALS	6/15/16		UNIVAR UNIVAR	545.52	F0848605	BLANKET PURCHASE ORDER	
2081 WATER-OPERATIONS	7650 CHEMICALS	6/15/16		UNIVAR UNIVAR	680.12	F0848758	BLANKET PURCHASE ORDER	
2081 WATER-OPERATIONS	7650 CHEMICALS	6/15/16		UNIVAR UNIVAR	297.55	F0848760	BLANKET PURCHASE ORDER	

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2081 WATER-OPERATIONS	7650 CHEMICALS	6/15/16	115643...	UNIVAR UNIVAR	226.71	F0848761	BLANKET PURCHASE ORDER	
2081 WATER-OPERATIONS	7650 CHEMICALS	6/15/16		UNIVAR UNIVAR	368.39	F0848762	BLANKET PURCHASE ORDER	
2081 WATER-OPERATIONS	7650 CHEMICALS	6/15/16		UNIVAR UNIVAR	425.09	F0848763	BLANKET PURCHASE ORDER	
2081 WATER-OPERATIONS	7650 CHEMICALS	6/15/16		UNIVAR UNIVAR	106.27	F0848765	BLANKET PURCHASE ORDER	
2081 WATER-OPERATIONS	7650 CHEMICALS	6/15/16		UNIVAR UNIVAR	269.21	F0848766	BLANKET PURCHASE ORDER	
					5,686.26			
1610 FIRE-ADMIN/SUPPRESS ION	7320 COMMUNICATIONS	6/15/16	115644	VERIZON WIRELESS VERIZON WIRELESS	504.96	9765524922	342019390 DATA PORTS	
					504.96			
1511 POLICE-SUPPORT SERVICE	7320 COMMUNICATIONS	6/15/16	115645	VERIZON WIRELESS VERIZON WIRELESS	700.90	9766241793	381-0944 INVESTIGATIONS C	
					700.90			
1511 POLICE-SUPPORT SERVICE	7320 COMMUNICATIONS	6/15/16	115646	VERIZON WIRELESS VERIZON WIRELESS	193.39	9766328608	771937214 AIR CARD	
					193.39			

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1511 POLICE-SUPPORT SERVICE	7320 COMMUNICATIONS	6/15/16	115647	VERIZON WIRELESS VERIZON WIRELESS	20.04	9766346142	872315009 TRACKER	
					20.04			
2011 PW-STREET MAINTENANCE	7720 STREET CONST & MAINT MTRL	6/15/16	115648	CALMART CO, INC DBA VULCAN MATERIALS CO, WESTERN DIV	265.25	71130350	ASPHALT	
					265.25			
2040 FLEET MAINTENANCE	7495 PROF AND SPEC SERVICES	6/15/16	115649	WATERDROPS EXPRESS CAR WASH LLC WATERDROPS EXPRESS CAR WASH LLC	56.00	596642	2016-05 CARWASH-LACEY	
					56.00			
2040 FLEET MAINTENANCE	7495 PROF AND SPEC SERVICES	6/15/16	115650	WATERDROPS EXPRESS CAR WASH LLC WATERDROPS EXPRESS CAR WASH LLC	544.00	596690	2016-05 CARWASH-11TH	
					544.00			
1111 PERSONNEL	7496 CALPERS SERVICES	6/15/16	115651	GEORGE WATSON WATSON, GEORGE	119.00		RETIREE INSUR/CITY COST	
					119.00			
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	6/15/16	115652	DAVID WILLIAMSON WILLIAMSON, DAVID	90.00		FLD PREP 05/28	
					90.00			
1201 FINANCE-ACCOUNTING	7460 DUPLICATING EXPENSE	6/15/16	115653	XEROX CORP XEROX CORP	55.78	084830557	COPIES 05/04-05/21	

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1110 CITY MANAGER-CITY CLERK	7460 DUPLICATING EXPENSE	6/15/16	115653...	XEROX CORP XEROX CORP	154.29	084830558	COPIES 04/21-05/21	
1110 CITY MANAGER-CITY CLERK	7460 DUPLICATING EXPENSE	6/15/16		XEROX CORP XEROX CORP	158.80	084830558	LEASE/CITY MGR	
1111 PERSONNEL	7460 DUPLICATING EXPENSE	6/15/16		XEROX CORP XEROX CORP	154.29	084830558	COPIES 04/21-05/21	
1111 PERSONNEL	7460 DUPLICATING EXPENSE	6/15/16		XEROX CORP XEROX CORP	158.80	084830558	LEASE/PERS	
2010 PW-ADMINISTRATION & ENGR	7460 DUPLICATING EXPENSE	6/15/16		XEROX CORP XEROX CORP	471.76	084830559	COPIES 4/21-05/21-16	
2010 PW-ADMINISTRATION & ENGR	7460 DUPLICATING EXPENSE	6/15/16		XEROX CORP XEROX CORP	318.13	084830559	LEASE/PUBLIC WKS	
1412 BUILDING INSPECTION	7460 DUPLICATING EXPENSE	6/15/16		XEROX CORP XEROX CORP	21.61	084830560	05/04/16-05/21/16	
					1,493.46			
1111 PERSONNEL	7496 CALPERS SERVICES	6/15/16	115654	WES YEARY YEARY, WES	119.00		RETIREE INSUR/CITY COST	
					119.00			
1309 LIABILITY INSURANCE	7330 LIABILITY INSURANCE	6/15/16	115655	YORK RISK SERVICES GROUP, INC YORK RISK SERVICES GROUP, INC-LIAB	3,286.80	6207 05/16	SVC FEE 05/1-05/31/16	
					3,286.80			

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Date: 6/15/2016

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2181 TRANSPORTN FACLT IMP FEE	815665 LCY REALIGN-SH43/SIERRA	6/15/16	115656	ZUMWALT HANSEN, INC ZUMWALT HANSEN, INC	9,108.00	11259	12/10-15-5/4/16 RNDAB	
2181 TRANSPORTN FACLT IMP FEE	815665 LCY REALIGN-SH43/SIERRA	6/15/16		ZUMWALT HANSEN, INC ZUMWALT HANSEN, INC	14,943.36	11260	12/10/15-5/1/16 LACEY	
					24,051.36			
					1,276,149.65			



AGENDA STAFF REPORT

MEETING DATE: 6/21/2016	AGENDA SECTION: A
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SUBJECT:

Community Development: Appeal 2016-04, an appeal of the Planning Commission's denial of Appeal 2016-01 pertaining to the approval of Site Plan Review 2015-05, a proposal to construct a 2016 unit multi-family development in the RM-2 zone located on Centennial Drive and the Future Millennium Way and Mitigated Negative Declaration 2015-03.

RECOMMENDATION:

Staff recommends that the City Council uphold the Planning Commission's denial of the appeal pertaining to the approval of Site Plan Review 2015-05 and Mitigated Negative Declaration 2015-03 with the following actions:

Approve Resolution 16-30-R, denying Appeal 2016-04, which denial will effectively sustain the approval of Site Plan Review 2015-05 and certification of Mitigated Negative Declaration No. 2015-03.

Recommended Motion:

- a. I move to approve Resolution 16-30-R denying Appeal 2016-04 and sustaining approval of Site Plan Review 2015-05 and certification of Mitigated Negative Declaration 2015-03.

APPEAL

On May 6, 2016, Richard Harriman, representing Hanford Environmental Awareness Team and San Joaquin Valley Environmental Defense Center, appealed the Planning Commission's decision to deny Appeal 2016-01, which appeal challenged staff's approval of Site Plan Review 2015-05 and the associated Mitigated Negative Declaration. A copy of the appeal application and the accompanying letter for Appeal 2016-04 is attached as Exhibit A. A full copy of the Planning Commission staff report is attached.

As stated in the appeal, the basis of the appeal is as follows (appellant language in italics):

1. *Hearing before Elected Decision Making Body.* The appeal was scheduled in accordance with the Municipal Code, therefore this issue has been addressed.
2. *Failure to disclose, analyze, and consider the significant adverse impacts to the prescriptive easement to preserve the aesthetic resources and the public path adjacent to the historic Mussel Slough remnant drainage basin/riparian habitat.* The appellant has not submitted any evidence to support the determination that a prescriptive easement exists on the subject property. Even if we assume that easement rights exist, the appellant has failed to provide any evidence reflecting the easement's purpose. There is a maintenance path along the inside of the Mussel Slough basin fence that is designed to be used by the City to access the area for any required maintenance. The maintenance path is on city property and therefore not affected by the proposed project. Since there is no evidence that the easement rights described by the appellant exist or that the path is used for the purposes stated by the appellant, there is no potential for the perceived environmental impacts asserted by the appellant.

- A. The proposed project will not result in any impact to the resources protected by the SAA.
- B. The proposed project will not result in the elimination of a public access.
- C. The proposed project will not result in any impact to the Mussel Slough remnant.

No evidence was submitted by the appellant or any other party to support a conclusion that the proposed project will result in impacts to the Mussel Slough area subject to a streambed alteration agreement.

The appellant assert that the project “will substantially degrade and negatively affect the public trust resource resource (sic) values identified and protected by the common law Public Trust Doctrine recognized and enunciated by the California Supreme Court in *National Audubon Society v. Superior Court of Alpine County* (1983) 33 Cal.3d 419, 433-436. . . .” Staff conferred with the City Attorney, and it was determined that the Public Trust Doctrine is inapplicable in this matter.

The Supreme Court stated in *National Audubon Society* that the government owns all navigable waterways as a trustee of a public trust for the benefit of the people. The Supreme Court determined that the doctrine applies to protect navigable waters and their non-navigable tributaries from harm. In the present matter, the dry slough remnant does not constitute navigable waters or a non-navigable tributary of navigable waters. Therefore, the Public Trust Doctrine is inapplicable.

3. *Proposed condition of approval/mitigation measure requested by appellants to require the applicant to avoid or mitigate significant impacts to the public's access to and enjoyment of the natural resource open space by dedicating the public right of way, constructing and maintaining a pedestrian/bike trail on the project property subject to prescriptive easement for pedestrian safety and enjoyment of public resource values.*

As stated in Item 2, no evidence has been submitted that a prescriptive easement exists on

the subject property, the purpose of such easement (assuming such rights exist), or that there has been any conveyance by the Griswold Family Trust or any other property owner for a public or private easement on the subject property. There does appear to be a path along the fence on the subject property that is used by the property owner and has been used in the past by City Maintenance workers. No evidence of other public use has been submitted. In addition, through consultation with the California Department of Fish and Wildlife, the City of Hanford and the developers subject to the SAA have fully complied with all the provisions of the SAA and that removal of the fence to allow public access to the path within the slough area, would require an application to amend the SAA. Fish and Wildlife also stated that, if the development did not encroach into the Mussel Slough area identified in the SAA, no impacts would result from the proposed project and consultation with Fish and Wildlife is not required.

No evidence has been submitted that would support a finding that the proposed project would result in impacts to the natural resource of the Mussel Slough; therefore no mitigations are required.

4. *HEAT and SJVEDC request a written condition of approval that prohibits the construction of a cinder block wall on the project site facing the MSRBD in order to avoid significant adverse impact to the aesthetic resources of the area adjacent to Mussel Slough and permit the construction of an alternative barrier to public incursion onto the project site.*

A block wall between the proposed project and the Mussel Slough is not proposed as part of the project.

As stated previously, there are no impacts to the Mussel Slough as a result of the proposed project, therefore no mitigation measures to mitigate impacts are required. The City will not impose a condition that is not required as a result of an impact or is inconsistent with the Municipal Code.

5. *The storm water drainage calculation and study shall be required as a condition of approval and as a mitigation measure prior to approval and not as a deferred study and mitigation.*

Regional storm drainage facilities have been developed in the project area consistent with the adopted Storm Water Master Plan. Consistent with the adopted City of Hanford Municipal Code and Public Works Standards, the developer of the project is required to submit a storm drainage master plan, complete with calculations for city review, which shall include consideration for future areas of development located adjacent to the project site to ensure that existing facilities can accommodate the proposed project. The purpose of the calculations is to support the prior determination that the regional facilities can accommodate storm water from the proposed project. No adverse impacts to the City storm drainage system is anticipated as a result of the proposed project. However, should it be determined that the existing storm drainage facilities cannot accommodate the proposed project, it is the responsibility of the developer to ensure that storm water can

be accommodated on site in accordance with existing authority, including, without limitation, the Hanford Municipal Code and Public Works Standards.

The requirement questioned by the appellant is not deferred mitigation, but is a requirement of the City Zoning Ordinance Section 17.60.070 A.5, which states that the project is required to “Install utilities and drainage facilities to the full extent of the service requirements generated by the development”; the study required as a condition of development is required to show compliance with the City Municipal Code, and therefore is not deferred mitigation.

The City is unaware of any failure on the part of the City to monitor and comply with the 2007 MOU or any failure to maintain the riparian habitat as mentioned in the appeal letter. The California Department of Fish and Wildlife monitored the site annually and in 2014 released the property owner from any additional monitoring. In recent conversations with Fish and Wildlife, there was no indication that the area subject to the SAA was maintained in a manner inconsistent with the agreement. The appellant has not submitted any evidence to support a conclusion that the City failed to comply with the 2007 MOU, the 2007 Settlement Agreement or the Streambed Alteration Agreement.

6. *The site plan review findings of consistency with the 2002 City General Plan cannot be made due to legally inadequate general plan as set forth in the second case of action in the amended complaint in HEAT v. City of Hanford (II) (Case No 15C0154)*

The appellant has previously raised this issue stating that the City of Hanford General Plan is legally inadequate based on a letter from the Governor’s Office of Planning and Research (OPR). The City receives a letter every year from OPR. Specifically, the OPR letter states, “General plans that have not been revised within the past eight years are not necessarily legally inadequate.” The letter is not a determination by the State that the General Plan has any legal deficiency.

The proposed project is consistent with the General Plan Land Use Designation of High Density Residential and with the RM-2 zoning. The proposed project is a permitted use as identified in Chapter 17.20 of the Zoning Ordinance and the project complies with all development standards of the RM-2 zone.

The appellant included in his appeal letter an excerpt from the Complaint filed in the HEAT v. City of Hanford (II) case that cites to AB32 and SB375. The statutes resulting from those bills did not, however, invalidate existing general plans. AB 32 establishes a target for Greenhouse Gas (GHG) emissions by 2020. The City has adopted a Climate Action Plan (CAP) compliant with AB32. The CAP contains policies to address reductions in GHG’s.

Senate Bill (SB) 375 (Steinberg, 2008) requires that Metropolitan Planning Organizations (MPO’s) prepare a Sustainable Communities Strategy (SCS) as part of the Regional Transportation Plan that demonstrates how the region will reduce the greenhouse gas emissions (GHG) from automobiles and light trucks to achieve, if there is a feasible way

to do so, the greenhouse gas emission reduction targets approved by the California Air Resources Board (ARB). The Kings County Association of Government (KCAG), of which the City of Hanford is a member, has adopted a SCS Plan in accordance with SB375. Although SB 375 requires consideration of land uses, transportation, and housing in concert, SB 375 does not infringe on the land use jurisdiction of the cities and counties. “Neither a sustainable communities strategy nor an alternative planning strategy regulates the use of land, nor, except as provided by subparagraph (J), shall either one be subject to any state approval. Nothing in a sustainable community’s strategy shall be interpreted as superseding the exercise of land use authority of cities and counties within the region”. (Government Code Section 65080(b)(2)(K)). The adopted SCS identified Scenario 2 as the preferred scenario, which contained specific land use recommendations. As a high density project adjacent to commercial development on an existing collector street with access to existing arterial streets, the proposed project is consistent with the land use recommendations in the SCS found on pages 12-14 and 12-15. The recommendations included increased connectivity of housing to commercial and community facilities, encouraging a mix of housing types in urban centers with increased densities to create a jobs/housing balance and/or proximity.

The appellant also asserts that the City of Hanford 2010 Urban Water Management Plan (UWMP) is outdated. The City has a current adopted and certified 2010 UWMP. The adoption of UWMPs is mandated by the State of California Department of Water Resources on a specific schedule. The 2015 UWMP is required to be updated by July 1, 2016, a public hearing was held on June 7, 2016 and it is anticipated it will be adopted on June 21, 2016. The 2010 UWMP is currently valid and the appropriate document to be utilized at the time of the preparation of the initial study/negative declaration. The appellant has offered no evidence that illustrates that the 2010 UWMP is deficient.

In conclusion, the appellant requests that the City Council grant the appeal and require further analysis and review and preparation of a focused EIR in compliance with the California Environmental Quality Act and Public Resources Code Section 21158.5.

The Mitigated Negative Declaration adequately identified any potential environmental impacts and included mitigation measures that would mitigate any impacts to a less than significant level. The sources and materials used to make the determination were appropriately identified in the initial study.

Public Resources Code 21158.5, raised by the appellant, refers to the preparation of a focused EIR for multiple family developments of less than 100 units.

The statute results from the Legislature’s effort to streamline the environmental review process for multifamily residential projects that satisfy certain requirements. If a multifamily residential project requires an EIR and satisfies the requirements of Public Resources Code 21158.5, the project need only prepare a focused EIR instead of a “full” EIR. Per subsection (a)(2) of the statute, however, a focused EIR only becomes necessary if a negative declaration or mitigated negative declaration cannot be prepared for the project.

The proposed mitigated negative declaration tiers off of the General Plan EIR certified in 2002. After review of the appeal, no evidence has been submitted by the appellant or other individual or agency that would result in a conclusion that there are impacts that were not previously identified or that impacts that were identified could not be mitigated to a level less than significant; therefore, in accordance with Public Resources Code 21157.5, a Mitigated Negative Declaration is the appropriate document for the proposed project and no form of EIR is necessary.

Staff recommends that the Planning Commission deny the appeal and certify the Mitigated Negative Declaration 2015-03 and approve Site Plan Review 2015-05.

PROJECT DESCRIPTION

The applicant, Bajun, proposes to develop a 216 unit apartment complex in the RM-2 Multi-Family zone. Multi-Family units are a permitted use in the RM-2 zone. Permitted uses are only subject to site plan review, which is done administratively.

The project site is located on 13.11 acres. The development includes two-story buildings, a recreation buildings and pool. There are seven open play areas throughout the development. The project is accessed from Millennium Way, has gated access with visitor or guest parking located outside the gate. The units included three bedroom, two bath units, two bedroom two bath units and one bedroom one bath units. Each unit will have a single garage and a parking space, with the exception of the one bedroom units, which will each have a single garage. The proposed parking is consistent with the requirement of the Municipal Code Chapter 17.38. A vicinity map and site are attached as Exhibit B and C.

PROJECT EVALUTION

The proposed project is located in the RM-2 zone, which allows for a density of one unit per each 2,000 square feet of site area as a permitted use. The site area is 13.11 acres, which would allow for up to 285 units. A 216 unit project results in a density of 16.5 units per acre, which is consistent with the General Plan High Density Residential designation of 10 to 22 per acre.

Site Plan Review of permitted uses are reviewed at the staff level and approved administratively. The project meets all the development standards pertaining to setbacks, landscape, open space, parking and access.

BACKGROUND:

On March 9, 2016, the appellants, Hanford Environmental Awareness Team (HEAT), represented by Richard L. Harriman, filed an appeal of the administrative approval of Site Plan Review 2015-05. A copy of that appeal is included in the Planning Commission staff report.

Site Plan Review 2015-05 was approved administratively on June 1, 2016. The appellants submitted an appeal of the administrative approval on June 12, 2015. According to the City of Hanford Municipal Code Section 17.70.010, appeals may be filed within 10 days of the approval. Section 1.04.170 specifically states that when calculating the time as applied in the Municipal Code, the first day is excluded, but the last day is included. Based on this section, a timely appeal would have had to be filed by the end of the day on June 11, 2015.

17.70.010 Planning commission and council reviews.

Within ten days following the date of a decision by the community development department on any zoning interpretation or on any application required by this title, the decision may be appealed to the planning commission by the applicant or any other party adversely affected by the decision of the community development department. An appeal application and required fee shall be filed with the community development department and shall state specifically the basis for the appeal. The provisions of this Chapter 17.70 shall not apply to Chapter 17.68.

1.04.170 Computation of time.

Except when otherwise provided, the time within which an act is required to be done shall be computed by excluding the first day and including the last day, unless the last day is Sunday or a holiday, in which case it shall also be excluded.

The appellants later sued the City alleging that the appeal was rejected as untimely in error. To facilitate a quicker resolution of the matter, the applicant and the City agreed to allow the appeal to move forward.

As part of the June 1, 2015 administrative approval, an initial study and negative declaration was prepared and also approved. The appellant had submitted comments on the proposed negative declaration, which were responded to (copy of response accompanied the Planning Commission staff report).

A copy of the full Planning Commission staff report for Appeal 2016-01 is attached. Copies of the Planning Commission Minutes and information submitted to the Commission during the public hearing is also attached. The approved minutes are summary minutes, full audio is available on the City website <http://hanfordca.swagit.com/play/04282016-1195>.

During the public hearing two people spoke in favor of granting the appeal, Richard Harriman and Robin Mattos. Mr. Harriman stated that he is not against the project, but against the filling in of the Mussel Slough and requested that the appeal be granted and a focused environmental impact report be required. He also submitted a letter to the Planning Commission. Ms. Mattos requested that the city impose a condition requiring the removal of the block wall along the slough and that the slough should remain a natural resource.

Mr. Jeff Reid, representing the applicant, asked that the appeal be denied and stated that there is no evidence submitted to the commission that the proposed project is located on the Mussel Slough.

Staff provided the Commission with a response to the new issues raised in the letter submitted to the Planning Commission and clarification was provided that the cinder block wall was not being proposed along the slough but is required by City Ordinance between the multiple family zoning and the single family zoning.

Following discussion, the Planning Commission voted to approve Resolution 2016-11 approving Mitigated Negative Declaration 2015-03 and affirming approval of Site Plan Review 2015-05.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

In accordance with the California Environmental Quality Act (CEQA), an initial study was completed and a proposed Mitigated Negative Declaration was prepared and noticed on March 28, 2016 to properties within 500 feet of the project site, interested agencies and the appellant. In accordance with CEQA, the comment period was from March 29 to April 18, 2016. The initial study and proposed mitigated negative declaration 2015-03 are located in the Planning Commission Staff Report Part 2, attached.

One comment was received during the comment period from Mr. Harriman on April 8, attached as Exhibit E in the Planning Commission Staff Report. The email states that the initial study incorrectly identifies the property as being within the Pioneer School District and that a copy of previous comments submitted are identified as being attached and they were not. Mr. Harriman further states that due to these two points, the mitigated negative declaration is invalid and must be recirculated. The initial study did refer to Pioneer School District, however the property is not within Pioneer School District. The project is located within the Hanford Elementary School District and Hanford Joint Union High School District. The error does not change the determination that impacts to schools are less than significant and that payment of school impact fees is a valid mitigation measure in accordance with CEQA.

A complete analysis of the comments received as part of the first appeal are found in the APPEAL section of the Planning Commission staff report.

The initial study identified potential impacts to air quality, cultural resources, greenhouse gases, hazards and hazardous materials, hydrology/water quality, noise, population and housing, public services, recreation, transportation/traffic, utilities/service systems. With the exception of greenhouse gases, which was not required to be analyzed in 2002, none of these impacts are anticipated to exceed the impacts addressed in the Hanford General Plan and its associated Program Environmental Impact Report. Impacts to greenhouse gases were evaluated in the initial study and found to be less than significant. The proposed project impacts have been mitigated to a less than significant level with the following mitigation measures, which will be included as conditions of approval of Site Plan Review 2015-05. With the inclusion of the following mitigation measures, impacts from the proposed project are determined to be less than significant, therefore a Mitigated Negative Declaration is the appropriate document for consideration.

Mitigation Measure 1 - The project will be subject to Regulation VIII to reduce PM10 emissions and subject to Rule 9510 as a condition of approval. With these mitigation measures the project will have a less than significant impact.

Mitigation Measure 2 - Development of the site will be subject to SJVAPCD's Indirect Source Rule (Rule 9510) procedures. The applicant will be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD prior to issuance of a building permit. The project may also be subject to Regulation VII, Rule 4641, and Rule 4692.

Mitigation Measure 3: Project conditions of approval will include a requirement that in the case that any human remains are discovered at any time, that construction will cease and the City is notified as well as the County Coroner pursuant to California Health and Safety Code 7050.5 and Public Resources Code 5097.98.

Mitigation Measure 4: The project is required to comply with the adopted Final Regional Climate Action Plan and the rules and regulations of the San Joaquin Valley Air Pollution Control District.

Mitigation Measure 5: The project will be required to comply with all City ordinances, standards and policies which will assure proper grading and storm water drainage into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge.

Mitigation Measure 6: The project will pay impact fees in accordance with the fee schedule adopted at the time of building permit application.

Mitigation Measure 7: The project will pay impact fees in accordance with the fee schedule adopted at the time of building permit application.

Mitigation Measure 8: The project will pay transportation impact fees in accordance with the fee schedule adopted at the time of building permit application.

Full copies of all the documents used to prepare the environmental document are available at the Community Development Department located at 317 N. Douty Street.

FINDINGS FOR APPROVAL

In accordance with Section 17.60.060 of the Hanford Municipal Code, the following findings and actions are required to be made to approve an application for site plan review. The findings and actions below have been included in Resolution 2016-30-R for your consideration:

- A. That all the applicable provisions of this title and the other provisions of this code are complied with;
- B. That the following are so arranged that traffic congestion is avoided, pedestrian and vehicular safety and welfare are protected and there will not be adverse effects on surrounding property;
 - 1. Facilities and improvements;
 - 2. Vehicular ingress, egress, internal regulation, and off-street parking and loading,
 - 3. Setbacks,
 - 4. Height of buildings,
 - 5. Locations of services,
 - 6. Walls, fences and screening of roof and ground equipment,

- 7. Landscaping, including screen planting and street and parking lot trees,
 - 8. Drainage of sites, and
 - 9. Refuse enclosures;
- C. That the proposed lighting is so arranged as to deflect the light away from adjoining properties;
- D. That the proposed signs will comply with all of the applicable provisions of Chapter 17.44;
- E. That adequate provision is made to reduce adverse or potentially significant environmental impacts to acceptable levels.
- F. That the approval is consistent with established legislative policies relating to traffic safety, street dedications and street improvements, environmental quality, and to the zoning, fire, police, building and health codes and public works construction standards and any other applicable federal, state or local laws, rules or regulations.
- G. Based on the Initial Study, and in consideration of all written and oral evidence submitted in this matter, the City Council hereby determines that, with the incorporation of the proposed mitigation measures, the project will not have significant adverse impacts on the environment. The certification of Mitigated Negative Declaration 2015-03 is hereby sustained and the Mitigation Monitoring and Reporting Program that is provided herewith and incorporated by reference, is hereby adopted. The Director of the Community Development Department is directed to prepare and file a Mitigated Negative Declaration for the project, consistent with the form of previously prepared Mitigated Negative Declaration 2015-03.

FISCAL IMPACT:

ATTACHMENTS:

CC Reso 16-30-R
 EXHIBIT A - APPEAL APPLICATION
 EXHIBIT B - VICINITY MAP
 EXHIBIT C - SITE PLAN
 PC Staff Report Part 1
 PC Staff Report Part 2
 Planning Commission Minutes

RESOLUTION 16-30-R

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD DENYING
APPEAL 2016-04, SUSTAINING CERTIFICATION OF MITIGATED NEGATIVE
DECLARATION 2015-03, AND SUSTAINING APPROVAL OF SITE PLAN REVIEW
2015-05, A PROPOSAL TO CONSTRUCT 216 UNIT MULTI-FAMILY
DEVELOPMENT IN THE RM-2 ZONE LOCATED ON CENTENNIAL DRIVE AND
THE FUTURE MILLENNIUM WAY (APN 011-020-045)**

At a regular meeting of the City Council of the City of Hanford duly called and held on June 21, 2016 on motion of Councilman _____, seconded by Councilman _____, and duly carried, the following resolution was adopted:

WHEREAS, the City Council of the City of Hanford conducted a public hearing in accordance with Chapter 17.70.030 of the Hanford Municipal Code pertaining to the appeal of the Planning Commission's denial of Appeal 2016-01, which appeal challenged City staff's approval of Site Plan Review 2015-05, filed by Bajun American, proposing to construct a 216 unit multi-family development in the RM-2 Zone District, located on Centennial Drive and the future Millennium Way (APN: 011-020-045), and the associated Mitigated Negative Declaration (2015-03); and

WHEREAS, the City Council has carefully considered the appeal, staff reports, recommendations, and other evidence and testimony, including, without limitation, the evidence and testimony presented at the public hearing of June 21, 2016; and

WHEREAS, an initial study was prepared for the project, which determined that the project would not result in significant impacts after the implementation of mitigation measures; and

WHEREAS, Mitigated Negative Declaration No. 2015-03 was previously certified; and,

WHEREAS, the Initial Study and Mitigated Negative Declaration No. 2015-03 and all notices related thereto were prepared in compliance with the California Environmental Quality Act ("CEQA") and the City of Hanford Municipal Code and Policies; and

WHEREAS, on the basis of the application, the documentation and information provided in the staff report, the evidence and testimony submitted at the public hearing, other evidence contained within the administrative record for this matter, and the Initial Study prepared for the project, the City Council of the City of Hanford hereby makes findings in accordance with Section 15074 of the CEQA Guidelines that the certification is based on the whole record before it, including the initial study and any comments and that there is no substantial evidence that the project will have a significant effect on the environment; and,

WHEREAS, the initial study relied upon the Final Environmental Impact Report certified for the 2002 General Plan Update, for which a Statement of Overriding Considerations was adopted pertaining to Air Quality, Resolution No. 02-39-R herein incorporated by reference.

THEREFORE, BE IT RESOLVED on the basis of the application, the documentation and information provided in the staff report, the evidence and testimony submitted at the public hearing, other evidence contained within the administrative record for this matter, and the Initial Study prepared for the project, the City Council hereby makes the following findings and decisions pursuant to Section 17.70.030 of the Zoning Ordinance:

- A. That all the applicable provisions of this title and the other provisions of this code are complied with;
- B. That the following are so arranged that traffic congestion is avoided, pedestrian and vehicular safety and welfare are protected and there will not be adverse effects on surrounding property;
 - 1. Facilities and improvements;
 - 2. Vehicular ingress, egress, internal regulation, and off-street parking and loading,
 - 3. Setbacks,
 - 4. Height of buildings,
 - 5. Locations of services,
 - 6. Walls, fences and screening of roof and ground equipment,
 - 7. Landscaping, including screen planting and street and parking lot trees,
 - 8. Drainage of sites, and
 - 9. Refuse enclosures;
- C. That the proposed lighting is so arranged as to deflect the light away from adjoining properties;
- D. That the proposed signs will comply with all of the applicable provisions of Chapter 17.44;
- E. That adequate provision is made to reduce adverse or potentially significant environmental impacts to acceptable levels.
- F. That the approval is consistent with established legislative policies relating to traffic safety, street dedications and street improvements, environmental quality, and to the zoning, fire,

police, building and health codes and public works construction standards and any other applicable federal, state or local laws, rules or regulations.

- G. That based on the Initial Study, and in consideration of all written and oral evidence submitted in this matter, the City Council hereby determines that, with the incorporation of the proposed mitigation measures, the project will not have significant adverse impacts on the environment. The certification of Mitigated Negative Declaration 2015-03 is hereby sustained and the Mitigation Monitoring and Reporting Program attached hereto as Exhibit A, which is incorporated by reference, is hereby adopted. The Director of the Community Development Department is directed to prepare and file a Mitigated Negative Declaration for the project, consistent with the form of previously prepared Mitigated Negative Declaration 2015-03.

THEREFORE, BE IT FURTHER RESOLVED that Appeal 2016-04 is denied and Site Plan Review 2015-05 is approved subject to the following conditions:

ADMINISTRATION DEPARTMENT

Contact City Attorney through the Planning Department (559) 585-2580
Concerning questions that you may have on the conditions listed below:

Defense and Indemnification Provisions:

1. That the applicant shall defend, indemnify, and hold harmless the City of Hanford ("City"), its officials, officers, employees, representatives, agents and attorneys, from and against all claims, damages, losses, judgments, liabilities, expenses and other costs, including litigation costs and attorney's fees, arising out of, resulting from, or in connection with, the City's act or acts leading up to and including approval of any environmental document and/or granting of any approvals relating to the Project. Applicant's obligation to defend, indemnify and hold the City harmless specifically includes, but is not limited to, any suit or challenge by any third party against the City which challenges or seeks to set aside, void or annul the legality or adequacy of any environmental document approved by the City or any approval related to the Project.
2. That the applicant's obligations to defend, indemnify and hold the City, its officials, officers and employees, representatives, agents and attorneys harmless under the provisions of this paragraph shall include, but not be limited to, the cost of preparation of any administrative record by City, staff time, copying costs, court costs, the costs of any judgments or awards against the City for damages, losses, litigation costs, or attorney's fees arising out of a suit or challenge contesting the adequacy of any approval of the environmental document, or any approval related to the Project, and the costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of a suit or challenge contesting the adequacy of the approval of the environmental document or any other approval related to the Project, if the settlement so provides.
3. That the City may, at any time, require the applicant to reimburse City for costs that have been, or which the City reasonably anticipates will be, incurred by the City during the course of any action. Applicant shall reimburse City within thirty (30) days of receipt of an itemized written invoice from City. Failure of the Applicant to timely reimburse the City shall be considered a material violation of the conditions of approval of the Project.

4. That the applicant shall comply with and shall require all contractors to comply with all prevailing wage laws, rules and regulations applicable to the Project. Unless otherwise advised in writing by the City of Hanford, Applicant shall be solely responsible for making any and all decisions regarding whether any portion or aspect of the Project, including, without limitation, any form of reimbursement by the City of Hanford to the Applicant or any contractor, will require the payment of prevailing wages. Further, Applicant will be solely responsible for the payment of any claims, fines, penalties, reimbursements, payments or any other actions that may be initiated against Applicant or any contractor as a result of failure to pay prevailing wages.
5. That the applicant shall defend, indemnify, and hold harmless the City of Hanford, its officials, officers, employees, representatives, agents and attorneys, from and against any and all claims, damages, losses, judgments, liabilities, expenses and other costs, including, without limitation, litigation costs and attorney's fees, arising out of, resulting from, or in any way in connection with any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project. Applicant's obligation to defend, indemnify and hold the City of Hanford harmless specifically includes, but is not limited to, any suit or administrative action against the City of Hanford which claims a violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project.
6. That the applicant obligations to defend, indemnify and hold the City of Hanford, its officials, officers, employees, representatives, agents and attorneys harmless as set forth herein, shall include, but shall not be limited to, staff time, copying costs, court costs, the costs of any judgments or awards against the City of Hanford for damages, losses, litigation costs, or attorney fees arising out of any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project and costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of any such proceeding or suit.

Kings County Environmental Health Services

Contact Troy Hommerding 559-852-2627

Concerning questions that you may have on the conditions listed below

1. Swimming Pool and/or Spas-If a swimming pool and/or Spa are to be part of the project: Prior to construction, the applicant must submit to our office 3 copies of complete construction plans for the swimming pool and/or spa, for review for compliance with applicable codes and regulations. No construction of the pool or spa is permitted without prior written approval of the construction plans by our office. Operation of a public swimming pool and spa also will require payment of annual fees to our office.
2. Valley Fever-As per the Kings County Public Health Officer, Coccidioidesimmiti, the fungus that causes valley fever, a serious and potentially long-term respiratory illness, is endemic in the soils of Kings County. Construction activities that disturb soils containing the spores of the fungus can put workers and the nearby public at risk. Effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. More information regarding the prevention of work related valley

fever is available at www.cdph.ca.gov/programs/hesis/Documents/CocciFact.pdf and <http://www.cdph.ca.gov/programs/ohb/Documents/OccCocci.pdf>. Contact the San Joaquin Valley Air Pollution Control District for more information on dust control techniques.

PLANNING DIVISION

Contact Community Development Manager: Melody N. Haigh (559) 585-2583
Concerning questions that you may have on the conditions listed below

General:

1. That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
2. That all approved proposals of the applicant be conditions of development, if not mentioned herein.
3. That all development conform to the site plan titled Site Plan Review Application No. 2015-05 approved by the Community Development Department.
4. That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review Application shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.
5. That the building address be posted at the site prior to the first building inspection and that a permanent address sign be placed on the site before occupancy.
6. That the project is subject to the Mitigation Monitoring and Reporting Program as attached in Exhibit A.

Architectural Conditions:

1. Elevations, colors and materials of all proposed buildings will be subject to approval by the Planning Division prior to building/grading permit issuance for all elevations.
2. That all pipes, gutters, and chases attached to the building wall shall be painted a similar or complementary color to the existing wall that the item is attached to.
3. That all vents, gutters, downspouts, flashing, etc. are to match the color of adjacent surface.
4. That no surface shall be mirrored so as to cause glare and annoyance to other adjacent properties.
5. That glossy metal surfaces are to be painted to prevent glare.
6. That all painted surfaces shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.
7. That all mechanical equipment, including electrical and gas meters are to be screened from view, and that all new electrical transformers are either underground or screened.

8. That all new and existing electrical boxes, control boxes, and other equipment boxes (*excluding traffic control*) along the street frontage shall be painted hunter green. Prior to painting, the boxes are to be treated with an etching primer (*zinc chromate*) or equivalent.
9. That all exterior architectural elements not detailed on the plans be finished in a style and in materials in harmony with the exterior of the proposed building.

Environmental Requirements:

1. That if cultural resources are discovered during construction or related activities, all work shall be halted and a qualified archeologist and the City of Hanford shall be notified. The find shall be properly investigated and appropriate measures are to be taken before construction may continue.
2. That if fireplaces are proposed in the residential units, natural gas fireplaces or EPA certified wood-burning fireplace/stoves should be installed in every unit that has a fireplace. Conventional open-hearth fireplaces are not allowed.

Off Street Parking:

1. That the 417 parking spaces, as shown on site plan (14 of which are ADA-accessible) (216 of which are covered spaces) is adequate for the 216 apartment complex.
2. That a regular parking lot maintenance program be created to prevent the buildup of dust, debris, and automobile related pollution.

Fencing and Walls:

1. That a 7 foot masonry fence be installed between the project and the adjacent single family zoning
2. All other fencing shall be as shown on the site plan.
3. That a regular parking lot maintenance program be created to prevent the buildup of dust, debris, and automobile related pollution.

Landscaping:

1. That landscape and irrigation plans be submitted for approval by the Community Development Department prior to building permits being issued. Said plans shall conform with Ordinance No. 10-02 "Standards and Procedures for Landscaping Design and Installation".
2. That the landscaping and irrigation system be installed according to the approved landscape plans before the final occupancy.
3. That all proposed landscaping is to be allowed to grow to maturity and continually maintained after planting. Such maintenance is to include pruning, weeding, cleaning, fertilizing and regular watering. Dead and dying plants are to be replaced with live plant materials to ensure compliance with landscaping requirements.

4. That the irrigation system be maintained in an operational order, including replacement of missing or damaged sprinkler heads and timing equipment to be set in accordance with city watering policies.

Screening:

1. That all electrical transformers and/or air-conditioning units be screened with landscaping.

Signage:

1. That the applicant must apply for a separate application for all signage through the Community Development Department.

Lighting:

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

Noise:

1. That construction equipment be muffled and construction activities be limited to the hours between dawn to dusk.

Dust Control:

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

Pre-construction:

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

During Construction:

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

General Fugitive Dust:

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

Ozone Precursors:

1. At all times, ozone precursor emissions should be controlled by the following methods:
2. That all internal combustion-engine drive equipment be properly maintained and well tuned according to the manufacturer's specifications.

BUILDING DIVISION

Contact Building Official: Tom Webb (559) 585-2584

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

1. That building permits must be obtained from the City Building Division for each structure to include but not limited to: buildings, pools, fences, trash enclosures, signs and carports for any structural, plumbing, electrical or mechanical work being done.
2. That no building or structure shall be used or occupied, and no change in the existing occupancy classification of building or structure or portion thereof shall be made until the building official has approved the change and issued a Certificate of Occupancy.
3. That detailed dimensioned plans be provided to the Building Division for each structure prior to obtaining construction permits. Each structure will require a separate submittal and permit.
4. That each structure will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of as applicable:
 - 4.1 1 copy of the City of Hanford Permit Application form
 - 4.2 6 complete sets of Drawings, unless noted, including:
 - 4.2.1 Grading Plan (Civil Drawings)
 - 4.2.2 Site Plan
 - 4.2.3 Architectural Drawings
 - 4.2.4 Structural Drawings
 - 4.2.5 Electrical Drawings
 - 4.2.6 Mechanical Drawings

- 4.2.7 Plumbing Drawings
 - 4.2.8 Landscape Plan
 - 4.2.9 Planning Dept. "Conditions of Approval" or "Resolution"
- printed on the drawings and part of the drawing submittal
- 4.2.10 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
- 4.3 2 complete sets of documentation, unless noted, including:
 - 4.3.1 Architectural Specifications
 - 4.3.2 Structural Calculations
 - 4.3.3 Electrical Calculations, if not included on the drawings
 - 4.3.4 Mechanical Calculations, if not included on the drawings
 - 4.3.5 Plumbing Calculations, if not included on the drawings
 - 4.3.6 Energy Calculations, if not included on the drawings
 - 4.3.7 CalGreen Compliance, if not included on plans
 - 4.3.8 **Compliance with the City of Hanford Landscape Ordinance**
 - 4.3.8 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
5. That the site, as well as the buildings, shall be made accessible and usable by the disabled in accordance with the California Building Code, Chapters 11A and 11B.
 6. That a preliminary soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions prior to approval of site improvement plans. The soils report shall comply with the 2013 California Building Code, Section 1803.
 7. That a final soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions before issuance of building permits.
 8. That a school impact fee of \$3.36(or revision thereof) for each square foot of new building area be paid when building permits are issued.
 9. That all special inspection reports be submitted to the Building Division prior to final inspection.
 10. That separate water and sewer services be provided to each building.
 11. That separate gas and electric services be provided to each building
 12. That all construction shall conform to the 2013 Edition, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen.
 13. That Kings County Impact Fees shall apply in the following amounts:
 - Criminal Justice-----\$ 953.88 per unit
 - Library-----\$ 255.65 per unit
 - Compliance-----\$ 30.59 per unit
 14. That the buildings shall be addressed off of Millennium Way.

15. That the tenant, lessee, and/or owner are responsible for compliance with the Americans with Disabilities Act. By federal law your facility must be made accessible to the highest degree possible.
16. That the applicant provide a complete set of AS-BUILT drawings on CD, in “tif” format, to the Building Division prior to Final Inspection.
17. That the Building Division conducts and approves a Zoning Health & Safety inspection prior to the occupancy of the building.

FIRE DEPARTMENT

Contact Fire Inspector: Susan Martinez at (559) 585-4793 OR smartinez@ci.hanford.ca.us
Concerning questions that you may have on the conditions listed below:

General:

1. **Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances**
2. **Deferred submittals must be received prior to issuance of building permit.**
3. Please include one set of building plans for Fire Department review. A final set of corrected building plans shall be submitted to the fire department once final corrections are made.
4. All fire protection systems must be installed and operational prior to occupying the building and/or issuance of a Certificate of Occupancy.
5. All permit fees are due prior to scheduling any inspections with the Fire Department. To schedule appointments for inspections, please call (559) 585-2545.
6. Scope of work shall be clearly stated on plans.
7. A deposit of \$340.00 is required for each of the following trades:
 - a. Underground fire service;
 - b. Fire sprinkler system (per building); and
 - c. Fire sprinkler monitoring (per building).

Fire Extinguisher(s):

1. Fire extinguishers shall be installed per 2013 California Fire Code, Section 906, Hanford Municipal Code Title 15.

Fire Sprinklers:

2. Fire protection systems required by Chapter 9 of the 2013 California Building and Fire Codes and the Hanford Municipal Code Title 15, shall be installed in accordance with the 2013 Edition of **NFPA 13 (recreation building and garages) and NFPA 13R (apartments)** Standards.

3. A FIRE RISER ROOM IS REQUIRED PER HANFORD PUBLIC WORKS STANDARD WA-27. THIS ROOM SHALL ONLY BE ACCESSIBLE FROM OUTSIDE BY AN EXTERIOR DOOR. ONE EMERGENCY LIGHT WITH BATTERY BACKUP SHALL BE INSTALLED INSIDE THIS ROOM AND THE EXTERIOR DOOR SHALL BE SIGNED "FIRE RISER ROOM."
4. The following City Standards shall apply to the following installations: Fire Service Backflow Preventer Assembly **WA-29**; Fire Pumper Connection **WA-28**; Fire Sprinkler Riser Installation **WA-27**; Fire Hydrant Installation **WA-20**; Concrete Thrust Blocks **WA-32**; Vehicle Protection Posts **WA-35**.

Fire Alarm and/or Fire Sprinkler Monitoring:

5. Fire alarm and detection systems required by Chapter 9 of the 2013 California Building and Fire Codes shall be installed per the 2013 Edition of NFPA 72.
6. Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an approved supervising station. One exterior approved audible device, located on the exterior of each building in an approved location, shall be connected to each automatic sprinkler system.

Emergency Access:

7. A Knox-box (a heavy steel box containing keys to the building) shall be installed; usually at the main entrance to the building. More than one Knox-Box may be required at the discretion of the fire official. The top of the Knox-Box shall not exceed 6'-0" AFF.
8. All entrance gates that are locked that lead to fire department emergency access roads, appurtenances or to the building, shall have a Knox-box, Knox Padlock for manual gates, or a Knox key switch for automatic gates, installed to provide fire department access in case of emergency.
9. The Hanford Fire Department allows the ordering of Knox Box products directly online at www.knoxbox.com or you can obtain an Authorized Order Form from the fire department.
10. Temporary and permanent fire department emergency access roads shall comply with City Standard **ST-36** for Fire Department Access Roads. Fire Department emergency access roads shall be approved and constructed prior to the beginning of on-site construction.

Storage Tanks:

11. All containers, tanks, cylinders and vessels, whether temporary or permanent, containing any type of hazardous material or waste, including flammable and/or combustible liquids, gases or solids shall require a separate plan review and permit, **IF APPLICABLE**.

Fire Hydrants and Required Fire Flow:

12. Required fire flow shall be determined upon review of submitted building plans. Fire hydrant locations shall be reviewed for compliance and approval upon submittal of civil plans to the fire department.

13. All fire mains and fire hydrants shall be installed and operable prior to construction. Fire flow shall be of sufficient capacity for fire protection as required by Appendices B and BB in the California Fire Code. Fire hydrants are to be located as approved by the Fire Department. All fire hydrants and mains are to meet city standard WA-20.
14. Fire service mains shall contain sectional shut off valves in approved locations to allow for the repair and/or maintenance of such system.
15. Fire Department Connections (FDC) may serve more than one (1), but no more than three (3), apartment buildings, excluding the recreation building and garages; FDC's are not required in buildings less than 2,000 s.f. that have one single system connection to the fire service main and that are only one-story. Garages that exceed 2,000 s.f. are required to install an FDC to that building.
16. All fire risers are required to contain one PIV for each building to allow for repairs, emergency shut-off or maintenance. These valves are required to be monitored.
17. Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.
18. Blue dot location marker(s) shall be installed six-inches from the street center line on the side closest to each fire hydrant.

Special Requirements:

19. Site address shall be posted in an illuminated area on the building facing the street. Numbers shall contrast with their background. Size is as follows: Downtown area (existing buildings) 4"; all others: buildings 20 feet or less from street – 6 inch numbers; buildings 21 to 40 feet from street – 8 inch numbers; buildings more than 40 feet from street 12 inch numbers.
20. Fire lane shall be marked by approved signs or other approved notices or markings that include the words NO PARKING – FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof per 2013 CFC 503.3. .

PUBLIC WORKS DEPARTMENT

Contact Senior Engineer Jose Lemus: (559) 585-2556

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

General Requirements:

1. That the developer shall comply with all applicable City of Hanford Public Works Construction Standards and Specifications requirements. Any deviation from said Standards and Specifications must be approved by the City Engineer prior to construction.
2. That an encroachment permit for all improvements proposed within public street right-of-way shall be obtained from the Public Works Department prior to start of construction. Work within the public right of way is subject to engineering review and inspection fees in accordance with City Resolution No. 92-58-R, or any revisions thereof. For additional information regarding encroachment permit requirements, contact the City Engineering Division at (559) 585-2558.

3. That it is recommended that the developer and/or the developer's engineer meet with City Public Works Department staff prior to submittal of improvement plans in order to discuss proposed design of drainage plans for this project. For more information contact the City Engineering Division at (559) 585-2556.
4. That the development is subject to a project grading plan review & permit fee of **\$4,400** in accordance with City Council Resolution No. 10-31-R, and an engineering plan review and inspection fee for improvements located within the public street right of way, in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fees shall be paid prior to approval of plans and before issuance of permits.
5. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation of electric, gas, telecommunications, or other privately owned utilities are the sole responsibility of the developer. The developer is advised that significant project delays may result if utility issues are not resolved prior to start of construction.
6. That track-out of soils and other construction-related materials on to public streets is prohibited.
7. That open cut trenching within major collector or arterial streets is prohibited. Service connections for public or private utilities located within arterial or major collector streets must be bored.

Maps and Plans:

1. That the developer shall submit to the City Engineer a set of construction plans on 24" x 36" sheets for all required improvements. Plans shall be prepared by a registered civil engineer, and shall include a drainage and utility plan identifying sizes and location of sanitary sewer, storm drainage and water mains, curbs, gutters, sidewalks, masonry wall, street improvements and other infrastructure required for development. All plans shall be approved by the City of Hanford and any other agencies affected by the project before the release of the building permits.
2. That prior to beginning any construction, or within ten (10) calendar days after the approved plans are released by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and four (4) bond copies of the approved set of construction plans, and four (4) bound sets of the approved construction specifications, if any.
3. That within twenty (20) calendar days after all improvements have been constructed and accepted by the City, the developer shall submit to the City of Hanford Engineering Division one reproducible (1) reproducible and one (1) bond copy of the approved set of construction plans revised to reflect all field revisions and marked "RECORD DRAWING."

Street Improvements:

1. That the property frontage along Millennium Way shall be improved as a Major Collector Street in conformance with City Standards ST-17 and ST-23, with detached 4'-6" wide concrete sidewalks constructed in accordance with City Standard CO-14. Temporary offsite street improvements shall also be constructed along the north side of Millennium Way west

of the project boundary as necessary to provide a safe transition to existing street improvements.

2. That existing street lights located along the Centennial Drive project frontage shall be protected in place during development of the project. Should removal and replacement of existing street light(s) become necessary due to development of the project, such removal and replacement shall be done at the sole expense of the developer. New street light locations, if necessary, shall be determined by the City Engineer in accordance with City Standard GE-56.

Driveway Access Requirements:

1. That the main project entrance on Millennium Way (West driveway) may be located as shown on the site plan. (Driveway centerline approximately 250' east of project boundary.) Return with wheel chair accessible ramps as shown on proposed site plan.
2. That the secondary project entrance on Millennium Way (East driveway) shall be located a minimum of 175' west of the intersection of Centennial Drive with Millennium Way, measured from centerline of street intersection to centerline of driveway. Return with wheel chair accessible ramps as shown on proposed site plan.
3. All driveway approaches shall be provided with a minimum of 4' ADA access around and in back of each driveway approach. Drive approaches equipped with easy-access curb returns shall be provided with ADA-compliant curb ramps. As shown on proposed site plan.
4. No decorative, stamped, or pigmented concrete work shall be located within the public street right of way. As shown on proposed site plan.

Easement Requirements:

1. That a 10' easement be granted to the City of Hanford for Landscape and Irrigation purposes on the frontage of Centennial Drive and Millennium Way.

Drainage Requirements:

1. That the developer's engineer shall provide a storm drainage master plan complete with calculations for city review, which shall include consideration for future areas of development located adjacent to the project site.
2. That drainage and development of the project site may be subject to the terms of a reimbursement agreement.
3. That the developer shall comply with all State of California requirements applicable to the National Pollutant Discharge Elimination System (NPDES). A Notice of Intent for the development shall be electronically filed by the developer and accepted by the State Water Resource Control Board (SWRCB) prior to any disturbance of soils onsite. Documentation of SWRCB approval of the development shall be provided to the City of Hanford prior to start of construction, and the developer shall comply with all SWRCB General Construction Permit requirements during construction. Contact the SWRCB at www.swrcb.ca.gov for further information.

4. That no track-out of soil, gravel, or other construction-related materials on to public streets is permitted.
5. That project site be developed in conformance with the approved drainage plan, with minor modifications being approved by the Public Works Department.
6. That applicant is required to comply with the State of California Water Resource Control Board requirements specifically related to the National Pollution Elimination System permit process.

Soils Report Requirements:

1. That copies of a preliminary soils investigation report, prepared by a qualified professional soils engineer, shall be provided to both the Public Works and Building Departments for review prior to approval of the development improvement plans.
2. That a final soils report, prepared by the qualified professional soils engineer, shall be provided to the Public Works and Building Departments prior to acceptance of the development improvements or issuance of building permits, whichever occurs first.
3. That the developer shall retain the project design engineer to inspect and verify that all grading within the development is completed in accordance with the approved plans. The engineer shall be required to provide a certification letter to the Building Department prior to issuance of building permits.

DEVELOPMENT IMPACT FEE ESTIMATE:

1. That the development is subject to the following impact fees in accordance with City Ordinances no. 90-09, 90-10, 98-14 and 05-16 or any revisions thereof. Impact fee calculations are based upon square footage of structures and areas of development as identified on the site plan. If changes are made to the structure size or the area of the development, then estimated impact fees shown below will likewise change to reflect the modified conditions. Fees listed below reflect rates effective January 1, 2015 and are subject to change by City Council Resolution. Criteria to calculate impact fees as follows: **Multi-family Residential Units – 217; Net Development Area- 13.11 Acres.** All fees are payable prior to issuance of building permits.
 - A. That the development is subject to a **\$ 447,200.11 Transportation Mitigation Impact Fee** in accordance with City Resolution No. 05-10-R, or any revisions thereof.
 - B. That the development is subject to a **\$ 324,206.68 Water System Impact Fee** in accordance with City Resolution No. 05-14-R or any revision thereof.
 - C. That the development is subject to a **\$ 473,656.75 Wastewater System Impact Fee** in accordance with City Resolution No. 05-15-R or any revisions thereof.
 - D. That the development is subject to a **\$12,585.7312th Avenue Sanitary Sewer Area of Benefit Fee** in accordance with City Resolution No. 92-25-R or any revisions thereof.

- E. That the development is subject to a \$ **99,492.73** **Storm Water System Impact Fee** in accordance with City Resolution No. 05-13-R, or any revisions thereof.
- F. That the development is subject to a \$ **96,430.46** **Fire Protection Impact Fee** in accordance with City Resolution No. 05-11-R or any revisions thereof.
- G. That the development is subject to a \$ **60,727.45** **Police Protection Impact Fee** in accordance with City Resolution No. 05-12-R or any revisions thereof.
- H. That the development is subject to a \$ **560,027.09** **Park System Impact Fee** in accordance with City Resolution No. 05-64-R, or any revisions thereof.
- I. That the development is subject to a \$ **31,942.40** **Refuse and Recycling Impact Fee** in accordance with City Resolution No. 05-63-R, or any revisions thereof.

CITY UTILITY DIVISION

Contact: Mike Cosenza Utility Superintendent (559) 585-2560
Concerning questions that you may have on the conditions listed below:

General:

1. That all utility work within the City right-of-way shall be under the control of a General Engineering Contractor, licensed for that purpose. Contractor shall verify all conditions in the field prior to commencing construction.
2. That locations of existing water, sanitary sewer and storm drain mains in the vicinity of the project site will be marked by Public Works Department staff based upon the city's best available records. Contractor shall provide the City Utility Division with a minimum of 48 hours prior notice when requesting location of existing utilities. The City of Hanford is not a member of Underground Service Alert (U.S.A.).
3. That any utility connections located within Arterial Streets or Major Collector Streets shall be bored. Any pavement disturbed as a result of utility connection work shall be replaced and heater re-mixed.
4. That all utility work and materials shall conform to City of Hanford Construction Standards and Specifications, latest edition.
5. That all new water services installed to serve the development shall be required to comply with backflow prevention standards for multi-family projects.

Water:

1. That the developer shall furnish and install new water service assemblies as required to serve the project for purposes of fire suppression, domestic consumption, and landscape irrigation purposes, including meters and backflow or detector/check devices as applicable, all in accordance with City Standards.
2. That the developer shall furnish and install an onsite fire suppression pipeline system in accordance with Fire Department requirements, which shall have two points of connection to

the public water system, as follows: Fire service connections shall be made to the existing public water main located within Millennium Way

3. That the developer shall furnish and install appropriate cross connection/backflow prevention assemblies for all services provided, including fire service lines.
4. That all backflow prevention assemblies shall be tested and approved prior to being placed in service by a certified technician, with a copy of test results being provided to the City Utility Division.
5. That all existing water wells be abandoned in conformance with State of California Department of Health Services Standards.
6. That the developer shall extend a minimum 12" diameter water main from its current terminus along the Millennium Way property frontage to the west end of the proposed parcel per the city's water master plan.

Sewer:

1. That the developer shall size sewer service lateral(s) to serve the project site in accordance with requirements of the Uniform Plumbing Code, latest edition. (Minimum six-inch lateral size.)
2. That the developer furnish, install, and maintain a grease trap assembly on any sewer lateral receiving waste water from food preparation facilities at the onsite community building. Grease trap assemblies shall be approved and permitted by the City Building Official prior to installation.
3. That all City of Hanford sanitary sewer system impact fees and any applicable sanitary sewer construction reimbursement charges shall be payable prior to permitting connection to the public sanitary sewer system.
4. That the developer shall extend a minimum 12" diameter sanitary sewer main from its current terminus along the Millennium Way property frontage to the west end of the proposed parcel per the city's sewer master plan. Developer shall be entitled to a reimbursement from the City for oversizing for the cost difference between the installation of a 8 inch main and the installation of a 12 inch main. Developer shall submit competitively bid costs (three bids) for City review/approval prior to commencing work per City Specifications.

REFUSE DIVISION

Contact: Mike Cosenza Utility Superintendent (559) 585-2560
Concerning questions that you may have on the conditions listed below:

General Requirements:

1. That nine 10 ft. x 20 ft. inside clear dimension masonry block refuse enclosure with 6' high perimeter walls shall be constructed in accordance with City Std. GE-35, modified for installation of 12" x 12" interior concrete curbs. A minimum 6" thick/ 10 ft. wide concrete roll-out apron shall be constructed across the entire frontage of the enclosure. The refuse

enclosure shall have gates of chain link with earth tone colored vinyl slats. The enclosure shall be architecturally compatible with surrounding buildings & location of enclosure must be approved by both the Public Works and Community Development Departments.

2. That nothing other than the city refuse bins shall be stored or kept in refuse enclosures.
3. That refuse enclosure gates shall be securely closed except when in use.
4. That refuse enclosures shall not be located adjacent to combustible construction or beneath windows or non-protected eaves.
5. That a final site plan showing where refuse enclosure(s) will be located must be submitted to the Community Development Department for approval before building permits may be issued. The latest site plan was missing one enclosure and location of one proposed was to be changed for ease of access of refuse truck.
6. That all onsite vehicle drive aisles and parking lot areas subject to city refuse truck access shall be surfaced in accordance with City Std. GE-32 industrial parking lot standards.
7. That the applicant shall participate in all available waste recycling & reuse programs.

THEREFORE, BE IT FURTHER RESOLVED, that based on the above and incorporated findings, the City Council approves Site Plan Review 2015-05.

PASSED, ADOPTED AND APPROVED this 21st day of June, 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 21st day of June, 2016.

Date: _____

City Clerk

Attachment: CC Reso 16-30-R (1540 : Appeal 2016-04)

EXHIBIT A

MITIGATION, MONITORING AND REPORTING PROGRAM

ENVIRONMENTAL FACTOR - AIR QUALITY

Mitigation Measure 1 - The project will be subject to Regulation VIII to reduce PM10 emissions and subject to Rule 9510 as a condition of approval. With these mitigation measures the project will have a less than significant impact.

RESPONSIBLE PARTY - Developer

Mitigation Measure 2 - Development of the site will be subject to SJVAPCD's Indirect Source Rule (Rule 9510) procedures. The applicant will be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD prior to issuance of a building permit. The project may also be subject to Regulation VII, Rule 4641, and Rule 4692.

RESPONSIBLE PARTY - Developer

ENVIRONMENTAL FACTOR –CULTURAL RESOURCES

Mitigation Measure 3: Project conditions of approval will include a requirement that in the case that any human remains are discovered at any time, that construction will cease and the City is notified as well as the County Coroner pursuant to California Health and Safety Code 7050.5 and Public Resources Code 5097.98.

RESPONSIBLE PARTY – Developer and City

ENVIRONMENTAL FACTOR –GREEN HOUSE GASES

Mitigation Measure 4: The project is required to comply with the adopted Final Regional Climate Action Plan and the rules and regulations of the San Joaquin Valley Air Pollution Control District.

RESPONSIBLE PARTY – Developer and City

ENVIRONMENTAL FACTOR –HYDROLOGY AND WATER QUALITY

Mitigation Measure 5: The project will be required to comply with all City ordinances, standards and policies which will assure proper grading and storm water drainage into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge.

RESPONSIBLE PARTY – Developer and City

ENVIRONMENTAL FACTOR –PUBLIC SERVICES

Mitigation Measure 6: The project will pay impact fees in accordance with the fee schedule adopted at the time of building permit application.

RESPONSIBLE PARTY – Developer and City

ENVIRONMENTAL FACTOR –RECREATION

Mitigation Measure 7: The project will pay impact fees in accordance with the fee schedule adopted at the time of building permit application.

RESPONSIBLE PARTY – Developer and City

ENVIRONMENTAL FACTOR –TRANSPORTATION/TRAFFIC

Mitigation Measure 8: The project will pay transportation impact fees in accordance with the fee schedule adopted at the time of building permit application.

RESPONSIBLE PARTY – Developer and City

CITY OF HANFORD

Application for: APPEAL NO. 2016-04

City of Hanford
Community Development Department
317 N. Douty Street
Hanford CA 93230 (559) 583-1633
(209) 585-2580 FAX: (209) 585-4452

Application Fee: \$1000.-
Environmental Review Fee: _____
Other Fees: _____
Total Fees: _____
Env. Rev. No. _____ File No. 517-0042

PART A: GENERAL INFORMATION

APPLICANT

NAME Richard L. Harriman ADDRESS 1078 Via Verona CITY Chico, CA 95973-
PHONE (530) 343-1386 Drive 1031

Email: harrimanlaw1@sbcglobal.net

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

Appeal Application No. 2016-01 Decision Made On April 26, 2016
re Site Plan Review No. 2015-05 Negative Dec. No. 2015-03
Briefly describe what the appeal is concerning, whether it be the entire decision made by the Department or Commission or a particular condition(s) of approval.

See letter attached, which is incorporated by
reference herein.

APN: 011-020-045

Are you or were you a party in the original application? No.

If not, please state the basis of your interest: Attorney for public interest
organizations, appellants in
Appeal No. 2016-01

PART B: CERTIFICATION

APPLICANT

Richard L. Harriman, Esq.
Signature of Applicant
on behalf of Hanford Environmental Awareness Team
and San Joaquin Valley Environmental Defense
Center

Law Offices of
Richard L. Harriman
1078 Via Verona Drive
Chico, CA 95973-1031
Telephone: (530) 343-1386
Email: harrimanlaw1@sbcglobal.net

May 6, 2016

VIA FACSIMILE TRANSMISSION AND EMAIL TRANSMISSION

[Fax No. (559) 583-1633 and Email: dmata@cityofhanfordca.com]

City of Hanford
 Planning and Community Development
 City of Hanford
 317 N. Douty Street
 Hanford, CA 93230

Re: Hanford Environmental Awareness Team (HEAT) and San Joaquin Valley
 Environmental Defense Center/City of Hanford
 Re Bajun American Properties, L. P. Project
 West Centennial Drive and Millennium Way [APN 011-020-045]
 Appeal of Planning Commission Denial of Appeal No. 2016-01
 Site Plan Review No. 2015-05 (502.0940)
 Revised Mitigated Negative Declaration No. 2015-03
 Appeal to Hanford City Council
 [Public Resources Code Section 21151, subd. (c)
 Date of Hearing: April 26, 2016

Dear Ms. Mata:

On behalf of my clients, Hanford Environmental Awareness Team (HEAT) and the San Joaquin Valley Environmental Defense Center, a California corporation, in formation, I am hereby filing an Appeal of the decisions and actions taken by the Hanford Planning Commission at its hearing on April 26, 2016, including the Commission's denial of Appeal No. 2016-01 filed on behalf of my clients and me, the Commission's approval of the Application for Site Plan Review No. 2015-05 and Revised Negative Declaration No. 2015-03. In addition, Appellants demand a hearing before the City Council, pursuant to Public Resources Code section 21151, subd. (c); to-wit, a hearing before the elected decision-making body of the City of Hanford

The grounds for the appeal are as follow.

1. Hearing Before Elected Decision-Making Body

Pursuant to Public Resources Code section 21151, subd. (c), Appellants demand that their Appeal of the Planning Commission's decisions and actions be heard by the Hanford City Council, including without limitation, the application for Site Plan Review No. 2015-05, Revised Negative Declaration No. 2015-03, and Appellants' Appeal of the Planning Commission's denial of Appeal No. 2016-01.

2. Failure to Disclose, Analyze, and Consider the Significant Adverse Impacts to the Prescriptive Easement to Preserve the Aesthetic Resources and Public Path Adjacent to the Historic Mussel Slough Remnant Drainage Basin/Riparian Habitat

The Revised Mitigated Negative Declaration (MND), prepared by the City's Staff fails to disclose, analyze, and consider the significant adverse impacts to the aesthetic and open space resources in the environmental setting and open space resources of the historic Mussel Slough Remnant Drainage Basin disclosed and protected in and for the public as public trust assets by the Streambed Alteration Agreement approved by the California Department of Fish and Game in March, 2008, referred to in the MND adjacent to the Project.

Due to the proposed obstruction and elimination of public access to the path obtained by Prescriptive Easement used for over five (5) years by the public to traverse the trail on the Applicant's property, the approval of the Application for Site Plan Review No. 2015-05 and the adoption of Negative Declaration No. 2015-03, Appellants will interfere with the public's right to view, appreciate, and enjoy the open space natural resources created by the riparian habitat preserved by the 2007 HEAT Settlement and MOU with the previous owner of the Project area and the City of Hanford.

The development and construction of the proposed Project, as designed, will result in

- A. Significant adverse impacts to the aesthetic resources protected by the 2008 SAA, cited in the record;
- B. Will cut off the public's right of access and enjoyment of the public trust values protected by both the California Environmental Quality Act ("CEQA") [Public Resources Code section 21000 et seq.],
- C. Will substantially degrade and negatively affect the public trust resource values identified and protected by the common law Public Trust Doctrine recognized and enunciated by the California Supreme Court in *National Audubon Society v. Superior Court of Alpine County* (1983) 33 Cal.3d 419, 433-436 (see values protected at 33 Cal.3d 435, including ecological, recreational, scenic views, observation of wildlife and bird habitat.)

3. **Proposed Condition of Approval/Mitigation Measure Requested by Appellants to Require the Applicant to Avoid or Mitigate Significant Impacts to the Public's Access to and Enjoyment of the Natural Resource Open Space by Dedicating Public Right of Way, Constructing, and Maintaining a Pedestrian/Bike Trail on the Project Property Subject to Prescriptive Easement for Pedestrian Safety and Enjoyment of Public Trust Resource Values**

Applicant should be required to mitigate the adverse impacts of the Project to aesthetic resources, pedestrian safety, and open space resource values of the Mussel Slough Remnant/Drainage Basin (MSRDB) by constructing a 15' wide pedestrian/bicycle trail covered with de-composed granite or asphalt cement from the corner of Centennial Drive and Millennium Way around the edge of the eastern, southeastern, and southern edge of the BAP Project to the westerly edge of the BAP Project boundary and shall maintain this pedestrian trail in perpetuity. The City shall reimburse Applicant for such construction from its Park Fees paid to the City, and Applicant shall maintain the pedestrian trail, which easement and covenant shall run with the land. This pedestrian Right of Way was originally reserved by the Griswold Family Trust at the time of the transfer and conveyance of its property on the east bank of the historic Mussel Slough, when it was initially transferred to Wal-Mart, and, subsequently, to the City of Hanford for use as a drainage basin.

Although the City has disclosed the SAA and has a duty to protect and maintain the natural resources identified, recognized and protected by the SAA, the City has failed to discharge its duty to protect the public's right to access and enjoyment of the MSRDB by requiring conditions for the proposed Site Plan Review No. 2015-05 that are readily available and reasonable feasible for the Applicant to perform, such as requiring the Applicant to dedicate the portion of its Project site that is burdened by the Prescriptive Easement as an easement of access to the resources protected by the CDFG SAA imposed on the MSRDB.

Furthermore, Appellants have communicated to the Applicant's counsel and to the City's Attorneys that Appellants have previously arranged to obtain an incorporated Land Trust accredited by the Land Trust Alliance to accept the transfer of the trail on the prescriptive easement from the Applicant, subject to the payment of an endowment that would provide legal protection for the Applicant, insurance and maintenance of the trail in perpetuity. Therefore, the Applicant, the City, and the City taxpayers would be protected from liability; and the public would retain its right to access to and enjoyment of the MSRDB that it is entitled to and, until the recent posting of "No Trespassing" signs on the subject property, was enjoying.

4. **HEAT and SJVEDC Request the a Written Condition of Approval that Prohibits the Construction of a Cinder Block Wall on the Project Site Facing the MSRBD in Order to Avoid Significant Adverse Impacts to the Aesthetic Resources of the Area Adjacent to Mussel Slough and Permit the Construction of an Alternative Barrier to Public Incursion onto the Project Site.**

On behalf of the public's interest in maintaining the wildlife and aesthetic values of the MSRDB, HEAT and SJVEDC request the City Council to require Applicant to mitigate the adverse aesthetic impacts to the open space resources and aesthetic values of the MSRDB riparian habitat by accepting a Condition of Approval (COA) that requires the Applicant not to construct a 6' cinder-block wall along the boundary of the Applicant's property line from intersection of Centennial Drive and Millennium Way around the property line to its westerly property line.

Instead, Appellants request that any solid fencing or barrier as described above be replaced by a 6' open wrought iron or chain link fence with green or brown plastic slats in the openings of the chain link fence that faces the north side of the Mussel Slough Remnant/Drainage Basin. Appellants do not object to the City's COA requiring the construction of a 6' cinder-block wall along the western property line between the adjacent property along Avenue 12 1/2, as required by the City Municipal Code, between Residential and Commercial zoned properties.

5. The Stormwater Drainage Calculations and Study Shall be Required as a Condition of Approval and as a Mitigation Measure Prior to Approval And Not as A Deferred Study and Mitigation

Due to the substantial changes to the area developed at the area designated in the City's 2002 General Plan as a "Centroid" in the area of the intersection of Twelfth Avenue and West Lacey Boulevard, and the City's outdated 1995 Storm Water Management Plan, HEAT and SJVEDC object to the "deferred" Condition of Approval and/or Mitigation Measure that requires the Drainage Study and calculations to be performed as a condition subsequent to the approval of the Site Plan Review No. 2015-05 and the MND No. 2015-03. Applicants object to the use of a condition subsequent or a "deferred" Mitigation Measure that would be monitored and compliance enforced by the lead agency, based on the City's failure to monitor and comply with the 2007 MOU, as evidenced by its failure to maintain the riparian habitat in the MSRDB required under both the 2007 Settlement Agreement with the previous owner of the Project area and the City under the 2007 Memorandum of Understanding, as well as the 2008 Streambed Alteration Agreement with the previous owner, which is referred to in the MND. The California Environmental Guidelines and reported case law require findings that the Drainage Study and Calculations cannot be performed prior to the approval of the MND and the Site Plan Review. [See reasoning and case citations in *Sierra Club v. County of Fresno*, Fifth District Court of Appeal, case pending in the California Supreme Court, citing *SOCA v. City of Sacramento* case, addressing the necessity of findings by the lead agency prior to the approval and adoption of a deferred mitigation.]

6. The Site Plan Review Findings of Consistency with 2002 City General Plan Cannot Be Made Due to Legally Inadequate General Plan as Set Forth In the Second Cause of Action in the Amended Complaint in *HEAT v. City of Hanford (II)* [Case No. 15 C 0154]

Appellants respectfully submit that the City Council should not approve the application for Site Plan Review No. 2015-15 unless and until the City has completed its comprehensive General Plan Update (GPU), which is currently being prepared and considered, and until the Final Environmental Impact Report (FEIR) for the GPU has been adopted and certified, on the grounds that the current City General Plan is outdated and legally inadequate. Therefore, the City Council cannot legally make findings of consistency of the proposed Site Plan Review No. 2015-05, unless and until the GPU and its has been updated to address the issues raised in the *HEAT II* case that was current decided in favor of HEAT based on the First Cause of Action in the Amended Petition. Appellant HEAT and the City stipulated that the Appellants' claims set forth in the Second Cause of Action for Declaratory Relief were dismissed without prejudice to Appellant's raising them in a subsequent action.

The Second Cause of Action of the verified Amended Petition of Kings County Superior Court Case No. 15 C 0154 includes the following allegations, including the Prayer for Relief, which are incorporated by reference in Appellants' objections to approval of the Site Plan Review No. 2015-05. [Amended Pleading, pages 15-18, with First Cause of Action omitted.]

"SECOND CAUSE OF ACTION

[Declaratory Relief – Inadequacy of 2002 City General Plan]
(Code of Civil Procedure Section 1060)

50. Plaintiffs re-allege and incorporate herein by reference each and every allegation contained in paragraphs 1 through 49, inclusive, as though fully set forth herein.

51. Plaintiffs allege that a dispute and controversy has arisen between the parties concerning the respective rights of the public and the duties of the Respondents regarding the issue of whether the 2002 City General Plan and the Final Environmental Impact Report are outdated and legally inadequate, based on the fact that neither documented has been updated or amended to include disclosure, consideration, and analysis of the environmental setting and baseline for the potentially significant adverse cumulative impacts from Green House Gas emissions (GHGs) [AB 32]; an analysis of the potential impacts due to urban sprawl and potential benefits provided by such analysis as required in SB 375; an updated Urban Water Management Plan, instead of the City's outdated 2010 Urban Water Management Plan; the historic four-year drought and its impacts on a sustainable long-term supply of groundwater relied upon for the City's water supply [SGMA, referred to above]; the extreme non-attainment designation for the San Joaquin Valley Air Basin adopted after the City's approval of the 2002 General Plan; cumulative adverse impacts to the City's stormwater management system,

including the Mussel Slough and drainage basin; and the new adverse cumulative impacts to traffic circulation impacts from new projects located in the area of the Twelfth Avenue and W. Lacey Boulevard "Centroid" designated in the City's Land Use Element.

52. Petitioner contends that the City had a duty to update the 2002 General Plan to respond to the significant new legislation set forth hereinabove after the receipt of the 2012 letter from the Governor's Office of Planning and Research and that without such updates, the City's 2002 General Plan and FEIR are legally outdated and inadequate and that the environmental background/setting and cumulative adverse impacts must be revised and updated. The City contends that its 2002 City General Plan and FEIR are legally adequate and may be relied upon to make findings of consistency with the Bajun American Properties, L.P. Site Plan Review No. 2015-05 and to address the cumulative adverse impacts from the above-referenced sources in Negative Declaration No. 2015-03.

53. These issues are timely raised by the filing of this action by Plaintiff and are ripe for adjudication herein; this dispute and controversy involves an issue of continuing importance to the public interest with respect to public health and safety and will continue to be contested by the Plaintiffs and Defendants and other members of the public if it is not heard, determined, and adjudicated by this Honorable Court.

54. Wherefore, Plaintiffs respectfully petition the Court to hear, determine, and adjudicate the rights and duties of the respective parties and to determine whether the statutory provisions and policies of the California Environmental Quality Act and the State Planning and Zoning Law require the County to revise and update its 2002 General Plan and EIR prior to the review, consideration, and approval of the land use entitlements applied for by BAP and environmental review for the BAP Project or other similar projects in the Centroid area of Twelfth Avenue and W. Lacey Boulevard, including the area included within Reorganization No. 142.

PRAYER

WHEREFORE, Petitioner prays this Honorable Court to enter judgment for Petitioner and against Respondents, as follows.

....

As to the Second Cause of Action for Declaratory Relief:

1. That the Court hear, determine, and adjudicate the rights and duties of the respective parties and determine whether Respondent City's 2002 General Plan and Final Environmental Impact Report are legally outdated and inadequate.

As to All Causes of Action re Request for Injunctive Relief:

1. That the Court issue a temporary restraining order, preliminary injunction *pendente lite*, and a permanent injunction enjoining and restraining Defendants and Respondents from the following actions: approving any application for any tentative parcel or subdivision map, grading or excavation permit, building permit, and/or any and all other development or construction permit or development entitlement in furtherance of the Bajun American multi-family apartment project, which is the subject of this action, unless and until the Court has heard and finally

adjudicated this action and unless and until Defendants have prepared, noticed, circulated to the public, reviewed, approved, and certified an adequate environmental review document for the subject Bajun American Project.

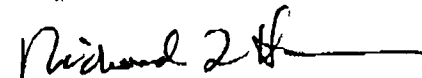
2. That Defendant and Respondent City of Hanford and its agents, servants, and employees be restrained, enjoined, and ordered not to violate the terms and conditions set forth in the settlement documents executed by them in connection with the settlement of Kings County Superior Court Case No. 07C 0259

3. That the Court issue a temporary restraining order, preliminary injunction *pendente lite*, and a permanent injunction enjoining and restraining Defendants and Respondents from approving and/or adopting any land use entitlement which is located on, in, or in close proximity to the Mussel Slough or remnants of Mussel Slough within the jurisdiction of the City of Hanford which requires findings of consistency with the City of Hanford 2002 General Plan Conservation and Open Space Elements, unless and until Respondents have completed, reviewed, and approved the City's update of the City's 2010 Urban Water Management Plan (UWMP), an update of the City's 2005 Storm Water Management Plan (SWMP), groundwater recharge plan, and the current General Plan Update and FEIR have been circulated, adopted and certified."

Conclusion

For the foregoing reasons, HEAT and SJVEDC respectfully request the City Council to grant this Appeal and to remand the proposed Revised Mitigated Negative Declaration to City Staff for further analysis and review and that Staff should recommend the preparation and re-circulation of a Focused EIR or other subsequent environmental review document which complies with the requirements of CEQA, pursuant to Public Resources Code section 21158.5, which has been previously referred to in the *HEAT II* litigation. [Kings County Superior Court Case No. 15 C0154]

Respectfully submitted,

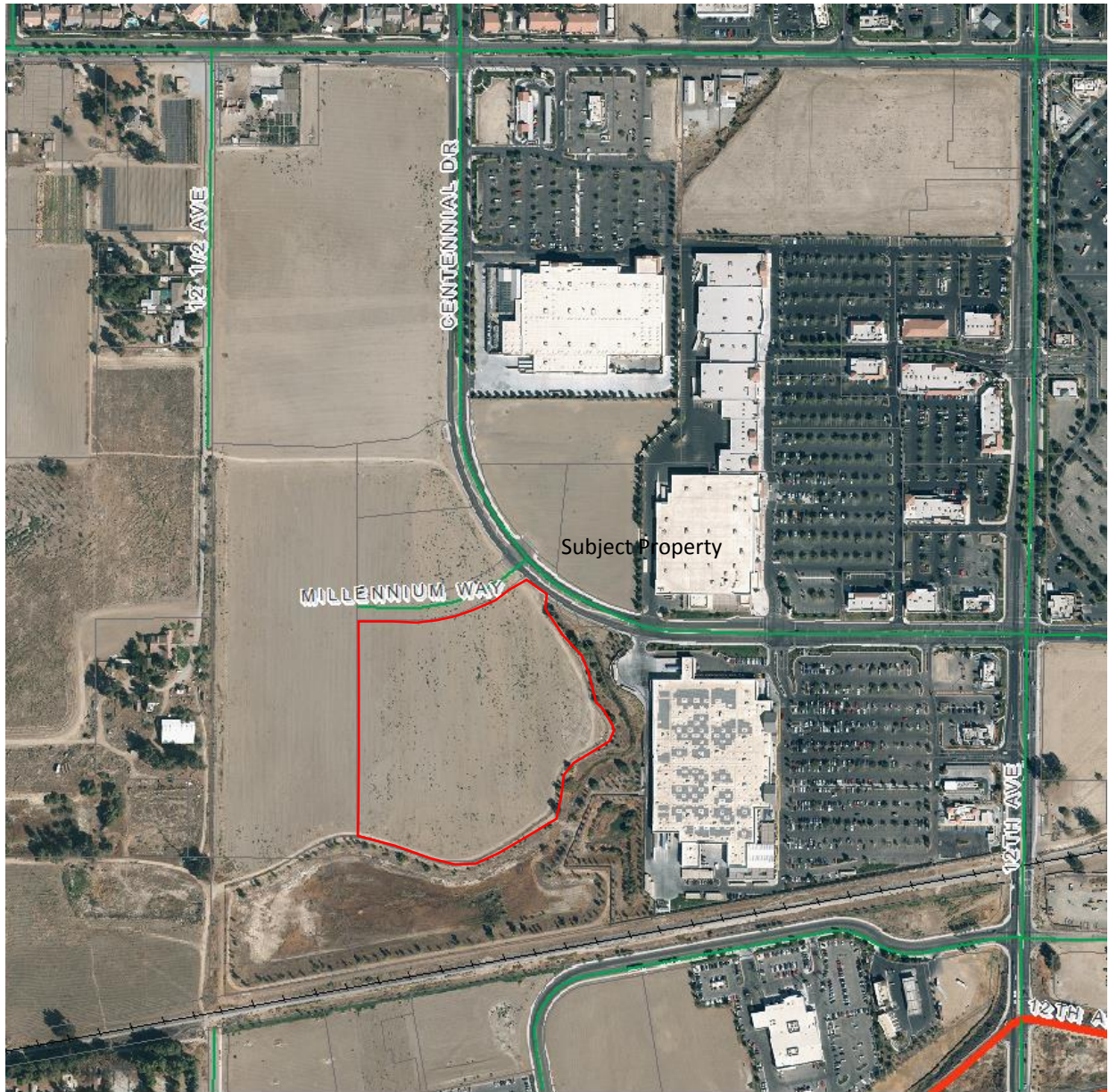


RICHARD L. HARRIMAN
Attorney for HEAT and SJVEDC

cc: Clients

RLH/hr

EXHIBIT B - LOCATION MAP



Attachment: EXHIBIT B - VICINITY MAP (1540 : Appeal 2016-04)



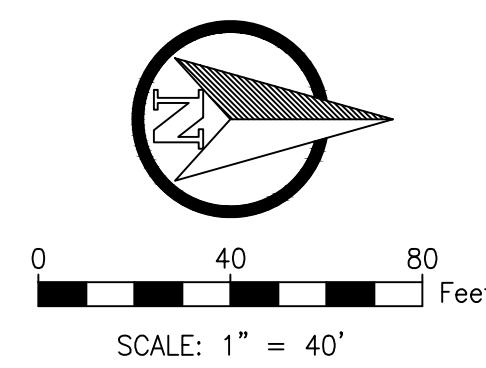
PARKING STALL COUNT

TYP. 9' W. STALLS	= 184
8' W. COMPACT STALL	= 3
4-CAR GARAGES (2)	= 8
8-CAR GARAGES (26)	= 208
HANDICAP STALLS	= 14
TOTAL	= 417

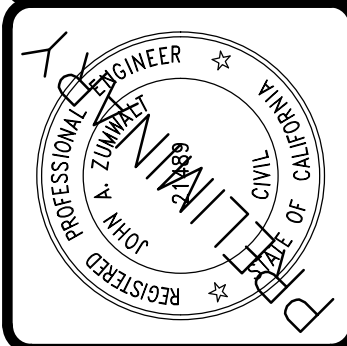
LEGEND

- (A) 4 UNITS UPPER
4 UNITS LOWER
3 BEDROOM
2 BATH
1128 SQ. FT. EACH
- (B) 4 UNITS UPPER
4 UNITS LOWER
2 BEDROOM
2 BATH
1068 SQ. FT. EACH
- (C) 4 UNITS UPPER
4 UNITS LOWER
1 BEDROOM
1 BATH
720 SQ. FT. EACH

- HANDICAP STALL
CITY STD. TRASH BIN
COMPACT STALL
PROPOSED PAVEMENT
PROPOSED CONCRETE
PROPOSED LANDSCAPE AREA
EXISTING PAVEMENT
EXISTING CONCRETE



BAJUN AMERICAN PROPERTIES, LP
1315 EAST CURTIS AVENUE
REEDLEY, CA 93654



SITE PLAN
SPR 2013-##
for
PARCEL D OF PM 19-100,
KINGS COUNTY RECORDS

CIVIL ENGINEERS
**ZUMWALT
HANSEN INC.**
LAND SURVEYORS
609 N. Irwin St.
Hanford, CA 93230
Office: (559) 582-1056
Fax: (559) 584-4143

DRAWN BY: JRJ
CHECKED BY: JZ
INDEXED BY:
DATE: See Below
JOB NO.: 0741612
SHEET: 1 OF 1



AGENDA STAFF REPORT

MEETING DATE: 4/26/2016	AGENDA SECTION: 2
--------------------------------	--------------------------

SUBJECT:

Appeal filed by Hanford Environmental Awareness Team (HEAT) of Site Plan Review 2015-05 and Negative Declaration No. 2015-03. Site Plan Review 2015-05 is a request to construct a 216 unit multi-family development in the RM-2 zone. (APN 011-020-045)

RECOMMENDATION:

Staff recommends that the Planning Commission uphold the approval of Site Plan Review 2015-05 with the following actions:

Approve Resolution 2016-11, sustaining the approval of Site Plan Review 2015-05 and certification of Mitigated Negative Declaration No. 2015-03.

Recommended Motion:

1. I move to approve Resolution 2016-11 upholding approval of Site Plan Review 2015-05 and certification of Mitigated Negative Declaration 2015-03 based on the following findings:
 - a. That the document reflects the City of Hanford's independent judgement
 - b. That the decision is based on the full record of the proceedings, including any public testimony, comments or evidence submitted to the City of Hanford

APPEAL

On June 12, 2016, an appeal of the staff approval of Site Plan Review 2015-05 and Negative Declaration 2015-03 was filed by Richard Harriman, see Exhibit A. The stated reason for the appeal on the application is "14 day environmental review" and refers to an Attachment A.

A copy of the administrative approval of Site Plan Review 2015-05 is attached as Exhibit B.

Appeal Analysis

Each point raised in the appeal has been assigned a number in the margin. Staff's response to the issues are as follows:

1. The 14 day environmental review requirement, or appeal period identified in the Hanford Municipal Code 1.080.020 in that it contains an exclusion, "except as otherwise specifically provided in this code", Section 17.70 contain provisions for appeals of decisions by the Community Development Department limiting the appeal period to 10 days.
2. Public Resources Code Section 21151(c) is misstated in the appeal document. That subsection states that decisions by non-elected bodies to certify and environmental document may be appealed to an agency's elected body. Per HMC Section 17.70.030, the City Council possesses final appeal authority over this matter, which is consistent with Public Resources Code Section 21151(c).
3. The appellant states that the City of Hanford General Plan is legally inadequate based on a letter from the Governor's Office of Planning and Research. Specifically, the letter states, "General plans that have not been revised within the past eight years are not necessarily legally inadequate." The City receives this letter every year, however the letter is not a determination by the State that the General Plan has any legal deficiency.
4. The appellant states that there have been significant changes to the environmental setting and environmental background caused by alteration to the open space resources in the area of the proposed project that have been completed without a general plan amendment to the Open Space Element and Circulation Element. Staff is unaware of any changes to the environment in the vicinity that are inconsistent with the Current General Plan or that required a General Plan Amendment. The proposed project is consistent with all elements of the General Plan, specifically the land use designation of high density residential and the densities allowed, therefore a finding of consistency is included in the resolution of approval.
5. The initial study appropriately described the City's ability to service the area with all utilities including water. For the complete analysis, see Section IX of the Initial Study. The enactment of the Sustainable Groundwater Management Act (SGMA) does not apply restrictions or requirements to the project. SGMA allows local agencies to form groundwater sustainability agencies by June 30, 2017 and requires the adoption of groundwater sustainability plans by January 31, 2020. SGMA does not establish a moratorium on development projects.
6. A revised initial study was released for public review that expanded on the analysis in the previous document reviewed by the appellant. The document includes reference to two traffic studies that were completed in the vicinity and evaluated traffic from those projects and future conditions including the proposed subject property to the Year 2035. The traffic studies identified circulation improvements that were required to be constructed to keep arterial and collector streets, Lacey Boulevard and 12th Avenues operating at acceptable levels of service. All the recommended traffic improvements had been completed prior to the release of the revised initial study. Based on the two traffic studies and the completed traffic improvements, City staff determined that impacts to traffic from the proposed project

would be less than significant. All documents were referenced in the initial study and were available for review as part of the record. No evidence has been submitted to would contradict the analysis in the two traffic studies and staff determination of less than significant impact.

7. Comment noted. The City considered the terms of the Memorandum of Understanding (MOU) entered into with Hanford Environmental Awareness Team and Valley Advocates in 2007 to settle a lawsuit, . and the City provided the notice required by the MOU. The City of Hanford was not a party to the “2007 HEAT Settlement” referred to in the letter, however the settlement agreement was reviewed in the preparation of the initial study. The MOU and the settlement agreement are included in the record. The proposed project does not change, alter or impact any of the conditions contained in the settlement agreement
8. The impacts associated with the Mussel Slough and the conversion of agricultural land were evaluated in the Environmental Impact Report (EIR) prepared for the Hanford Station (Walmart) SCH 2003061029 and Negative Declaration 2007-01 and 2007-10 prepared for Reorganization 141 , General Plan Amendment 2006-01, Planned Unit Development 2007-03 and Vesting Tentative Parcel Map 2007-06, which included the construction of Centennial Drive. The impacts to the Mussel Slough were fully evaluated and the area is subject to Streambed Alteration Agreement (SAA) No. 2007-0081-R4, which was modified in consultation with the commenter and his clients as a condition of the settlement agreement.

According to the California Department of Fish and Wildlife, formerly Fish and Game, the SAA fully mitigated all impacts resulting from the filling in and altering of the remnant portions of the Mussel Slough south of Lacey Boulevard. As part of the previously mentioned projects, the area of the SAA was identified as a regional storm water basin for the surrounding area, including the subject property as part of the previously referenced environmental documents.

9. The MOU contains a provision that requires additional environmental review upon the cumulative development of 20 acres in the area of Annexation 142. The City has determined that the subject property, which is 13.11 acres in size, is the only development that has been proposed in the area, with the exclusion of the Lowes development, which included the improvement to Lacey Boulevard and Centennial Drive, therefore the threshold of 20 acres has not been met.

The appellant was asked for clarification of the acreage calculations in his letter. The 4.25 acre site was an area that was discussed at the General Plan Update Committee meeting, which the appellant misconstrued as a request for development. No development has been proposed. The 4.0 acres included in the letter is the acreage encompassing the street and area for other improvements. As stated previously, the improvements to Lacey Boulevard and Centennial Drive were completed as part of the Lowes development, for which a Mitigated Negative Declaration was certified. The Lowes development was subject to a lawsuit and a settlement agreement, therefore the areas that were included in the Lowes development are not included in the calculation.

The City has determined that only 13.11 acres is proposed for development, which is under

the 20 acre threshold identified in the MOU, no further compliance with the MOU is required.

10. The proposed project does not change, alter or impact the area subject to the SAA pertaining to the Mussel Slough or any other natural waterway, therefore there is no impact. An analysis of cumulative impacts to the mussel slough waterway is therefore not required.

The appellant's reference to the "unpermitted filling of the Mussel Slough" pertains to an area outside the project site. The department of Fish and Wildlife has indicated that they are aware of the issue that the issue is entirely within their jurisdiction and not the City of Hanford's as it is not associated with any development project. The project will not involve the filling of any remaining slough remnants.

11. The construction of water, sewer, roads, curbing, utilities, and other infrastructure near the proposed project were evaluated in previous environmental documents. Impacts to agricultural land were not identified as the project area is not considered Farmland or Prime Farmland, but is identified as rural residential and urban developed land in the Department of Conservation's Farmland Mapping and Monitoring Program map for Kings County (2014) as stated in Section II of the Initial Study. In accordance with CEQA, since there was no impact to agricultural land, cumulative impacts to agricultural land were not considered. However, it should be noted that cumulative impacts were evaluated as part of the buildout of the EIR prepared for the 2002 General Plan Update and for which a Statement of Overriding Considerations was adopted for future growth. The proposed project is a permitted use and is consistent with the current land use designation and zoning of the property as identified in the 2002 General Plan Update. The project area was annexed in 2009 and identified for urban development.

The appellant incorrectly states that the development of Centennial Drive has not been evaluated, considered or mitigated. The development of Centennial Drive and Lacey Boulevard, including a right turn lane west of Centennial on Lacey Boulevard, were included in the Lowes project, for which an environmental document was certified and of which the appellant filed a lawsuit and for which the Settlement Agreement and MOU were entered into with the appellant and the lawsuit dismissed.

12. The MND relied upon recent traffic studies prepared for projects in the vicinity as referenced in the initial study. The traffic studies evaluated impacts resulting from projects at 12th Avenue and Lacey Boulevard and future conditions to 2035, which included development of the subject property in accordance with the land use density of high density residential. The traffic study included mitigation measures to mitigate traffic impacts for 2035 conditions. All mitigation measures (circulation improvements) to Lacey Boulevard, 12th Avenue and the intersection of Lacey Boulevard and 12th Avenue were completed prior to the preparation of the initial study. Also, the improvements to the State Route 198 and 12th Avenue interchange have also recently been completed. See Section XVI of the Initial Study. In addition, the project will be required to pay traffic impact fees that will be used to construct regional traffic facilities in the City of Hanford.

The documents cited by the appellant included mitigation measures to mitigate traffic

impacts, which have all been completed in accordance with those documents. Although the appellant references a study by his own traffic consultant, no analysis was submitted to the City. In addition, the appellant has not submitted any documentation that would support a determination that previously identified mitigation measures to address traffic impacts associated with other projects do not mitigate impacts to less than significant or have not been completed.

As previously stated, the appellant is incorrect, there is not a four acre development proposed in the area.

13. The initial study/notice of intent to adopt a mitigated negative declaration was submitted to the Hanford Elementary School District and the Hanford Joint Union High School District. Neither District has indicated that the proposed project would impact school facilities or students. The Districts will be the decision maker on which school the students attend and the types of transportation that may be made available to the students. The City is consulted by the Districts, but is not involved in the decision making process. The proposed project will pay school impact fees to the appropriate school district, which will mitigate impacts to school facilities to less than significant. See Item 12 for response to traffic concerns.
14. Parks and Open Space are developed in the City of Hanford in accordance with the adopted 2010 Master Plan. It is unclear how the project affects the development of city wide bike and pedestrian routes. The project is located on Centennial Drive, a designated collector street in the City of Hanford Circulation Element, which is also designated as a Class III bike way. The project will be required, as shown on the site plan, to construct the appropriate sidewalk on all street frontages in accordance with the City of Hanford Development Standards.
15. The proposed project provides for areas of on-site recreation and open space within the project. The City currently has 197.55 acres of developed parks in the City limits or 3.54 acres per thousand in population, not including shared use facilities. The City Open Space, Conservation and Recreation Element identifies a standard of 3.5 acres per thousand as the city standard. An additional 20 acres of parks are planned as part of approved subdivisions. Additional recreational facilities include the Kings County Fairgrounds and regional parks located outside the city limits. Within the City limits there is also approximately 2,263 acres zoned for agriculture and open space, which consist of undeveloped land and areas identified for natural preservation along former and existing waterways.

Land for additional parks have been identified in the City General Plan and fees have been collected to facilitate the construction of future parks. In addition, the proposed project will pay park development impact fees, based on the number of units, which will be used by the City to provide additional neighborhood and community level recreation facilities in accordance with the Open Space, Conservation and Recreation Element.
16. Staff concurs the proposed project is in close proximity to the Mussel Slough remnant, which has been designed as part of the City storm drain system. No reference to a required "greenway" is found in the MOU between HEAT and the City of Hanford.
17. No mitigation is required as the impacts to open space, parks and recreation are considered

less than significant. The Mussel Slough Basin is designed as a city drainage basin and is subject to a Streambed Alteration Agreement therefore no changes will be made to the area within the basin area. Staff consulted with the California Department of Fish and Wildlife and they concur that no changes may be made to the area subject to the SAA, therefore the mitigation measures requested by the appellant will not be included.

18. No evidence was submitted that would refute the determination that the City cannot service the proposed project with water and energy. The project will be required to comply with adopted energy efficiency standards, which are part of the Title 24 Building Code. The California Building Energy Efficiency Standards are meant to promote energy efficiency as the name implies, which reduce the wasteful, inefficient and unnecessary consumption of energy. All utilities are currently available to the project area. A moratorium based on water impacts from development has not been issued by the State or City of Hanford and it would be inappropriate to restrict development of property consistent with its current zoning. Impacts to city services remain less than significant.

In accordance with State law, the proposed project will be required to comply with the State Landscape Regulations, which have been adopted to reduce water consumption for landscaping purposes. Neither the State or the City have adopted regulations that requires that grey water be used for irrigation of vegetation and planting in future developments. Such a requirement would require the adoption of standards for an onsite water treatment facility and might result in health and safety impacts to the public. Such mitigation although possible is not considered feasible to be constructed with individual projects.

19. The City adopted an Urban Water Management Plan in 2010 in accordance with State of California requirements. In addition the City has adopted City standards that require the development to contribute to the storm water system in accordance with the Storm Water Master Plan. Storm water facilities are designed by evaluating the coverage of land by structure and other impermeable surfaces. Stormwater collected in basins contributes to groundwater recharge.
20. As stated in #18 above, the project will be required to comply with Title 24 of the Building Code to address energy efficiency. Neither the State or the City has adopted a requirement for the installation of solar on private residential projects.
21. After consideration of the comments received, the City of Hanford has determined that substantial evidence supporting a "fair argument" has not been submitted to support a determination that an EIR is required for the proposed project. Information and documents used to prepare the initial study were available to the public, as noted in the public notice, at the City of Hanford Community Development Department.

After evaluation of the appeal above, it is determined that the no evidence has been submitted to support a conclusion that the proposed project will result in impacts that have not been evaluated in the initial study, which determined that impacts would be less than significant as mitigated. Therefore a Mitigated Negative Declaration is the appropriate document for certification. Staff recommends that the Planning Commission deny the appeal and certify the Mitigated Negative Declaration 2015-03 and approve Site Plan Review 2015-05.

PROJECT DESCRIPTION

The applicant, Bajun, proposes to develop a 216 unit apartment complex in the RM-2 Multi-Family zone. Multi-Family units are a permitted use in the RM-2 zone. Permitted uses are only subject to site plan review, which is done administratively.

The project site is located on 13.11 acres. The development includes two-story buildings, a recreation buildings and pool. There are seven open play areas throughout the development. The project is accessed from Millennium Way, has gated access with visitor or guest parking located outside the gate. The units included three bedroom, two bath units, two bedroom two bath units and one bedroom one bath units. Each unit will have a single garage and a parking space, with the exception of the one bedroom units, which will each have a single garage. The proposed parking is consistent with the requirement of the Municipal Code Chapter 17.38. See Site Plan Exhibit C.

PROJECT EVALUTION

The proposed project is located in the RM-2 zone, which allows for a density of one unit per each 2,000 square feet of site area. The site area is 13.11 acres, which would allow for up to 285 units. A 216 unit project results in a density of 16.5 units per acre, which is consistent with the General Plan High Density Residential designation of 10 to 22 per acre.

The project meets all the development standards pertaining to setbacks, landscape, open space, parking and access.

BACKGROUND:

On March 9, 2016, the appellants, Hanford Environmental Awareness Team (HEAT), represented by Richard L. Harriman, filed an appeal of the administrative approval of Site Plan Review 2015-05. A copy of the appeal is attached as Exhibit A. Site Plan Review of permitted uses are reviewed at the staff level and approved administratively.

Following approval of the Site Plan Review 2015-05 on June 1, 2015, Exhibit B, the appellants submitted an appeal of the approval on June 12, 2015. According to the City of Hanford Municipal Code Section 17.70.010, appeals may be filed within 10 days of the approval. Section 1.04.170 specifically states that when calculating the time as applied in the Municipal Code, the first day is excluded, but the last day is included. Based on this section, a timely appeal would have had to be filed by the end of the day on June 11, 2015.

17.70.010 Planning commission and council reviews.

Within ten days following the date of a decision by the community development department on any zoning interpretation or on any application required by this title, the decision may be appealed to the planning commission by the applicant or any other party adversely affected by the decision of the community development department. An appeal application and required fee shall be filed with the community development department and shall state specifically the basis for the appeal. The provisions of this Chapter 17.70 shall not apply to Chapter 17.68.

1.04.170 Computation of time.

Except when otherwise provided, the time within which an act is required to be done shall be computed by excluding the first day and including the last day, unless the last day is Sunday or a holiday, in which case it shall also be excluded.

The appellants later sued the City alleging that the appeal was rejected as untimely in error. To facilitate a quicker resolution of the matter, the applicant and the City agreed to the Court allowing the appeal to move forward.

As part of the June 1, 2015 administrative approval, an initial study and negative declaration was prepared. The appellant submitted comments on the proposed negative declaration, which were responded to as attached as Exhibit D.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

In accordance with the California Environmental Quality Act (CEQA), an initial study was completed and a proposed Mitigated Negative Declaration was prepared and noticed on March 28, 2016 to properties within 500 feet of the project site, interested agencies and the appellant. In accordance with CEQA, the comment period was from March 29 to April 18, 2016.

One comment was received during the comment period from the Richard Harriman, appellant, on April 8, attached as Exhibit E. The email states that the initial study incorrectly identifies the property as being within the Pioneer School District and that a copy of previous comments submitted are identified as being attached and they were not. Mr. Harriman further states that due to these two points, the mitigated negative declaration is invalid and must be recirculated. The initial study did refer to Pioneer School District, however the property is not within Pioneer School District. The project is located within the Hanford Elementary School District and Hanford Joint Union High School District. The error does not change the determination that impacts to schools are less than significant and that payment of school impact fees is a valid mitigation measure in accordance with CEQA.

A complete analysis of the comments received as part of the appeal are found in the APPEAL section of the staff report.

The initial study identified potential impacts to air quality, cultural resources, greenhouse gases, hazards and hazardous materials, hydrology/water quality, noise, population and housing, public services, recreation, transportation/traffic, utilities/service systems. With the exception of greenhouse gases, which was not required to be analyzed in 2002, none of these impacts are anticipated to exceed the impacts addressed in the Hanford General Plan and its associated Program Environmental Impact Report. Impacts to greenhouse gases were evaluated in the initial study and found to be less than significant. The proposed project impacts have been mitigated to a less than significant level with the following mitigation measures, which will be included as conditions of approval of Site Plan Review 2015-05. With the inclusion of the following mitigation measures, impacts from the proposed project are determined to be less than significant, therefore a Mitigated Negative Declaration is the appropriate document for consideration.

Mitigation Measure 1 - The project will be subject to Regulation VIII to reduce PM10

emissions and subject to Rule 9510 as a condition of approval. With these mitigation measures the project will have a less than significant impact.

Mitigation Measure 2 - Development of the site will be subject to SJVAPCD's Indirect Source Rule (Rule 9510) procedures. The applicant will be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD prior to issuance of a building permit. The project may also be subject to Regulation VII, Rule 4641, and Rule 4692.

Mitigation Measure 3: Project conditions of approval will include a requirement that in the case that any human remains are discovered at any time, that construction will cease and the City is notified as well as the County Coroner pursuant to California Health and Safety Code 7050.5 and Public Resources Code 5097.98.

Mitigation Measure 4: The project is required to comply with the adopted Final Regional Climate Action Plan and the rules and regulations of the San Joaquin Valley Air Pollution Control District.

Mitigation Measure 5: The project will be required to comply with all City ordinances, standards and policies which will assure proper grading and storm water drainage into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge.

Mitigation Measure 6: The project will pay impact fees in accordance with the fee schedule adopted at the time of building permit application.

Mitigation Measure 7: The project will pay impact fees in accordance with the fee schedule adopted at the time of building permit application.

Mitigation Measure 8: The project will pay transportation impact fees in accordance with the fee schedule adopted at the time of building permit application.

Full copies of all the documents used to prepare the environmental document are available at the Community Development Department located at 317 N. Douty Street.

FINDINGS FOR APPROVAL

In accordance with Section 17.60.060 of the Hanford Municipal Code, the following findings are required to be made to approve an application for site plan review. The findings below have been included in Resolution 2016-011 for your consideration:

- A. That all the applicable provisions of this title and the other provisions of this code are complied with;
- B. That the following are so arranged that traffic congestion is avoided, pedestrian and vehicular safety and welfare are protected and there will not be adverse effects on surrounding property;
 1. Facilities and improvements;

2. Vehicular ingress, egress, internal regulation, and off-street parking and loading,
 3. Setbacks,
 4. Height of buildings,
 5. Locations of services,
 6. Walls, fences and screening of roof and ground equipment,
 7. Landscaping, including screen planting and street and parking lot trees,
 8. Drainage of sites, and
 9. Refuse enclosures;
- C. That the proposed lighting is so arranged as to deflect the light away from adjoining properties;
- D. That the proposed signs will comply with all of the applicable provisions of Chapter 17.44 <http://qcode.us/codes/hanford/view.php?cite=chapter_17.44&confidence=6>;
- E. That adequate provision is made to reduce adverse or potentially significant environmental impacts to acceptable levels.
- F. That the approval is consistent with established legislative policies relating to traffic safety, street dedications and street improvements, environmental quality, and to the zoning, fire, police, building and health codes and public works construction standards and any other applicable federal, state or local laws, rules or regulations.
- G. That in accordance with the California Environmental Quality Act, an initial study was prepared that determined that the project, as mitigated, would have less than significant impacts to the environment and a Mitigated Negative Declaration has been certified.

FISCAL IMPACT:

ATTACHMENTS:

PC Reso 2016-011

MND Final 03292016

CalEEmod Analysis

Exhibit A

Exhibit B - June 1, 2015 Approval Letter

Exhibit C Site Plan

Exhibit D - June 2, 2015 Letter to Mr. Harriman

Exhibit E - Comments Recieved During MND Comment Period

RESOLUTION 2016-11**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD
DENYING APPEAL 2016-01 AND APPROVING SITE PLAN REVIEW 2015-05, A
PROPOSAL TO CONSTRUCT 216 UNIT MULTI-FAMILY DEVELOPMENT IN THE
RM-2 ZONE LOCATED ON CENTENNIAL DRIVE AND THE FUTURE MILLENNIUM
WAY (APN 011-020-045)**

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on April 26, 2016 on motion of Commissioner _____, seconded by Commissioner _____, and duly carried, the following resolution was adopted:

WHEREAS, the Planning Commission of the City of Hanford conducted a public hearing in accordance with Chapter 17.60.040 of the Hanford Municipal Code pertaining to the appeal of administrative approval of Site Plan Review 2015-05, filed by Bajun American, proposing to construct a 216 unit multi-family development in the RM-2 Zone District, located on Centennial Drive and the future Millennium Way (APN: 011-020-045); and

WHEREAS, the Planning Commission has carefully considered the appeal, staff report, recommendations, evidence and testimony presented at the public hearing of April 26, 2016; and

WHEREAS, an initial study was prepared for the project, which determined that the project would not result in significant impacts and Mitigated Negative Declaration No. 2015-03 was prepared and a Mitigation Monitoring and Reporting Program has been prepared, Exhibit A; and,

WHEREAS, the Initial Study and Mitigated Negative Declaration No. 2015-03 and all notices related thereto were prepared in compliance with the California Environmental Quality Act ("CEQA") and the City of Hanford Municipal Code and Policies; and

WHEREAS, on the basis of the application, the documentation and information provided in the staff report and the evidence and testimony submitted at the public hearing, and the Initial Study prepared for the project, the Planning Commission of the City of Hanford hereby makes findings in accordance with Section 15074 of the CEQA Guideline that the certification is based on the whole record before it, including the initial study and any comments and that there is no substantial evidence that the project will have a significant effect on the environment; and,

WHEREAS, the initial study relied upon the Final Environmental Impact Report certified for the 2002 General Plan Update, for which a Statement of Overriding Considerations was adopted pertaining to Air Quality, Resolution No. 02-39-R herein incorporated by reference.

THEREFORE, BE IT RESOLVED on the basis of the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing, the Planning Commission hereby makes the following findings pursuant to Section 17.60.060 of the Zoning Ordinance:

- A. That all the applicable provisions of this title and the other provisions of this code are complied with;
- B. That the following are so arranged that traffic congestion is avoided, pedestrian and vehicular safety and welfare are protected and there will not be adverse effects on surrounding property;
 - 1. Facilities and improvements;
 - 2. Vehicular ingress, egress, internal regulation, and off-street parking and loading,
 - 3. Setbacks,
 - 4. Height of buildings,
 - 5. Locations of services,
 - 6. Walls, fences and screening of roof and ground equipment,
 - 7. Landscaping, including screen planting and street and parking lot trees,
 - 8. Drainage of sites, and
 - 9. Refuse enclosures;
- C. That the proposed lighting is so arranged as to deflect the light away from adjoining properties;
- D. That the proposed signs will comply with all of the applicable provisions of Chapter 17.44;
- E. That adequate provision is made to reduce adverse or potentially significant environmental impacts to acceptable levels.

- F. That the approval is consistent with established legislative policies relating to traffic safety, street dedications and street improvements, environmental quality, and to the zoning, fire, police, building and health codes and public works construction standards and any other applicable federal, state or local laws, rules or regulations.
- G. That in accordance with the California Environmental Quality Act, an initial study was prepared that determined that the project, as mitigated, would have less than significant impacts to the environment and a Mitigated Negative Declaration has been certified.

THEREFORE, BE IT RESOLVED that Appeal 2016-01 is denied and Site Plan Review 2015-05 is approved subject to the following conditions:

ADMINISTRATION DEPARTMENT

Contact City Attorney through the Planning Department (559) 585-2580
Concerning questions that you may have on the conditions listed below:

Defense and Indemnification Provisions:

1. That the applicant shall defend, indemnify, and hold harmless the City of Hanford ("City"), its officials, officers, employees, representatives, agents and attorneys, from and against all claims, damages, losses, judgments, liabilities, expenses and other costs, including litigation costs and attorney's fees, arising out of, resulting from, or in connection with, the City's act or acts leading up to and including approval of any environmental document and/or granting of any approvals relating to the Project. Applicant's obligation to defend, indemnify and hold the City harmless specifically includes, but is not limited to, any suit or challenge by any third party against the City which challenges or seeks to set aside, void or annul the legality or adequacy of any environmental document approved by the City or any approval related to the Project.
2. That the applicant's obligations to defend, indemnify and hold the City, its officials, officers and employees, representatives, agents and attorneys harmless under the provisions of this paragraph shall include, but not be limited to, the cost of preparation of any administrative record by City, staff time, copying costs, court costs, the costs of any judgments or awards against the City for damages, losses, litigation costs, or attorney's fees arising out of a suit or challenge contesting the adequacy of any approval of the environmental document, or any approval related to the Project, and the costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of a suit or challenge contesting the adequacy of the approval of the environmental document or any other approval related to the Project, if the settlement so provides.
3. That the City may, at any time, require the applicant to reimburse City for costs that have been, or which the City reasonably anticipates will be, incurred by the City during the course of any action. Applicant shall reimburse City within thirty (30) days of receipt of an itemized written invoice from City. Failure of the Applicant to timely reimburse the City shall be considered a material violation of the conditions of approval of the Project.

4. That the applicant shall comply with and shall require all contractors to comply with all prevailing wage laws, rules and regulations applicable to the Project. Unless otherwise advised in writing by the City of Hanford, Applicant shall be solely responsible for making any and all decisions regarding whether any portion or aspect of the Project, including, without limitation, any form of reimbursement by the City of Hanford to the Applicant or any contractor, will require the payment of prevailing wages. Further, Applicant will be solely responsible for the payment of any claims, fines, penalties, reimbursements, payments or any other actions that may be initiated against Applicant or any contractor as a result of failure to pay prevailing wages.
5. That the applicant shall defend, indemnify, and hold harmless the City of Hanford, its officials, officers, employees, representatives, agents and attorneys, from and against any and all claims, damages, losses, judgments, liabilities, expenses and other costs, including, without limitation, litigation costs and attorney's fees, arising out of, resulting from, or in any way in connection with any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project. Applicant's obligation to defend, indemnify and hold the City of Hanford harmless specifically includes, but is not limited to, any suit or administrative action against the City of Hanford which claims a violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project.
6. That the applicant obligations to defend, indemnify and hold the City of Hanford, its officials, officers, employees, representatives, agents and attorneys harmless as set forth herein, shall include, but shall not be limited to, staff time, copying costs, court costs, the costs of any judgments or awards against the City of Hanford for damages, losses, litigation costs, or attorney fees arising out of any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project and costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of any such proceeding or suit.

Kings County Environmental Health Services

Contact Troy Hommerding 559-852-2627

Concerning questions that you may have on the conditions listed below

1. Swimming Pool and/or Spas-If a swimming pool and/or Spa are to be part of the project: Prior to construction, the applicant must submit to our office 3 copies of complete construction plans for the swimming pool and/or spa, for review for compliance with applicable codes and regulations. No construction of the pool or spa is permitted without prior written approval of the construction plans by our office. Operation of a public swimming pool and spa also will require payment of annual fees to our office.
2. Valley Fever-As per the Kings County Public Health Officer, *Coccidioides immitis*, the fungus that causes valley fever, a serious and potentially long-term respiratory illness, is endemic in the soils of Kings County. Construction activities that disturb

soils containing the spores of the fungus can put workers and the nearby public at risk. Effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. More information regarding the prevention of work related valley fever is available at www.cdph.ca.gov/programs/hesis/Documents/CocciFact.pdf and <http://www.cdph.ca.gov/programs/ohb/Documents/OccCocci.pdf>. Contact the San Joaquin Valley Air Pollution Control District for more information on dust control techniques.

PLANNING DIVISION

Contact Community Development Manager: Melody N. Haigh (559) 585-2583
Concerning questions that you may have on the conditions listed below

General:

1. That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
2. That all approved proposals of the applicant be conditions of development, if not mentioned herein.
3. That all development conform to the site plan titled Site Plan Review Application No. 2015-05 approved by the Community Development Department.
4. That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review Application shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.
5. That the building address be posted at the site prior to the first building inspection and that a permanent address sign be placed on the site before occupancy.
6. That the project is subject to the Mitigation Monitoring and Reporting Program as attached in Exhibit A.

Architectural Conditions:

1. Elevations, colors and materials of all proposed buildings will be subject to approval by the Planning Division prior to building/grading permit issuance for all elevations.
2. That all pipes, gutters, and chases attached to the building wall shall be painted a similar or complementary color to the existing wall that the item is attached to.
3. That all vents, gutters, downspouts, flashing, etc. are to match the color of adjacent surface.

4. That no surface shall be mirrored so as to cause glare and annoyance to other adjacent properties.
5. That glossy metal surfaces are to be painted to prevent glare.
6. That all painted surfaces shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.
7. That all mechanical equipment, including electrical and gas meters are to be screened from view, and that all new electrical transformers are either underground or screened.
8. That all new and existing electrical boxes, control boxes, and other equipment boxes (*excluding traffic control*) along the street frontage shall be painted hunter green. Prior to painting, the boxes are to be treated with an etching primer (*zinc chromate*) or equivalent.
9. That all exterior architectural elements not detailed on the plans be finished in a style and in materials in harmony with the exterior of the proposed building.

Environmental Requirements:

1. That if cultural resources are discovered during construction or related activities, all work shall be halted and a qualified archeologist and the City of Hanford shall be notified. The find shall be properly investigated and appropriate measures are to be taken before construction may continue.
2. That if fireplaces are proposed in the residential units, natural gas fireplaces or EPA certified wood-burning fireplace/stoves should be installed in every unit that has a fireplace. Conventional open-hearth fireplaces are not allowed.

Off Street Parking:

1. That the 417 parking spaces, as shown on site plan (14 of which are ADA-accessible) (216 of which are covered spaces) is adequate for the 216 apartment complex.
2. That a regular parking lot maintenance program be created to prevent the buildup of dust, debris, and automobile related pollution.

Fencing and Walls:

1. That a 7 foot masonry fence be installed at the rear of the property separating the different use.
2. That the property be secured and fenced with a wrought iron fence surrounding the site and be maintained.

3. That a regular parking lot maintenance program be created to prevent the buildup of dust, debris, and automobile related pollution.

Landscaping:

1. That landscape and irrigation plans be submitted for approval by the Community Development Department prior to building permits being issued. Said plans shall conform with Ordinance No. 10-02 "Standards and Procedures for Landscaping Design and Installation".
2. That the landscaping and irrigation system be installed according to the approved landscape plans before the final occupancy.
3. That all proposed landscaping is to be allowed to grow to maturity and continually maintained after planting. Such maintenance is to include pruning, weeding, cleaning, fertilizing and regular watering. Dead and dying plants are to be replaced with live plant materials to ensure compliance with landscaping requirements.
4. That the irrigation system be maintained in an operational order, including replacement of missing or damaged sprinkler heads and timing equipment to be set in accordance with city watering policies.

Screening:

1. That all electrical transformers and/or air-conditioning units be screened with landscaping.

Signage:

1. That the applicant must apply for a separate application for all signage through the Community Development Department.

Lighting:

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

Noise:

1. That construction equipment be muffled and construction activities be limited to the hours between dawn to dusk.

Dust Control:

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

Pre-construction:

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

During Construction:

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

General Fugitive Dust:

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

Ozone Precursors:

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

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

BUILDING DIVISION

Contact Building Official: Tom Webb (559) 585-2584

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

1. That building permits must be obtained from the City Building Division for each structure to include but not limited to: buildings, pools, fences, trash enclosures, signs and carports for any structural, plumbing, electrical or mechanical work being done.
2. That no building or structure shall be used or occupied, and no change in the existing occupancy classification of building or structure or portion thereof shall be made until the building official has approved the change and issued a Certificate of Occupancy.
3. That detailed dimensioned plans be provided to the Building Division for each structure prior to obtaining construction permits. Each structure will require a separate submittal and permit.
4. That each structure will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of as applicable:
 - 4.1 1 copy of the City of Hanford Permit Application form
 - 4.2 6 complete sets of Drawings, unless noted, including:
 - 4.2.1 Grading Plan (Civil Drawings)
 - 4.2.2 Site Plan
 - 4.2.3 Architectural Drawings
 - 4.2.4 Structural Drawings
 - 4.2.5 Electrical Drawings
 - 4.2.6 Mechanical Drawings
 - 4.2.7 Plumbing Drawings
 - 4.2.8 Landscape Plan
 - 4.2.9 Planning Dept. "Conditions of Approval" or "Resolution" printed on the drawings and part of the drawing submittal
 - 4.2.10 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
 - 4.3 2 complete sets of documentation, unless noted, including:
 - 4.3.1 Architectural Specifications
 - 4.3.2 Structural Calculations
 - 4.3.3 Electrical Calculations, if not included on the drawings
 - 4.3.4 Mechanical Calculations, if not included on the drawings
 - 4.3.5 Plumbing Calculations, if not included on the drawings
 - 4.3.6 Energy Calculations, if not included on the drawings
 - 4.3.7 CalGreen Compliance, if not included on plans

4.3.8 **Compliance with the City of Hanford Landscape Ordinance**

4.3.8 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.

5. That the site, as well as the buildings, shall be made accessible and usable by the disabled in accordance with the California Building Code, Chapters 11A and 11B.
6. That a preliminary soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions prior to approval of site improvement plans. The soils report shall comply with the 2013 California Building Code, Section 1803.
7. That a final soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions before issuance of building permits.
8. That a school impact fee of \$3.36(or revision thereof) for each square foot of new building area be paid when building permits are issued.
9. That all special inspection reports be submitted to the Building Division prior to final inspection.
10. That separate water and sewer services be provided to each building.
11. That separate gas and electric services be provided to each building
12. That all construction shall conform to the 2013 Edition, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen.
13. That Kings County Impact Fees shall apply in the following amounts:

Criminal Justice-----	\$ 953.88 per unit
Library-----	\$ 255.65 per unit
Compliance-----	\$ 30.59 per unit
14. That the buildings shall be addressed off of Millennial Way.
15. That the tenant, lessee, and/or owner are responsible for compliance with the Americans with Disabilities Act. By federal law your facility must be made accessible to the highest degree possible.
16. That the applicant provide a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.
17. That the Building Division conducts and approves a Zoning Health & Safety inspection prior to the occupancy of the building.

FIRE DEPARTMENT

Contact Fire Inspector: Susan Martinez at (559) 585-4793 OR
smartinez@ci.hanford.ca.us

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

General:

1. **Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances**
2. **Deferred submittals must be received prior to issuance of building permit.**
3. Please include one set of building plans for Fire Department review. A final set of corrected building plans shall be submitted to the fire department once final corrections are made.
4. All fire protection systems must be installed and operational prior to occupying the building and/or issuance of a Certificate of Occupancy.
5. All permit fees are due prior to scheduling any inspections with the Fire Department. To schedule appointments for inspections, please call (559) 585-2545.
6. Scope of work shall be clearly stated on plans.
7. A deposit of \$340.00 is required for each of the following trades:
 - a. Underground fire service;
 - b. Fire sprinkler system (per building); and
 - c. Fire sprinkler monitoring (per building).

Fire Extinguisher(s):

- A. Fire extinguishers shall be installed per 2013 California Fire Code, Section 906, Hanford Municipal Code Title 15.

Fire Sprinklers:

- B. Fire protection systems required by Chapter 9 of the 2013 California Building and Fire Codes and the Hanford Municipal Code Title 15, shall be installed in accordance with the 2013 Edition of **NFPA 13 (recreation building and garages) and NFPA 13R (apartments)** Standards.
- C. A FIRE RISER ROOM IS REQUIRED PER HANFORD PUBLIC WORKS STANDARD WA-27. THIS ROOM SHALL ONLY BE ACCESSIBLE FROM OUTSIDE BY AN EXTERIOR DOOR. ONE EMERGENCY LIGHT WITH BATTERY BACKUP SHALL BE INSTALLED INSIDE THIS ROOM AND THE EXTERIOR DOOR SHALL BE SIGNED "FIRE RISER ROOM."

- D. The following City Standards shall apply to the following installations: Fire Service Backflow Preventer Assembly **WA-29**; Fire Pumper Connection **WA-28**; Fire Sprinkler Riser Installation **WA-27**; Fire Hydrant Installation **WA-20**; Concrete Thrust Blocks **WA-32**; Vehicle Protection Posts **WA-35**.

Fire Alarm and/or Fire Sprinkler Monitoring:

- E. Fire alarm and detection systems required by Chapter 9 of the 2013 California Building and Fire Codes shall be installed per the 2013 Edition of NFPA 72.
- F. Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an approved supervising station. One exterior approved audible device, located on the exterior of each building in an approved location, shall be connected to each automatic sprinkler system.

Emergency Access:

- G. A Knox-box (a heavy steel box containing keys to the building) shall be installed; usually at the main entrance to the building. More than one Knox-Box may be required at the discretion of the fire official. The top of the Knox-Box shall not exceed 6'-0" AFF.
- H. All entrance gates that are locked that lead to fire department emergency access roads, appurtenances or to the building, shall have a Knox-box, Knox Padlock for manual gates, or a Knox key switch for automatic gates, installed to provide fire department access in case of emergency.
- I. The Hanford Fire Department allows the ordering of Knox Box products directly online at www.knoxbox.com or you can obtain an Authorized Order Form from the fire department.
- J. Temporary and permanent fire department emergency access roads shall comply with City Standard **ST-36** for Fire Department Access Roads. Fire Department emergency access roads shall be approved and constructed prior to the beginning of on-site construction.

Storage Tanks:

- K. All containers, tanks, cylinders and vessels, whether temporary or permanent, containing any type of hazardous material or waste, including flammable and/or combustible liquids, gases or solids shall require a separate plan review and permit, **IF APPLICABLE**.

Fire Hydrants and Required Fire Flow:

- L. Required fire flow shall be determined upon review of submitted building plans. Fire hydrant locations shall be reviewed for compliance and approval upon submittal of civil plans to the fire department.
- M. All fire mains and fire hydrants shall be installed and operable prior to construction. Fire flow shall be of sufficient capacity for fire protection as required by Appendices B and BB in the California Fire Code. Fire hydrants are to be located as approved by the Fire Department. All fire hydrants and mains are to meet city standard WA-20.
- N. Fire service mains shall contain sectional shut off valves in approved locations to allow for the repair and/or maintenance of such system.
- O. Fire Department Connections (FDC) may serve more than one (1), but no more than three (3), apartment buildings, excluding the recreation building and garages; FDC's are not required in buildings less than 2,000 s.f. that have one single system connection to the fire service main and that are only one-story. Garages that exceed 2,000 s.f. are required to install an FDC to that building.
- P. All fire risers are required to contain one PIV for each building to allow for repairs, emergency shut-off or maintenance. These valves are required to be monitored.
- Q. Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.
- R. Blue dot location marker(s) shall be installed six-inches from the street center line on the side closest to each fire hydrant.

Special Requirements:

- S. Site address shall be posted in an illuminated area on the building facing the street. Numbers shall contrast with their background. Size is as follows: Downtown area (existing buildings) 4"; all others: buildings 20 feet or less from street – 6 inch numbers; buildings 21 to 40 feet from street – 8 inch numbers; buildings more than 40 feet from street 12 inch numbers.
- T. Fire lane shall be marked by approved signs or other approved notices or markings that include the words NO PARKING – FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof per 2013 CFC 503.3. .

PUBLIC WORKS DEPARTMENT

Contact Senior Engineer Jose Lemus: (559) 585-2556
Concerning questions that you may have on the conditions listed below:

General Requirements:

1. That the developer shall comply with all applicable City of Hanford Public Works Construction Standards and Specifications requirements. Any deviation from said Standards and Specifications must be approved by the City Engineer prior to construction.
2. That an encroachment permit for all improvements proposed within public street right-of-way shall be obtained from the Public Works Department prior to start of construction. Work within the public right of way is subject to engineering review and inspection fees in accordance with City Resolution No. 92-58-R, or any revisions thereof. For additional information regarding encroachment permit requirements, contact the City Engineering Division at (559) 585-2558.
3. That it is recommended that the developer and/or the developer's engineer meet with City Public Works Department staff prior to submittal of improvement plans in order to discuss proposed design of drainage plans for this project. For more information contact the City Engineering Division at (559) 585-2556.
4. That the development is subject to a project grading plan review & permit fee of **\$4,400** in accordance with City Council Resolution No. 10-31-R, and an engineering plan review and inspection fee for improvements located within the public street right of way, in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fees shall be paid prior to approval of plans and before issuance of permits.
5. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation of electric, gas, telecommunications, or other privately owned utilities are the sole responsibility of the developer. The developer is advised that significant project delays may result if utility issues are not resolved prior to start of construction.
6. That track-out of soils and other construction-related materials on to public streets is prohibited.
7. That open cut trenching within major collector or arterial streets is prohibited. Service connections for public or private utilities located within arterial or major collector streets must be bored.

Maps and Plans:

1. That the developer shall submit to the City Engineer a set of construction plans on 24" x 36" sheets for all required improvements. Plans shall be prepared by a registered civil engineer, and shall include a drainage and utility plan identifying sizes and location of sanitary sewer, storm drainage and water mains, curbs, gutters, sidewalks, masonry wall, street improvements and other infrastructure required for development. All plans shall be approved by the City of Hanford and any other agencies affected by the project before the release of the building permits.

2. That prior to beginning any construction, or within ten (10) calendar days after the approved plans are released by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and four (4) bond copies of the approved set of construction plans, and four (4) bound sets of the approved construction specifications, if any.
3. That within twenty (20) calendar days after all improvements have been constructed and accepted by the City, the developer shall submit to the City of Hanford Engineering Division one reproducible (1) reproducible and one (1) bond copy of the approved set of construction plans revised to reflect all field revisions and marked "RECORD DRAWING."

Street Improvements:

1. That the property frontage along Millennium Way shall be improved as a Major Collector Street in conformance with City Standards ST-17 and ST-23, with detached 4'-6" wide concrete sidewalks constructed in accordance with City Standard CO-14. Temporary offsite street improvements shall also be constructed along the north side of Millennium Way west of the project boundary as necessary to provide a safe transition to existing street improvements.
2. That existing street lights located along the Centennial Drive project frontage shall be protected in place during development of the project. Should removal and replacement of existing street light(s) become necessary due to development of the project, such removal and replacement shall be done at the sole expense of the developer. New street light locations, if necessary, shall be determined by the City Engineer in accordance with City Standard GE-56.

Driveway Access Requirements:

1. That the main project entrance on Millennium Way (West driveway) may be located as shown on the site plan. (Driveway centerline approximately 250' east of project boundary.) Return with wheel chair accessible ramps as shown on proposed site plan.
2. That the secondary project entrance on Millennium Way (East driveway) shall be located a minimum of 175' west of the intersection of Centennial Drive with Millennium Way, measured from centerline of street intersection to centerline of driveway. Return with wheel chair accessible ramps as shown on proposed site plan.
3. All driveway approaches shall be provided with a minimum of 4' ADA access around and in back of each driveway approach. Drive approaches equipped with easy-access curb returns shall be provided with ADA-compliant curb ramps. As shown on proposed site plan.
4. No decorative, stamped, or pigmented concrete work shall be located within the public street right of way. As shown on proposed site plan.

Easement Requirements:

1. That a 10' easement be granted to the City of Hanford for Landscape and Irrigation purposes on the frontage of Centennial Drive and Millennium Way.

Drainage Requirements:

1. That the developer's engineer shall provide a storm drainage master plan complete with calculations for city review, which shall include consideration for future areas of development located adjacent to the project site.
2. That drainage and development of the project site may be subject to the terms of a reimbursement agreement.
3. That the developer shall comply with all State of California requirements applicable to the National Pollutant Discharge Elimination System (NPDES). A Notice of Intent for the development shall be electronically filed by the developer and accepted by the State Water Resource Control Board (SWRCB) prior to any disturbance of soils onsite. Documentation of SWRCB approval of the development shall be provided to the City of Hanford prior to start of construction, and the developer shall comply with all SWRCB General Construction Permit requirements during construction. Contact the SWRCB at www.swrcb.ca.gov for further information.
4. That no track-out of soil, gravel, or other construction-related materials on to public streets is permitted.
5. That project site be developed in conformance with the approved drainage plan, with minor modifications being approved by the Public Works Department.
6. That applicant is required to comply with the State of California Water Resource Control Board requirements specifically related to the National Pollution Elimination System permit process.

Soils Report Requirements:

1. That copies of a preliminary soils investigation report, prepared by a qualified professional soils engineer, shall be provided to both the Public Works and Building Departments for review prior to approval of the development improvement plans.
2. That a final soils report, prepared by the qualified professional soils engineer, shall be provided to the Public Works and Building Departments prior to acceptance of the development improvements or issuance of building permits, which ever occurs first.
3. That the developer shall retain the project design engineer to inspect and verify that all grading within the development is completed in accordance with the approved plans. The engineer shall be required to provide a certification letter to the Building Department prior to issuance of building permits.

DEVELOPMENT IMPACT FEE ESTIMATE:

1. That the development is subject to the following impact fees in accordance with City Ordinances no. 90-09, 90-10, 98-14 and 05-16 or any revisions thereof. Impact fee calculations are based upon square footage of structures and areas of development as identified on the site plan. If changes are made to the structure size or the area of the development, then estimated impact fees shown below will likewise change to reflect the modified conditions. Fees listed below reflect rates effective January 1, 2015 and are subject to change by City Council Resolution. Criteria to calculate impact fees as follows: **Multi-family Residential Units – 217; Net Development Area- 13.11 Acres.** All fees are payable prior to issuance of building permits.
 - A. That the development is subject to a **\$ 447,200.11 Transportation Mitigation Impact Fee** in accordance with City Resolution No. 05-10-R, or any revisions thereof.
 - B. That the development is subject to a **\$ 324,206.68 Water System Impact Fee** in accordance with City Resolution No. 05-14-R or any revision thereof.
 - C. That the development is subject to a **\$ 473,656.75 Wastewater System Impact Fee** in accordance with City Resolution No. 05-15-R or any revisions thereof.
 - D. That the development is subject to a **\$ 12,585.73 12th Avenue Sanitary Sewer Area of Benefit Fee** in accordance with City Resolution No. 92-25-R or any revisions thereof.
 - E. That the development is subject to a **\$ 99,492.73 Storm Water System Impact Fee** in accordance with City Resolution No. 05-13-R, or any revisions thereof.
 - F. That the development is subject to a **\$ 96,430.46 Fire Protection Impact Fee** in accordance with City Resolution No. 05-11-R or any revisions thereof.
 - G. That the development is subject to a **\$ 60,727.45 Police Protection Impact Fee** in accordance with City Resolution No. 05-12-R or any revisions thereof.
 - H. That the development is subject to a **\$ 560,027.09 Park System Impact Fee** in accordance with City Resolution No. 05-64-R, or any revisions thereof.
 - I. That the development is subject to a **\$ 31,942.40 Refuse and Recycling Impact Fee** in accordance with City Resolution No. 05-63-R, or any revisions thereof.

CITY UTILITY DIVISION

Contact: Mike Cosenza Utility Superintendent (559) 585-2560
Concerning questions that you may have on the conditions listed below:

General:

1. That all utility work within the City right-of-way shall be under the control of a General Engineering Contractor, licensed for that purpose. Contractor shall verify all conditions in the field prior to commencing construction.
2. That locations of existing water, sanitary sewer and storm drain mains in the vicinity of the project site will be marked by Public Works Department staff based upon the city's best available records. Contractor shall provide the City Utility Division with a minimum of 48 hours prior notice when requesting location of existing utilities. The City of Hanford is not a member of Underground Service Alert (U.S.A.).
3. That any utility connections located within Arterial Streets or Major Collector Streets shall be bored. Any pavement disturbed as a result of utility connection work shall be replaced and heater re-mixed.
4. That all utility work and materials shall conform to City of Hanford Construction Standards and Specifications, latest edition.
5. That all new water services installed to serve the development shall be required to comply with backflow prevention standards for multi-family projects.

Water:

1. That the developer shall furnish and install new water service assemblies as required to serve the project for purposes of fire suppression, domestic consumption, and landscape irrigation purposes, including meters and backflow or detector/check devices as applicable, all in accordance with City Standards.
2. That the developer shall furnish and install an onsite fire suppression pipeline system in accordance with Fire Department requirements, which shall have two points of connection to the public water system, as follows: Fire service connections shall be made to the existing public water main located within Millennium Way
3. That the developer shall furnish and install appropriate cross connection/backflow prevention assemblies for all services provided, including fire service lines.
4. That all backflow prevention assemblies shall be tested and approved prior to being placed in service by a certified technician, with a copy of test results being provided to the City Utility Division.
5. That all existing water wells be abandoned in conformance with State of California Department of Health Services Standards.

6. That the developer shall extend a minimum 12" diameter water main from its' current terminus along the Millennium Way property frontage to the west end of the proposed parcel per the city's water master plan.

Sewer:

1. That the developer shall size sewer service lateral(s) to serve the project site in accordance with requirements of the Uniform Plumbing Code, latest edition. (Minimum six-inch lateral size.)
2. That the developer furnish, install, and maintain a grease trap assembly on any sewer lateral receiving waste water from food preparation facilities at the onsite community building. Grease trap assemblies shall be approved and permitted by the City Building Official prior to installation.
3. That all City of Hanford sanitary sewer system impact fees and any applicable sanitary sewer construction reimbursement charges shall be payable prior to permitting connection to the public sanitary sewer system.
4. That the developer shall extend a minimum 12" diameter sanitary sewer main from its' current terminus along the Millennium Way property frontage to the west end of the proposed parcel per the city's sewer master plan. Developer shall be entitled to a reimbursement from the City for oversizing for the cost difference between the installation of a 8 inch main and the installation of a 12 inch main. Developer shall submit competitively bid costs (three bids) for City review/approval prior to commencing work per City Specifications.

REFUSE DIVISION

Contact: Mike Cosenza Utility Superintendent (559) 585-2560
Concerning questions that you may have on the conditions listed below:

General Requirements:

1. That nine 10 ft. x 20 ft. inside clear dimension masonry block refuse enclosure with 6' high perimeter walls shall be constructed in accordance with City Std. GE-35, modified for installation of 12" x 12" interior concrete curbs. A minimum 6" thick/ 10 ft. wide concrete roll-out apron shall be constructed across the entire frontage of the enclosure. The refuse enclosure shall have gates of chain link with earth tone colored vinyl slats. The enclosure shall be architecturally compatible with surrounding buildings & location of enclosure must be approved by both the Public Works and Community Development Departments.
2. That nothing other than the city refuse bins shall be stored or kept in refuse enclosures.
3. That refuse enclosure gates shall be securely closed except when in use.
4. That refuse enclosures shall not be located adjacent to combustible construction or beneath windows or non-protected eaves.

5. That a final site plan showing where refuse enclosure(s) will be located must be submitted to the Community Development Department for approval before building permits may be issued. The latest site plan was missing one enclosure and location of one proposed was to be changed for ease of access of refuse truck.
6. That all onsite vehicle drive aisles and parking lot areas subject to city refuse truck access shall be surfaced in accordance with City Std. GE-32 industrial parking lot standards.
7. That the applicant shall participate in all available waste recycling & reuse programs.

THEREFORE, BE IT FURTHER RESOLVED, that based on the above and incorporated findings, the Planning Commission approves Site Plan Review 2015-05.

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

AYES:	Commissioners
NOES:	Commissioners
ABSTAIN:	Commissioners
ABSENT	Commissioners

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

I, **Darlene R. Mata**, Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 26th day of April, 2016.

Darlene R. Mata, Secretary

EXHIBIT A**MITIGATION, MONITORING AND REPORTING PROGRAM****ENVIRONMENTAL FACTOR - AIR QUALITY**

Mitigation Measure 1 - The project will be subject to Regulation VIII to reduce PM10 emissions and subject to Rule 9510 as a condition of approval. With these mitigation measures the project will have a less than significant impact.

RESPONSIBLE PARTY - Developer

Mitigation Measure 2 - Development of the site will be subject to SJVAPCD's Indirect Source Rule (Rule 9510) procedures. The applicant will be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD prior to issuance of a building permit. The project may also be subject to Regulation VII, Rule 4641, and Rule 4692.

RESPONSIBLE PARTY - Developer

ENVIRONMENTAL FACTOR – CULTURAL RESOURCES

Mitigation Measure 3: Project conditions of approval will include a requirement that in the case that any human remains are discovered at any time, that construction will cease and the City is notified as well as the County Coroner pursuant to California Health and Safety Code 7050.5 and Public Resources Code 5097.98.

RESPONSIBLE PARTY – Developer and City

ENVIRONMENTAL FACTOR – GREEN HOUSE GASES

Mitigation Measure 4: The project is required to comply with the adopted Final Regional Climate Action Plan and the rules and regulations of the San Joaquin Valley Air Pollution Control District.

RESPONSIBLE PARTY – Developer and City

ENVIRONMENTAL FACTOR – HYDROLOGY AND WATER QUALITY

Mitigation Measure 5: The project will be required to comply with all City ordinances, standards and policies which will assure proper grading and storm water drainage into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge.

RESPONSIBLE PARTY – Developer and City

ENVIRONMENTAL FACTOR – PUBLIC SERVICES

Mitigation Measure 6: The project will pay impact fees in accordance with the fee schedule adopted at the time of building permit application.

RESPONSIBLE PARTY – Developer and City

ENVIRONMENTAL FACTOR – RECREATION

Mitigation Measure 7: The project will pay impact fees in accordance with the fee schedule adopted at the time of building permit application.

RESPONSIBLE PARTY – Developer and City

ENVIRONMENTAL FACTOR – TRANSPORTATION/TRAFFIC

Mitigation Measure 8: The project will pay transportation impact fees in accordance with the fee schedule adopted at the time of building permit application.

RESPONSIBLE PARTY – Developer and City

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

NOTICE OF PUBLIC HEARING

A public hearing will be held before the Hanford City Planning Commission on Tuesday, April 26, 2016 at 7:00 p.m. in the Council Chambers of the Civic Auditorium, 400 N. Douty Street, Hanford, California, pertaining to the following:

PROJECT DESCRIPTION AND LOCATION: Appeal 2016-01, an appeal by Richard Harriman of the approval of Site Plan Review 2015-05, which is a request by Bajun American to construct a 216-unit apartment complex on 31.1 acres in the "RM-2" Multi-Family Zone District. The project is located on the corner of Centennial & Millennium Way in the City of Hanford
APN: 011-020-045.

Based on an Initial Study, the Community Development Department has determined that the project described above would not have significant adverse impacts on the environment with the incorporation of mitigation measures. Mitigated Negative Declaration 2015-03 has been prepared for the project.

COMMENT PERIOD: March 29, 2016 through April 18, 2016

PUBLIC COMMENT INVITED: The public is invited to send written comment on the Mitigated Negative Declaration to the City of Hanford, Attention: Darlene Mata, 317 N. Douty Street, Hanford, CA 93230. Written comments will be accepted within the comment period shown above. You may review the Mitigated Negative Declaration, Initial Study, reference material and any comments received on the Negative Declaration at the Hanford Community Development Department at 317 N. Douty Street, Hanford, California, 93230.

All interested persons may submit comments on the above listed project. If you challenge any action or decision regarding the project described in this notice in court, you may be limited to raising only those issues you or someone else raised during the public comment period.

For further information, contact the Hanford Community Development Department at (559) 585-2580

HANFORD COMMUNITY DEVELOPMENT DEPARTMENT

PROPOSED
MITIGATED NEGATIVE DECLARATION 2015-03

Project Title: Site Plan Review 2015-05

File Number: 502-0940

State Clearinghouse Number:

Lead Agency: City of Hanford

Responsible Agency: n/a

Applicant: Bajun Amercian Properties
5150 Sixth Street, Suite 150
Fresno CA 93710

Property Owner: Same

Project Description: The project proposes to construct a two-story, 216 unit apartment complex in the "RM-2" Multi-Family Zone District.

Location: The project is located on the corner of Centennial Drive & Millennium Way in the City of Hanford APN: 011-020-045.

Attachments:

Initial Study	(X)
Environmental Checklist	(X)
Maps	(X)
Mitigation Measures	(X)
Letters	(X)

Environmental Assessment: The Initial Study for the project is available for public review at the City of Hanford, Community Development Department, 317 N. Douty St., Hanford CA.

Declaration of No Significant Effect: The City of Hanford has completed the preparation of an initial study for the project described above. The initial study did not identify any potentially significant environmental effects that would result from the proposed project. This finding is based upon the criteria of the Guidelines of the State Secretary for Resources, Sections 15064 (Determining Significant Effect), 15065 (Mandatory Findings of Significance), and 15070 (Decision to prepare a Negative Declaration), and the following reasons as documented in the Initial Evaluation (Initial Study) for the project, which is attached.

- (a) The project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.
- (b) The project does not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
- (c) The project does not have environmental effects which are individually limited but cumulatively considerable. Cumulatively considerable means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
- (d) The environmental effects of the project will not cause substantial adverse effects on human beings, either directly or indirectly.

This Mitigated Negative Declaration has been prepared by the City of Hanford Community Development Department in accordance with the California Environmental Quality Act of 1970, as amended.

Contact Person: Darlene R. Mata, Community Development Director

Phone: (559) 585-2590

Signature:



Date: March 29, 2016

Review Period: March 29, 2016 – April 18, 2016

REVISED

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION 2015-03

Prepared For

Bajun American Properties
Site Plan Review 2015-05

Prepared By

City of Hanford

March 29, 2016

INITIAL STUDY

INTRODUCTION AND REGULATORY GUIDANCE

This document is an Initial Study and Mitigated Negative Declaration (MND) prepared pursuant to the California Environmental Quality Act (CEQA) for the Project. This MND has been prepared in accordance with CEQA, Public Resources Code Section 21000 et seq., and the CEQA Guidelines.

The City of Hanford prepared a General Plan Update and certified a Program level Environmental Impact Report (EIR) in 2002. The CEQA Guidelines Section 15168 states that subsequent activities must be examined in the light of the program EIR to determine if the later activity would have effects that were not examined in the program EIR. Consistent with Section 15165, if a project is not otherwise statutorily or categorically exempt from CEQA, an Initial Study is conducted by a lead agency to determine if a project may have a significant effect on the environment. In accordance with the CEQA Guidelines, Section 15064, an environmental impact report (EIR) must be prepared if the Initial Study indicates that the proposed project under review may have a potentially significant impact on the environment. A negative declaration may be prepared in instead, if the lead agency prepares a written statement describing the reasons why a proposed project would not have a significant effect on the environment, and, therefore why it does not require the preparation of an EIR. According to the CEQA Guidelines Section 15070, a negative declaration shall be prepared when either:

- 1) The initial study show there is no substantial evidence, in light of the whole record before the agency, that the proposed project may have a significant effect on the environment, or
- 2) The Initial Study identified potentially significant effects, but:
 - a) Revisions in the project plans or proposals made by or agreed to by the applicant before the proposed negative declaration is released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and
 - b) There is no substantial evidence, in light of the whole record before the agency, that the proposed project as revised may have a significant effect on the environment.

If the Initial Study reveals that there may be a significant effect upon the environment, but those effects can be avoided or reduced to a less than significant level with revisions to the project plan and/or mitigation measures, and the applicant agrees to the revision and/or mitigation measures, the lead agency may prepare a mitigated negative declaration.

Public Resources Code Section 21159.28 provides for streamlining of residential projects if they are consistent with the land use designation, density, building intensity and applicable policies specified for the project area in either a Sustainable Communities Strategy (SCS) or an alternative strategy for which the State Air Resources Board (ARB) has accepted the metropolitan planning organization (MPO) determination that the SCS or alternative strategy would achieve the greenhouse gas emission (GHG) reduction targets and if the project incorporates the mitigation measures required by an applicable prior environmental document. The MPO, Kings County Association of Governments, of which the City of Hanford is a member, adopted its 2014-2040 final Regional Transportation Plan (RTP) and SCS on July 30, 2014, which demonstrated attainment of the GHG Emission reduction targets established for the MPO by the ARB. In addition, the ARB accepted the MPO's determination that the MPO's RTP and SCS attained the required GHG target reductions by its Resolution 15-47 adopted on October 22, 2015. The proposed project is consistent with the land use designation, densities and applicable policies in the Hanford General Plan and the SCS and is therefore eligible for streamlining under PRC 21159.28, which states that an environmental document prepared for the project need not reference, describe or discuss (1) growth inducing impacts; or (2) project specific or cumulative impact from cars and light-duty truck trips generated by the project on global warming or the regional transportation network.

PROJECT DESCRIPTION:

The project is a 13.11 acres multiple family development, which includes a gated 216 unit apartment complex consisting of two-story buildings, a recreation building and pool and seven open play areas throughout the complex. The complex is accessed from Millennium Way with open parking for visitors outside the gate. The units include three bedroom, two bath units; two bedroom, two bath units; and one bedroom, one bath units. Each unit will have a garage and one parking space, with the exception of the one bedroom units that will each have a single car garage. The development of multiple family dwellings is a permitted use in the RM-2 zone. A maximum of 285 units can be built on the subject site based on a minimum of 2,000 square feet of site area per unit (Parcel is 13.11 acres), the resulting project density is 16.5 units per acre. The project meets all General Plan policies and development standards of the City of Hanford and provides much needed housing, as stated in the City of Hanford

Housing Element.

ENVIRONMENTAL IMPACTS

No significant adverse environmental impacts have been identified for this project. The City of Hanford Land Use Element, Zoning Ordinance, and Final Regional Climate Action Plan contain policies and regulations and measures that are designed to mitigate impacts to a level of non-significance. Environmental measures are methods, measures, standard regulations or practices that avoid, reduce, or minimize a project's adverse effects on various environmental resources. Based on the underlying authority, they may be applied before, during, or after construction of the project. Environmental measures are also commonly listed as conditions of approval. The City Municipal Code and other authoritative documents currently contain measures that assist to mitigate environmental impacts. Project specific mitigation measures have been included in the environmental assessment that will mitigate any potential impacts to a level of less than significant.

In addition, a Statement of Overriding Considerations was adopted for Agriculture and Air Quality for the EIR prepared for the 2002 General Plan Update. The project is being developed consistent with the land use designation that was evaluated in the 2002 General Plan EIR. The General Plan Update and EIR are herein incorporated by reference, including Resolution 02-39-R. Other documents used in the preparation of this environmental assessment are listed as sources and also incorporated by reference. The 2002 General Plan Update, the EIR prepared for that document, and all other documents referenced herein are available for review at the City of Hanford Community Development Department located at 317 N. Douty, Hanford, California 93230.

PROJECT COMPATIBILITY WITH EXISTING ZONES AND PLANS

The project is compatible with the General Plan and Zoning Ordinance as the project relates to surrounding properties. The proposed development is consistent with the High Density Residential land use designation and the standards for development in the RM-2 (High Density Residential 2,000 minimum site area per unit) zone.

SUMMARY OF INITIAL STUDY/MITIGATED NEGATIVE DECLARATION IMPACT CONCLUSIONS

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the Site Plan Review 2015-05 in accordance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City of Hanford Municipal Code. The IS/MND for the proposed Project is tiered from the 2002 General Plan Update Environmental Impact Report (EIR) (SCH No. 2002021036), certified by the City Council June 18, 2002 for which a Statement of Overriding Considerations was adopted for Agriculture and Air Quality. The proposed project is being developed consistent with the land use that was designated at the time of the preparation of the General Plan Update and associated EIR.

The Proposed IS/MND analyzed the Project's potential impacts with regard to the following environmental topical areas: (1) aesthetics, (2) agriculture and forest resources, (3) air quality, (4) biological resources, (5) cultural resources, (6) geology and soils, (7) greenhouse gas emissions, (8) hazards and hazardous materials, (9) hydrology and water quality, (10) land use and planning, (11) mineral resources, (12) noise, (13) population and housing, (14) public services, (15) recreation, (16) transportation/traffic, and (17) utilities and services systems.

The proposed Project, as analyzed in the Draft IS/MND, incorporates all relevant General Plan policies, standards and Mitigation Measures (MMs), as adopted by the 2002 General Plan EIR for purposes of determining environmental impacts of development of the General Plan Planning Area. Based on the Project specific analysis presented in the Draft IS/MND it was determined that the Project in each topical area would have either no impact, a less than significant impact, or impacts that could be mitigated to a less than significant level. The Proposed IS/MND concluded that the proposed Project would have no impact or a less than significant Project-specific impact in the following topical areas: agriculture, aesthetics, air quality, cultural resources, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, noise, population and housing, public services, recreation, transportation and traffic, and utilities and services systems.

Further, it was concluded that the proposed Project would have less than significant cumulative impacts because the project area is no longer designated as prime farmland, therefore impacts to agricultural resources are not cumulatively considerable for the proposed project. Air Quality Impacts, although less than significant as a result of the project, may be cumulatively considerable, however Public Resources Code Section 21159.28 provides for streamlining of residential projects, which states that an environmental document prepared for the project need not reference, describe or discuss (1) growth inducing impacts; or (2) project specific or cumulative impact from cars and light-duty truck trips generated by the project on global warming or the regional transportation network.

In accordance with CEQA, the IS/MND tiered off the 2002 General Plan EIR, which determined that impacts to agricultural resources and air quality were significant and unavoidable impacts associated with implementation of

PREVIOUS ENVIRONMENTAL REVIEW

A previous negative declaration was released for public review on March 25, 2015. One comment letter was received from Richard Harriman, the appellant. Following an appeal of the Site Plan Review approval, an expanded initial study was prepared and a Mitigated Negative Declaration was released for review on March 28 through April 11, 2016. The expanded initial study responds to the comments on the previous negative declaration pertaining to the environmental document and includes mitigation measures that were previously applied as conditions of approval. A copy of the previous letter and the City's response to the commenter are included in the record. The IS/MND provides additional clarification on the assessment of environmental impacts and restates project conditions of approval as mitigation measures for clarification. No new impacts were identified and mitigation measures have been included that will mitigate impacts to a less than significant level.

APPENDIX G: Initial Study and Findings

ENVIRONMENTAL ASSESSMENT NO. 2015-03

1. Project Title: Site Plan Review 2015-05
2. Lead Agency Name and Address: City of Hanford
317 N. Douty
Hanford, CA 93230
3. Contact Person/Phone Number: Darlene R. Mata, Community Development Director
Community Development Department
(559) 585-2583
4. Project Location: The project is located at the corner of Centennial Drive and Millennium Way in the City of Hanford APN: 011-020-045.
5. Project Sponsor's Name/Address: Bajun American Properties
5150 N. Sixth Street #150
Fresno, CA 93710
6. General Plan Designation: High Density Residential
7. Zoning: "RM-2"
8. Description of the Project: Site Plan Review 2015-05 proposes to construct a two-story, 216 unit apartment complex on 13.11 acres.
9. Surrounding land uses and setting:

	Planned Land Use	Existing Zoning	Existing Land Use
North	Multi-Family Residential	RM-2	Vacant land
East	Commercial	PC	Vacant/Existing Commercial Facility
South	Public Facility	PF	Developed Storm Water Basin (Musser Slough)
West	Single Family Residential	R-1-6	Vacant land

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)

San Joaquin Valley Air Pollution Control District

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

FOR: CITY OF HANFORD



Darlene R. Mata
Community Development Director
City of Hanford

3/29/2016

March 29, 2016

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

Issues:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐
ENVIRONMENTAL SETTING: The City of Hanford is located in the San Joaquin Valley. The City and the surrounding areas are predominately flat. There are no elevated landforms in the community that would represent an opportunity for a scenic vista of surrounding land. Implementation of the General Plan would result in an intensification of urban scale development in the Planning Area. The proposed project is consistent with the General Plan land use designation of high density residential. As urban uses expand from the existing margins of the City new sources of light and glare will be introduced. The impact of new sources of light and glare are considered potentially significant, however, City development standards require that all light sources will be hooded and directed onsite to reduce light falling onto adjacent properties. Significance Criteria The Project may result in significant impacts to aesthetics if it substantially affects the view of a scenic vista or view, causes substantial damage to scenic resources, causes substantial degradation of views from adjacent residences, or results in new source of substantial light or glare adversely affecting views in the area. Discussion: NO IMPACT The project will include the construction of a two story, 216 unit apartment complex in the "RM-2" Multi-Family Zone District. The views of the surrounding area are not considered scenic and therefore there is no impact under this criteria. NO IMPACT The project site is currently vacant, fallow land. The site does not contain any scenic resources such as trees, outcropping or historic buildings therefore there is no impact under this criteria. LESS THAN SIGNIFICANT IMPACT The proposed project site is currently vacant land maintained for weed control. Construction of the project will result in alteration of the visual character of the project site from vacant land to residential development. Although some may perceive this change as negative based on the sites current appearance, the City does not anticipate that the development will create a visually degraded character or quality to the project site or the properties near the project site. All development will be required to comply with City development standards pertaining to setback, building				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
height, landscaping etc. therefore it is determined that the impacts under this criteria will be less than significant.				
d. LESS THAN SIGNIFICANT IMPACT Although new light sources will be added to the area, the City development standards require that lighting be shielded to reduced impacts to adjacent properties, therefore impacts under this criteria are determined to be less than significant.				
Conclusion: Impacts to aesthetics are anticipated to be less than significant.				
Source: Site Visit, 2002 Hanford General Plan, 2002 General Plan EIR, Hanford Municipal Code				
II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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ENVIRONMENTAL SETTING:

The proposed project is located within the City limits. The land is classified as Rural Residential Land according to the Department of Conservation's Farmland Mapping and Monitoring Program map for Kings County (2014). The property is not designated as prime farmland, unique farmland or farmland of statewide importance by the Department of Conservation. The property is not enrolled in a Williamson Act contract and is currently vacant land that is not being farmed.

Significance Criteria

The Project may result in significant impacts to agricultural resources if it removes land designated as prime farmland, unique farmland, or farmland of statewide importance by the Department of Conservation.

Discussion:

- NO IMPACT** The proposed project is designated as High Density Residential in the General Plan and zoned RM 2. It is located in an area identified as Urban and Built Up Land by the State Farmland Mapping and Monitoring Program (FMMP). No Prime Farmland, Unique Farmland, or Farmland of Statewide Importance occurs on the project site or in the surrounding adjacent property. Therefore the project has no impact under this criteria.
- NO IMPACT** The project site is not under a Williamson Act Contract therefore there is no impact under this criteria.
- NO IMPACT** The project site is not zoned for agricultural use and there is no zone change proposed for the site, therefore there are no impacts under this criteria.
- NO IMPACT** The project does not involve the conversion of forest land, as defined under Public Resource Code, therefore there are no impacts under this criteria.
- NO IMPACT** The site is within the urban area and the City's General Plan designates the area for High Density Residential, therefore there are no impacts under this criteria.

Conclusion: The subject site is not identified on the FMMP as Prime Farmland, Unique Farmland or Farmland, is not subject to a Williamson Act Contract, is zoned for High Density Residential, a non-agricultural use, and contains no forest land. Therefore there is no impact to agricultural resources.

Source: General Plan Update and EIR, Department of Conservation Farmland Mapping and Monitoring Program map for Kings County.

III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☒	☐	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☒	☐	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard	☐	☒	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
(including releasing emissions which exceed quantitative thresholds for ozone precursors)?				
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

ENVIRONMENTAL SETTING

The California Air Resource Board (ARB) has divided California into regional air basins according to topographic air drainage features. The City of Hanford is located in the San Joaquin Valley Air Basin (SJVAB), which is approximately 250 miles long and averages 35 miles wide, is the second largest air basin in the state. Air pollution is directly related to a region's topographic features...The valley is basically flat with a slight downward gradient to the northwest. The valley opens to the sea at the Carquinez Straights where the San Joaquin – Sacramento Delta empties into San Francisco Bay. The San Joaquin Valley (SVJ), thus, could be considered a "bowl" open only to the north.

Local climatological effects, including wind speed and direction, temperature, inversion layers, and precipitation and fog, can exacerbate the air quality problem in the SJVAB.

The Clean Air Act (CAA) was passed in 1963 by the US Congress and has been amended several times. The 1970 Clean Air Act amendments laid the foundation for the regulatory activities in the 1970s and 1980s. In 1990, an amendment was approved that adopted more stringent standards. The California Clean Air Act (CCAA), signed in 1988, requires all areas of the state to achieve and maintain the California Ambient Air Quality Standards (AAQS). The California AAQS is more stringent than the National AAQS.

Both California and the federal government have established health based AAQS for seven air pollutants as shown below. These pollutants are ozone (O₃), nitrogen dioxide (NO₂), carbon monoxide (CO), sulfur dioxide (SO₂), coarse inhalable particulate matter (PM₁₀), fine inhalable particulate matter (PM_{2.5}) and lead (Pb). These standards are designed to protect the health and welfare of the population.

State and Federal Standards Table

POLLUTANT	AVERAGING TIME	FEDERAL STANDARD	STATE STANDARD
Ozone	1-Hour	-	0.09 ppm
	8-Hour	0.075 ppm	0.07 ppm
Carbon Monoxide	8-Hour	9.0 ppm	9.0 ppm
	1-Hour	35.0 ppm	20.0 ppm
Nitrogen Dioxide	Annual	0.053 ppm	0.03 ppm
	1-Hour	0.100 ppm	0.18 ppm
Sulfur Dioxide	Annual	0.03 ppm	-
	24-Hour	0.14 ppm	0.04 ppm
	1-Hour	0.075 ppm	0.25 ppm
PM ₁₀	Annual	-	20 ug/m ³
	24-Hour	150 ug/m ³	50 ug/m ³
PM _{2.5}	Annual	15 ug/m ³	12 ug/m ³
	24-Hour	35 ug/m ³	-
Lead	30 Day Avg	-	1.5 ug/m ³
	3 Month Avg	1.5 ug/m ³	-

Notes: ppm=parts per million; ug/m³=micrograms per cubic meter

Source: California Air Resources Board 2008. Ambient Air Quality Standards (4/01/08)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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The Hanford General Plan identifies objectives, policy or programs which support improving air quality with an (AQ) suffix. However, even with implementation of these policies, the General Plan EIR found that impacts to air quality would be significant and unavoidable with the buildout of the General Plan Planning Area. With certification of the General Plan EIR, a Statement of Overriding Considerations was adopted. Further, the project is subject to the rules and regulations of the San Joaquin Valley Air Pollution Control District (SJVAPCD), which will be required as mitigation measure and will reduce potential impacts to a less than significant level.

Attainment Status

The air quality management plans prepared by the SJVAPCD provide the framework for SJVAB to achieve attainment of the state and federal Ambient Air Quality Standards (AAQS) through the State Implementation Plan (SIP). Areas are classified as attainment or nonattainment areas for particular pollutants, depending on whether they meet air quality standards. Classifications of severity range from marginal, moderate, serious to severe and extreme.

At the federal level, the SJVAPCD is designated as extreme nonattainment for the 8-hour ozone standard, attainment for PM 10 and CO, and nonattainment for PM2.5. At the state level, the SJVAB is designated nonattainment for 8-hour ozone, PM10, and PM2.5 standards. The SJVAB has not attained the federal 1-hour ozone, although this standard was revoked in 2005.

Evaluation

The SJVAPCD has published the Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI). The GAMAQI includes a screening tool (the Small Project Analysis Level (SPAL)) for small projects intended to streamline the CEQA process. Projects that meet the SPAL standards are deemed to have a less than significant impact on air quality due to criteria pollutant emissions and as such are excluded from quantifying criteria pollutant emissions for CEQA purposes. Table 5-3 in the SPAL confirms that low rise apartment projects of 220 units or less meet the SPAL standards. Because this project is 216 units (less than the 220 SPAL criteria), the project qualifies as a small project. Under the SJVAPCD SPAL standards this project can be deemed that impacts to Air Quality are less than significant. The SJVAPCD nevertheless recommends that, even for projects that meet the SPAL standards, the Lead Agency should identify the source of emissions and discuss the SPAL values to support the conclusion that criteria pollutant emissions would have a less than significant impact on air quality. The thresholds of significance for criteria pollutant emissions adopted by the SJVAPCD is set forth on the below table. An analysis of air quality impacts was prepared using the CalEEMod software to determine that the project would result in the emission shown in the table below. Because the construction is residential, it is assumed that there will be minimal overlap of construction and operations. It is anticipated that it will take months for the project to be fully leased and fully operational. Assuming no overlap of construction and operations, the total emissions for ROG, NOX and PM10 do not exceed the SJVAPCD thresholds of significance.

	SJVAPCD Threshold Significance Tons/year	Project Tons/year Construction	Project Tons/year Operations
CO	100	5.5572	16.5358
ROG	10	2.7636	2.4003
NOx	10	6.1192	4.8366
SOx	27	8.96	.0290
PM10	15	.7928	1.6628
PM 2.5	15	.4937	.5089

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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Significance Criteria

The SJVAPCD GAMAQI has established the following standards of significance, a project is considered to have a significant impact on air quality if:

1. A project results in new direct or indirect emissions of ozone precursors (ROG and NOx) in excess of 10 tons per year.
2. Any project with the potential to frequently expose members of the public to objectionable odors will be deemed to have a significant impact.
3. Any project with the potential to expose sensitive receptors (including residential area) or the general public to substantial levels of toxic air contaminants would be deemed to have a potentially significant impact.
4. A project produces a PM10 emission of 15 tons per year (82 pounds per day)

The SJVAPCD significance impact for dust is based on appropriateness of construction dust controls, including compliance with Regulation VIII fugitive PM10 prohibitions. The SJVAPCD Guidelines provide feasible control measures for construction emission of PM 10s. If construction activities comply with the applicable rules, then air pollutant emissions for construction activities would be considered less than significant. All construction projects in the City of Hanford are required to comply with the SJVAPCD Rules and Regulations, which will be included in project approval.

Checklist Discussion

- a) Less than Significant with Mitigation Incorporation- The project is located within the San Joaquin Valley Air Basin. Under the Federal Standards, the Air Basin is nonattainment for Ozone under the eight hour standard. In addition, though federal the one hour ozone standard was revoked in 2005, the SJVAPCD must still attain this standard. The Air Basin is also nonattainment for the federal PM 2.5 standard. For California standards, the Air Basin is nonattainment for Ozone under the one hour and eight hour standards, and nonattainment for PM 10 and PM 2.5. The project would not obstruct implementation of an air quality plan, however, temporary air quality impacts could result from construction activities. The project would not create a significant impact over the current levels of ozone, PM10 or PM 2.5, or result in a violation of any applicable air quality standards. The project is not anticipated to conflict with the attainments plans adopted by the SJVUAPCD. The project will be subject to Regulation VIII to reduce PM10 emissions and subject to Rule 9510 as a mitigation measure. With these mitigation measures the project will have a less than significant impact under this criteria.
- b) Less than Significant - The proposed project will result in short term construction related emissions and operational emissions. The short term construction impacts are considered less than significant by the SJVAPCD based on compliance with the District's mandatory dust control measures. Development of the site will be subject to SJVAPCD's Indirect Source Rule (Rule 9510) procedures. The applicant will be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD prior to issuance of a building permit. Under the SPAL, the project can be deemed to have a less than significant impact under this criteria.
- c) Less than Significant Impact with Mitigation Incorporation- See a. and b. above.
- d) Less than Significant Impact - There are no known or anticipated pollutant concentrations that would be generated by the future residential project that would expose sensitive receptors to substantial pollutant concentrations. Since there are no known or anticipate pollutant concentrations to be emitted from the project, the project impact is considered less than significant under this criteria.
- e) Less than Significant Impact - When developed, the project will include uses typical of a residential development. No objectionable odors are anticipated to occur as part of the project. No objectionable odors are anticipated to occur as part of the project.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Mitigation Measure 1 - The project will be subject to Regulation VIII to reduce PM10 emissions and subject to Rule 9510 as a condition of approval. With these mitigation measures the project will have a less than significant impact. Mitigation Measure 2 - Development of the site will be subject to SJVAPCD's Indirect Source Rule (Rule 9510) procedures. The applicant will be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD prior to issuance of a building permit. Conclusion: With the incorporation of the above mitigation measures, impacts to Air Quality are determined to be less than significant. Source: 2002 General Plan, 2002 General Plan EIR, San Joaquin Valley Air Pollution Control District Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI), CalEEmod, California Air Resources Board 2008. Ambient Air Quality Standards (4/01/08).				
IV. BIOLOGICAL RESOURCES -- Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
nursery sites?				
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Environmental Setting

No undisturbed, natural habitat remains within the Project Area. The Project Area has been regularly disced for weed and fire control. The project site is adjacent to the Mussel Slough, which has been developed as a City storm water drainage basin through the issuance of a Streambed Alteration Agreement (SAA) with California Fish and Wildlife. The area preserved pursuant to the SAA will not be disturbed as a result of the project. The area is currently protected by a chain link fence which will limit any access and potential disturbance of the area. California Department of Fish and Wildlife was consulted prior to the preparation of the initial study, which indicated that as long as there was no disturbance of the area subject to the SAA, no consultation with California Fish and Wildlife was required.

Early comments on the proposed negative declaration included statements that a portion of the Mussel Slough to the west of the subject property site was disturbed and potentially filled without the appropriate evaluation or permits. It does appear that unpermitted filling occurred and the California Department of Fish and Wildlife is aware of the potentially disturbance. In discussions with California Department of Fish and Wildlife, the issue is wholly within their jurisdiction and outside the City's jurisdiction and bears no relationship to the proposed project.

Standards of Significance

The project would have a significant effect on biological resources if it would:

1. Interfere substantially with the movement of any resident or migratory fish or wildlife species.
2. Substantially diminish habitat for fish, wildlife or plants.
3. Substantially affect a rare, threatened, or endangered species of animal or plant or the habitat of a rare, threatened or endangered species.

Checklist Discussion

- a) No Impact - The site is adjacent to a developed collector street and near a developed commercial center. Land located south of the project site is a storm drainage basin referred to as the Mussel Slough, which will not be disturbed as part of the proposed project. The project area is vacant, disturbed land and does not contain any natural, undisturbed areas that may be considered habitat.
- b) No Impact - the site does not contain any riparian habitat or other sensitive natural community.
- c) No Impact - the site is not identified as a federally protected wetland.
- d) No Impact - The project would not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites. There is no natural habitat remains within the project area.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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e) No Impact - The project would not conflict with any local policies or ordinances protecting biological resources such as a tree preservation ordinance or policy.

f) No Impact - There is not a Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state habitat conservation plan that includes this project site.

Conclusion: The proposed project will not have a substantial adverse effect on habitat or candidate, sensitive or special status species and will not impact a protected wetland, therefore there are not impacts to biological resources.

Source: Site visit, California Department of Fish and Wildlife, Streambed Alteration Agreement No. 2007-0081-R4

V. CULTURAL RESOURCES -- Would the project:

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

Environmental Setting

The City of Hanford has completed a records search for cultural resources with the preparation of the 2002 General Plan EIR. Three sites have been identified in or near the City of Hanford. None of the identified sites are located in the project area. The project is not anticipated to impact any cultural resource. However, as a standard condition of approval for all construction sites, the City requires that "should any disturbance of undiscovered archaeological or paleontological resources occur that construction activity cease immediately until a qualified archeologist be consulted and the finding properly investigated before construction may continue."

Significance Criteria

The project may have a significant impact on cultural resources if it causes substantial adverse changes in the significance of a historical or archaeological resource as set forth by the California Register of Historic Places and Section 106 of the National Historic Preservation Act; directly or indirectly destroys a unique paleontological resource or site.

Checklist Discussion

- No Impact - The project would not cause a substantial adverse change in the significance of a historical resource as defined in 15604.5 of the CEQA Guidelines, as the site is not registered as a historical resource.
- No Impact - The project would not cause a substantial adverse change in the significance of an archaeological resource as defined in 15604.5 of the CEQA Guidelines, as the project does not relate to a site listed as having archaeological significance.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
c) No Impact - The project will not directly or indirectly destroy any unique paleontological resource or site, as the site has not been identified as containing unique paleontological resource nor unique geological feature. d) Less than Significant with Mitigation Incorporation - the site has not been identified as containing areas of human remains. Project conditions of approval will include a requirement that in the case that any human remains are discovered at any time, that construction will cease and the City is notified as well as the County Coroner pursuant to California Health and Safety Code 7050.5 and Public Resources Code 5097.98. Mitigation Measure 3: Project conditions of approval will include a requirement that in the case that any human remains are discovered at any time, that construction will cease and the City is notified as well as the County Coroner pursuant to California Health and Safety Code 7050.5 and Public Resources Code 5097.98. Conclusion: With the incorporation of MM3, impacts to cultural resources are anticipated to be less than significant. Source: 2002 General Plan Update, 2002 General Plan Update EIR				
VI. GEOLOGY AND SOILS -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	☐	☐	☐	☒
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☐	☒
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
or collapse?				
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

Environmental Setting

Hanford is located in a seismic zone that is sufficiently far from known faults, and consists of a stable geologic formation such that the effects of ground shaking should be minimal. [1974 Five County Seismic Safety Element] The nearest known earthquake faults are located approximately 60 miles to the east of Hanford in the Sierra Nevada, and in the eastern Coast Ranges area approximately 50 miles to the west. (City of Hanford General Plan EIR, 2002). The project area is not subject to landslides.

Significance Criteria

The project may result in significant earth impacts if it causes substantial erosion or siltation, exposes people to geologic hazards or risk from faults, landslides or unstable soil conditions. Grading that disturbs large amounts of land or sensitive grading areas (such as slopes in excess of 20%) may cause substantial erosion or siltation.

Checklist Discussion

- No Impact - No known faults are located on the project site. The project will not expose people or structures to shaking, ground failure including liquefaction, or landslides. Construction of the residential development may require some earth movement resulting in disruption and compaction of soils. This is not significant because the area is designated for urban uses.
- No Impact - Construction of urban uses may create changes in absorption rates, drainage patterns, and the rate and amount of surface runoff. The project will be required to use standard construction practices that comply with City of Hanford ordinances and regulations, the California Building Code, and professional engineered designs approved by the Hanford Public Works Engineering Division. The standards have been developed to address any impacts from future development, if any. The Hanford General Plan and City of Hanford Development Standards include policies for development that would reduce the potential impact of soil erosion or the loss of topsoil.
- No Impact - The proposed project site would not be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in off-site landslide, lateral spreading, subsidence, liquefaction or collapse. Hanford General Plan addressed the potential for adverse effects from reactive soils in adverse conditions.
- No Impact - the project will not result in or expose people to potential impacts from expansive soils. The Hanford General Plan addressed the potential for adverse effects from expansive soils and it was found that such conditions do not exist to the extent that Standard construction practices that comply with City of Hanford ordinances and regulations, the California Building Code, and professional engineering designs approved by the Hanford Engineering Division are utilized for the project.
- No Impact -The City will provide necessary sewer and water systems for development. The project will not utilize septic or alternative disposal methods.

Conclusion: The project is required to be constructed in accordance with the California Building Code, City

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Municipal Code and Development Standards. The project will not result in an impact to geophysical conditions, therefore there is not impact.				
Source: 2002 General Plan Update, 2002 General Plan Update EIR, Hanford Municipal Code and Development Standards, California Building Code and Hanford Public Works Standards				
VII. GREENHOUSE GAS EMISSIONS – Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☒	☐	☐
Environmental Setting Gases that trap heat in the atmosphere are referred to as greenhouse gases (GHGs) because they capture heat radiated from the sun as it is reflected back into the atmosphere. The accumulation of GHGs has been implicated as a driving force for climate change. Individual projects contribute to the cumulative effects of climate change by emitting CHG's during construction and operations. In 2005, the Governor established executive order S-3-05, which set target dates for reduction of GHG. By 2010, reduce GHG to 2000 levels, by 2020 to 1990 levels, and by 2050 to reduce GHG emission to 80% below 1990 levels. In 2006, California passed AB 32, which requires the California Air Resources Board (CARB) to design and implement emission limits, regulation and other measures that are feasible and cost-effective resulting in GHG emission reduced to 1990 levels by 2020. In 2009, the California Office of Planning and Research (OPR) published revisions to CEQA to address GHG emissions. The amendments included the following: - Climate Action Plans and other greenhouse gas reduction plans can be used to determine whether a project has significant impact, based upon its compliance with the plan. - Local governments are encouraged to quantify the greenhouse gas emissions of a proposed project, noting that they have the freedom to select the models and methodologies that must meet their needs and circumstances. The section also recommends consideration of several qualitative factors that may be used in the determination of significant, such as the extent to which the given project complies with state, regional, or local GHG reduction plans and policies. OPR does not set or dictate specific thresholds of significance. - When creating thresholds of significance, local governments may consider thresholds of significance adopted by other agencies. On December 30, 2009, the Natural Resources Agency adopted the proposed amendment to the CEQA Guidelines in the California Code of Regulations. Also in December 2009, the SJVAPCD adopted guidance documents for addressing GHG impacts. The guidance reflects on performance based standards know as Best Performance Standards (BPS), to assess significance of projects related GHG emissions on global climate change during the environmental process. Projects can mitigate their impacts to less than significant by including BPS in their project. Compliance with AB32 may also be achieved by reducing emissions 29% less than business as usual. In May of 2014, the City of Hanford adopted a Final Regional Climate Action Plan to quantify GHG emissions, ensure compliance with AB32 and to streamline the environmental review process in accordance with CEQA				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Guidelines Section 15152 and 15183.5. Effective October 1, 2005 the State adopted new energy standards for all new buildings (California Code Title 24, Part 6) that require additional energy efficiency in buildings. These new standards require additional attention to orientation of buildings, windows, insulation, heating and air-conditioning systems, lighting systems (incorporating natural lighting where possible), and efficient operational equipment. Each new building design is analyzed and a report must be submitted with building plans that identifies the energy efficiency of the proposed building and how it meets the new higher standard set by the State. The City of Hanford will be responsible for ensuring that new buildings meet the standards in the building-permit process. Significance Criteria The SJVAPCD's Guidance for Valley Land Use Agencies in Addressing GHG Impact for New Projects Under CEQA provide for initial screening criteria for climate change analysis, as well as draft guidance for the determination of significance. The project related effects of GHG emissions are cumulative, therefore climate change impacts are addressed as cumulative, than a direct impact. The guidance for determining significance of impacts has been developed from the requirements of AB32. The guidelines address the potential cumulative impacts that a project's GHG emissions could have on climate change. Since climate change is a global phenomenon, no direct impact would be identified for individual projects. The following criteria are used to evaluate whether a project would result in a significant impact for climate change impacts: 1. Does the project comply with an adopted statewide, regional, or local plan for reduction or mitigation of GHG emissions? If no, then, 2. Does the project achieve 29% GHG reductions by using approved Best Performance Standards? If no, then: 3. Does the project achieve AB32 targeted 29% emission reductions compared with Business as Usual (BAU)? Projects that meets one of these guidelines would have less than significant impact. Checklist Discussion a. Less than Significant Impact - The project complies with the adopted Final Regional Climate Action Plan by providing high density housing near commercial centers and is consistent with the land use and zoning of high density residential. The project will not impede the State's ability to meet the GHG-emission reduction targets under AB32. Although emissions will be generated as a result of the project, implementation of the General Plan high density land use and the adopted Final Regional Climate Action Plan policies will result in fewer emissions than would be associated with the continuation of baseline conditions. Current and probable future state and local GHG-reduction measures will continue to reduce the project's contribution to climate change. As a result, the project will not contribute significantly, either individually or cumulatively, to GHG emissions. b. Less than Significant with Mitigation Incorporation - Compliance with the Final Regional Climate Action Plan and the rules of the San Joaquin Valley Air Pollution Control District will reduce impact to greenhouse gases to a less than significant level. With the incorporation of the below mitigation, the proposed project will not result in a conflict with any plan, policy or regulation; therefore, impacts to greenhouse gas emissions are less than significant. In addition the project meets the standards for CEQA streamlining of GHG impacts under Public Resources Code Section 21159.28. The project is a residential project that is consistent with the land use designation, density, building intensity and applicable policies specified for the project area in the SCS approved by the relevant MPO. The SCS was accepted by the ARB as achieving the relevant GHG reduction targets. Therefore, the CEQA compliance document for the project need not reference, describe or discuss project specific or cumulative impact				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
from cars and light-duty truck trips generated by the project on global warming or the regional transportation network. The GHG impacts discussion detailed in this IS are nevertheless intended to address whether the project may result in greenhouse gas emissions resulting from sources other than cars and light-duty truck trips.				
Mitigation Measure 4: The project is required to comply with the adopted Final Regional Climate Action Plan and the rules and regulations of the San Joaquin Valley Air Pollution Control District.				
Conclusion: The project will comply with the Final Regional Climate Action Plan and will not impede the State's ability to meet its GHG reduction targets under AB32. The project will not contribute significantly, either individually or cumulatively, to global climate change, therefore impacts are determined to be less than significant.				
Source: 2002 General Plan Update, 2002 General Plan Update EIR, San Joaquin Valley Air Pollution Control District, Final Regional Climate Action Plan)				
VIII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
result in a safety hazard for people residing or working in the project area?				
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☒	☐

Environmental Setting

The General Plan contains a Hazards Management Element which was adopted to reduce potential safety issues associated with urban development. The project site is not listed as part of the State of California Hazardous Waste and Substances List. Field review by City staff did not reveal any potential for hazards or obvious signs of contamination on the site. Refer to previous sections for discussion of geologic and seismic hazards, water, water quality and flooding and air quality.

Significance Criteria

The project may result in significant hazards if it does any one of the following:

1. Create a public health hazard
2. Involve the use or production, disposal or upset of materials which pose a hazard to people in the area or interferes with an emergency response plan
3. Violates applicable laws intended to protect human health and safety or would expose workers to conditions that do not meet health standards.

Checklist Discussion

- a) No Impact – There are no known hazardous materials that would be generated by the proposed project that would expose sensitive receptors to substantial risk. The proposed use of residential land use is not associated with substantial transportation, use, or disposal of hazardous materials.
- b) Less than Significant Impact - Construction activities that could involve the release of hazardous materials include maintenance of on-site construction equipment, which could result in minor fuel or oil spills. The use of such materials are required to comply with local, state and federal regulations, therefore impacts are considered less than significant.
- c) No Impact – there are no known hazardous materials that would be generated by the proposed project that would expose schools to substantial risk. The proposed residential land use is not associated with the emission or handling of hazardous materials.
- d) No Impact - The project site is not listed as part of the State of California Hazardous Waste and Substances List (Cortese List) therefore, there is no impact.
- e) No Impact – The proposed project site is 2.5 miles from the Hanford Municipal Airport. The proposed site is outside the airport land use plan for the Hanford Municipal Airport. The Hanford Municipal Airport is approximately 2.5 miles to the southeast.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
f) No Impact -The project site is not located within two miles of a private or public airport/airstrip therefore there is no impact. g) No Impact – the proposed project is located north of State Highway 198, adjacent to Centennial Avenue and south of Lacey Boulevard. The proposed project would not interfere with emergency transportation on these routes. h) . Less than Significant Impact – the proposed project is located within an urbanized area and the risk of wildfire is very low. The adjacent agricultural land to the west and north could be subjected to grassfire. All residential units will be required to have sprinklers, per the Fire Code. Conclusion: The impacts from hazards and hazardous materials are expected to be less than significant. Source: 2002 General Plan, 2002 General Plan EIR, State of California Hazardous Waste and Substance List				
IX. HYDROLOGY AND WATER QUALITY -- Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☒	☐	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☒	☐	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☐	☒
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater	☐	☒	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
drainage systems or provide substantial additional sources of polluted runoff?				
f) Otherwise substantially degrade water quality?	☐	☒	☐	☐
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

Environmental Setting

Recharge of groundwater in the City occurs by 1. Direct infiltration of precipitation falling in the area; 2. Infiltration of surface water entering the area in natural or manmade drainage; 3. Infiltration of a portion of water spread for irrigation (either surface water from drainage or pumped ground water); 4. Underflow of ground water in the area from the north and east; and 5) artificial recharge of excess surface water by KCWD and treated wastewater by City of Hanford.

The State of California has mandated that the City of Hanford reduce water consumption by 28%. The City has failed to meet those mandated cuts primarily because the City of Hanford began water conservation many years ago. The per capita use of water as compared to surrounding agencies is significantly lower. The State of California has adopted the Sustainable Groundwater Management Act (SGMA), which requires that local agencies either individually or in groups form a groundwater sustainability agency by June 30, 2017 and adopt a groundwater sustainability Plan by January 31, 2020. The SGMA establishes no restrictions or requirements that are applicable to the proposed project and does not establish a moratorium on construction projects.

The City Council for the City of Hanford adopted an Arsenic Reduction Study which identified actions to be taken by the City of Hanford in order to meet the new Federal Arsenic MCL requirements. Hanford was given until December 31, 2009, to be in compliance. All the actions in the Arsenic Reduction Study were completed. Therefore, the City's water system and water quality are currently in substantial compliance with the new Federal Arsenic MCL.

The City of Hanford has adopted a Storm Water Master Plan. Storm drainage facilities have been constructed in Centennial Drive to accommodate storm drainage from the surrounding area.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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The project site has been identified by the United States Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map for Hanford (Community Panel 06031C 0185C, June 16, 2009) as within Zone X, an area determined to be outside the 500 year flood plain.

Significance Criteria

The project may result in significant impacts if it would violate any water quality standards or waste discharge requirements, substantially deplete groundwater supplies or interfere with groundwater recharge; substantially alter the existing drainage pattern of the site or substantially increase the rate of surface runoff; exceed the existing drainage system.

Checklist Discussion

- a) Less than Significant Impact with Mitigation Incorporation - The project will be required to comply with all City ordinance, standards and policies which will assure proper grading and storm water drainage into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge. The project will not violate any water quality standard or waste discharge requirements.
- b) Less than Significant Impact with Mitigation Incorporation - The project would not substantially deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the aquifer as a result of the project. The majority of water use will be for landscaping, which will be required to comply with newly adopted State standards for landscaping as a result of the drought measures recently implemented by the State and the City of Hanford. The State of California Department of Water Resources has certified the Hanford Urban Water Management Plan which identified adequate groundwater supplies for the City of Hanford, therefore impacts are determined to be less than significant.
- c) Less than Significant Impact- The project would not alter the existing drainage pattern of the site or area, including through the alteration of a stream or river or substantially increase that would result in substantial erosion or siltation on or off site. Therefore impacts are determined to be less than significant.
- d) No Impact – The proposed project will not alter the existing drainage pattern of the site or area or alter a stream or river which would cause flooding on or off-site.
- e) Less than Significant with Mitigation Incorporation– The project will be required to comply with all City regulations for stormwater drainage, including the payment of storm water impact fees. The storm drainage system has been designed to accept the stormwater drainage from the proposed project consistent with the Storm Water Master Plan.
- f) Less than Significant Impact with Mitigation Incorporation - The project will be required to comply with all City ordinance, standards and policies which will assure proper grading and storm water drainage into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge. The project will not violate any water quality standard or waste discharge requirements.
- g) No Impact. The project does not include housing located within a flood zone as shown in the Flood Insurance Rate Map for Hanford (Panel 06031C 0185C, June 16, 2009) therefore there is no impact.
- h) See g above
- i) No Impact. The project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including dam failure. Therefore, there is no impact.
- j) No Impact. The project is not located near any ocean, coast, or seiche hazard area therefore there is no

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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impact.

Mitigation Measure 6: The project will be required to comply with all City ordinances, standards and policies which will assure proper grading and storm water drainage into the existing storm water system and the payment of storm water impact fees. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge.

Conclusion: The proposed mitigation measures will reduce impacts to hydrology and water quality to less than significant.

Source: 2002 General Plan, 2002 General Plan Update, Hanford Storm Water Master Plan, State of California Department of Water Resources

X. LAND USE AND PLANNING - Would the project:

a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

Environmental Setting

The proposed project consisting of 216 apartments is a permitted use in the Hanford Zoning Ordinance and is within the density range identified in the Hanford General Plan. The location is shown in the Hanford General Plan as High Density Residential and zoned "R-M-2" High Density Residential. The site was identified as part of the Housing Element Update in 2008 and 2016 as multiple family development and was included in potential sites to accommodate the City of Hanford Regional Housing Needs. The sole discretionary permit required for the proposed project is a Site Plan Review. But for the Site Plan Review, the project would be a "use by right" and would be exempt from CEQA evaluations under Housing Element Law, at Government Code Section 65583.2.

The City of Hanford has not established any habitat or farmland conservation plan.

Significance Criteria

The project may result in significant impacts if it physically divides an established community, conflicts with existing off-site land uses, causes substantial adverse change in the types or intensity of land use patterns or conflicts with any applicable land use plan, policy or regulation.

Checklist Discussion

- a) No Impact – The proposed project is located on underdeveloped land in an area designated by the General Plan as High Density Residential for which multiple family dwellings such as apartments are a permitted use and will not result in dividing an established community.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
b) No Impact – The proposed project is consistent with the City of Hanford General Plan densities, policies and zoning standards. The high density residential project is an area designated as High Density Residential by the General Plan. c) No Impact - There are no habitat conservation plans or natural community conservation plans for the project area therefore there is no impact. Conclusion The project is being developed consistent with the General Plan, specifically the Land Use Element and will not have significant impacts to housing or population. The project is not anticipated to result in substantial impacts to land use planning, population or housing. 2002 General Plan, 2002 General Plan EIR, 2008 Housing Element, 2016 Housing Element, City of Hanford Municipal Code, State of California Government Code				
XI. MINERAL RESOURCES -- Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒
Environmental Setting There are no known mineral resources on the project site based on the evaluation in the Hanford 2002 General Plan EIR; therefore, no impacts are anticipated to occur. Significance Criteria The project would create significant impacts to mineral resources if there was a loss of availability of a known mineral resource. Checklist Discussion a) No Impact – there are no known mineral resources in the City, therefore, the project could not result in the loss of availability of a known mineral resource. b) No Impact. There are no known locally-important mineral resource recovery sites within the City of Hanford; therefore, the project would create an impact. Conclusion: The proposed project will not result in impacts to mineral resources. Source: 2002 General Plan, 2002 General Plan EIR				
XII. NOISE -- Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
of other agencies?				
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
Environmental Setting According to the Hanford General Plan some land uses are more tolerant of noise than others. These uses typically include activities that generate loud noise levels or those that do not require verbal interaction, concentration, or sleep. Commercial and retail facilities require very little speech communication and therefore are generally allowed in noisier environments. The proposed project location would not expose persons to noise levels or ground borne vibration in excess of the standards established in the Hazards Element of the General Plan. Noise levels have been established in the General Plan as shown in the Table below.				

Potentially
Significant
ImpactLess Than
Significant with
Mitigation
IncorporationLess Than
Significant
ImpactNo
Impact

Table HZ-3

Noise-Level Performance Standards for New Projects Affected
By or Including Non-Transportation Sources

Land Use	Noise-Level Descriptor	Exterior Noise-Level Standard (Applicable at Property Line)		Interior Noise-level Standard	
		Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
Residential	L_{eq}	50	45	40	35
	L_{max}	70	65	60	55
Transient lodging, hospitals, nursing homes	L_{max}	--	--	40	35
				60	55
Theaters, auditoriums, music halls	L_{eq}	--	--	35	35
Churches, meeting halls	L_{eq}	--	--	40	40
Office buildings	L_{eq}	--	--	45	--
Schools, libraries, museums	L_{eq}	--	--	45	--
Playgrounds, parks	L_{eq}	65	--	--	--

Notes:

Each of the noise levels specified above shall be lowered by 3 dB for simple tree noises, noises consisting primarily of speech or music, or recurring impulsive noises. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., executive dwellings).

 L_{eq} = Noise Equivalent Level
 L_{max} = Maximum Noise Equivalent Level**Significance Criteria**

Impacts from the project would be considered significant if they would result in significant noise or exposure of persons to or generation of noise levels in excess of standards established in the Hanford General Plan.

Checklist Discussion

- Less than Significant-- the proposed project is a residential development and is consistent with the General Plan. Temporary noise may be created as a result of construction equipment, but there are no noise sensitive land uses in the vicinity. The Hanford General Plan policies require residential development to be located in an environment where transportation noise and non-transportation noise meet City Standards. Standards for transportation noise at the property line are 60 dB and non-transportation related noise is 50 dB in the daytime and 45 dB at nighttime. Noise anticipated from the adjacent collector roadways is not anticipated to result in noise levels exceeding those permitted in the General Plan.
- Less than Significant. The project may result in a temporary increase in ground borne vibration or noise levels as a result of construction activities, impacts are anticipated to be less than significant.
- Less than Significant. The project may result in an increase in permanent noise levels due to increased traffic, population, and activity. Noise was previously evaluated in the General Plan and the project is consistent with the planned land use in the General plan.
- Less than Significant. A temporary increase in ambient noise would occur in association with construction activities. Construction noise is short term and will occur for limited times. Impacts are less than significant.
- No impact - The project is approximately 2.5 miles away from airport and is not located within an airport land use plan.
- No Impact - The project is not located within the vicinity of a private airstrip, there is no impact.

Conclusion: The project would create temporary construction noise, but impacts are considered less than significant.

Source: 2002 General Plan Update, 2002 General Plan Update EIR

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XIII. POPULATION AND HOUSING -- Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐
Environmental Setting The Hanford General Plan forecasted growth in the City from a population of 44,111 in 2001 to more than 82,000 by the year 2024. This growth will require the development of more than 5,900 acres of land surrounding the existing City. The City must expand existing boundaries within the General Plan Planning Area to accommodate this growth. The General Plan contains policies and programs that accommodate growth while reducing the impacts of growth on the environment. The proposed project is a permitted use and is consistent with the General Plan Land Use Element and is considered an implementation of the General Plan, specifically the Land Use Element and the Housing Element. The project location is within the infrastructure master plans of the City of Hanford and residential growth has been accommodated in the master infrastructure planning. The existing site contains vacant land which will be replaced with multiple family residential development. Significance Criteria The project may result in significant impact if it induces substantial growth, displaces a large number of people, or contributes to a job housing imbalance. Checklist Discussion a) Less than significant impact – The General Plan designates the project area for future multiple family residential land use development. The basic infrastructure system of roads and streets have been constructed and integrated into the project design. b) No Impact - The project site is vacant therefore development will not result in the displacement of existing housing. c) No Impact – The project site is vacant therefore development will not result in the displacement of existing housing. Conclusion: The project will not result in an increase in population to the area consistent with the adopted General Plan and Housing Element therefore impacts to population and housing is considered less than significant. Source: 2002 General Plan, 2002 General Plan EIR, site visit				
XIV. PUBLIC SERVICES --				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☐	☒	☐

Environmental Setting

Emergency services protection (Fire and Police) in the proposed project area are provided by the City of Hanford. The City of Hanford is currently served by two fire stations. Station No. 1 is a 10,000 sq. ft. facility located at 340 W. Grangeville Blvd. Station 2 is a 4,500 sq. ft. facility located at 10553 Houston Avenue. Additional stations have been planned at the northwest corner of Berkshire and Centennial Drive and at the northwest intersection of Woodland and 12th Avenue. Station service areas are designed to allow for an approximate 5 minute response time, which is the acceptable standard for the City. The City has adopted Development Impact Fees for Fire Services.

The Hanford Police Department (HPD) currently operates out of a single station, located at 425 N Irwin Street. This facility, while adequate for current programs and community demands, offers little room for expansion to meet increasing needs of the police services. As growth continues in Hanford, additional sworn officers and support staff will be required. Expanding personnel requires significant capital investment for equipment such as vehicles, law-enforcement supplies, and office space. The City has adopted an impact fee for Police services to fund the cost of capital improvements such as new building space, vehicles and equipment.

The project site is within the Pioneer Union Elementary School District, the Hanford Joint High School District, The proposed project lies entirely within the Hanford Joint Union High School District boundaries. All of the Districts have adopted Development Impact fees for school impacts caused from new development. New development generates additional students and needs for the school districts to accommodate those new students with facilities. No comments were received from the pre-consultation with the school districts.

The City has established parks development standards in the General Plan. Each new development is required to provide for public parkland at a ratio of not less than 1.5 acres per 1,000 residents of neighborhood park and not less than 2 acres of community park per 1,000 residents. The City has established park development standards for development of the parks. The City has adopted development impact fees for parkland development.

Significance Criteria

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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The project may result in significant public service impacts if it substantially and adversely alters the delivery or provision of fire protection, police protection, schools, facilitates maintenance and other government services.

Checklist Discussion

- a) (FIRE) Less than Significant Impact - The project site will receive fire protection service from the City of Hanford Fire Department. The department has indicated that the proposed project will not have a significant impact on its ability to respond to emergencies with its current personnel and equipment.
- b) (POLICE) Less than Significant Impact - The project site will receive police protection service from the City of Hanford Police Department. The department has indicated that they will be able to service the development therefore impacts are less than significant
- c) (SCHOOLS) Less than Significant Impact. The payment of school impact fees, as required by law, would reduce the impacts to less than significant.
- d) (PARKS) Less than Significant Impact- additional parkland will be triggered by the future physical development of the project site. The residential development to be proposed will be required to provide open-space in accordance with the General Plan or pay impact fees for the park-space not accommodated.
- e) (OTHER) Less than Significant Impact - Consultation was sent to various governmental agencies, concerns regarding additional public facilities were not cited.

Mitigation Measure 6: The project will pay impact fees in accordance with the fee schedule adopted at the time of building permit application.

Conclusion: The proposed project will not result in the need for new or altered government facilities, however the payment of impacts fees to both the City and the Council will reduce impacts to less than significant.

Sources: Pre-consultation with affected agencies and departments, 2002 General Plan and 2002 General Plan EIR, Urban Water Management Plan, Storm Water Master Plan, Sewer Master Plan, Water Master Plan

XV. RECREATION --

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☒	☐	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☒	☐	☐

Environmental Setting

The City of Hanford has established park development standards in the General Plan. Each new development is required to provide for public parkland at a ratio of not less than 1.5 acre per 1,000 population of neighborhood park and not less than 2 acres of community park per 1,000 population. The City has established park development standards for development of the parks. The City has adopted development impact fees for parkland development. The payment of impacts has been determined to be an appropriate mechanism to mitigate

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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project impacts in accordance with the CEQA.

The proposed project provides for seven on-site play areas, a pool and recreation center.

Significance Criteria

The project may create impacts if it creates demand for new expanded parks and recreation facilities or substantially alters existing facilities.

Checklist Criteria

- a) Less than Significant Impact with Mitigations– the proposed project provides private play areas and open space as part of the project in accordance with the General Plan and Municipal Code and will pay park impact fees which will be utilized by the City to provide additional park acreage in the community.
- b) See a above.

Mitigation Measure 7: The project will pay impact fees in accordance with the fee schedule adopted at the time of building permit application

Source: 2002 General Plan, 2002 General Plan EIR, City of Hanford Municipal Code

XVI. TRANSPORTATION/TRAFFIC -- Would the project:

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☐	☒	☐
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
e) Result in inadequate emergency	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
access?				
f) Result in inadequate parking capacity?	☐	☐	☐	☒
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☒	☐

Environmental Setting

"The City of Hanford has adopted an overall Level of Service (LOS) standard of C with peak hour LOS standard of D acceptable in some instances on major arterials. Due to the nature of the roadway system, improvements to existing developed areas is extremely difficult. As a result, there may be instances where a lower LOS is acceptable" (City of Hanford General Plan, Circulation Element, 2002).

The project is adjacent to Centennial Drive and the future Millennium Way. Centennial Drive is designated as a collector street in the Circulation Element. The proposed project is also located near two major arterials, Lacey Boulevard and 12th Avenue. All the adjacent and nearby roadways have been developed to accommodate the development of the proposed project site and the adjacent lands in accordance with the Circulation Element. Recent traffic studies completed for two projects located within a quarter mile at the intersection of 12th Avenue and Lacey Boulevard indicate that the current circulation system can accommodate the proposed project, therefore additional traffic studies were not required. The traffic studies prepared for the nearby projects contained mitigation measures to address project impacts and future 2035 project impacts. The installation of those mitigations reduce LOS to C or better in Year 2035 Conditions, with the exception of the intersection of 12th and Lacey Boulevard, which will operate at LOS D in 2035. The required roadway improvements have been completed as a result of those 12th and Lacey Boulevard Commercial projects, therefore no further mitigation measures are required. In addition, the project will pay traffic impact fees, required in the Municipal Code, which will be used to complete future traffic improvements to the arterial and collector system in the City of Hanford. In accordance with CEQA, payment of impact fees can be used to mitigate any traffic related impacts.

Significance Criteria

The project may result in significant transportation/circulation impact if it does the following"

1. Cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the road system that are inconsistent with adopted standards.
2. Creates traffic conditions which expose people to traffic hazards.
3. Substantially interferes or prevents emergency access to the site or surrounding properties.
4. Conflicts with adopted policies or plans for alternative transportation.

Checklist Discussion

a) Less than Significant – the Engineering department has evaluated the proposed project and determined, utilizing recent traffic studies, that the project would not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity ratio on roads or congestion at intersections. The Engineering department has determined a traffic impact study would not be required for this project.

b) Less than Significant -The City of Hanford has adopted an overall Level of Service (LOS) standard of C with peak hour LOS standard of D acceptable on major arterials in some instances.. Existing roads in the project area will operate at a LOS of C or greater, with the exception of 12th Avenue and Lacey Boulevard in 2035 Conditions, which will operate at a LOS in 2035. The payment of impact fees will reduce impacts to less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
c) No Impact - The proposed project will not create a change in air traffic patterns nor increase traffic levels or change in location that result in substantial safety risks. The project is located 2.5 miles away from the nearest municipal airport. d) Less than Significant – Public Works has reviewed the proposed street configuration and determined the project will not feature designs that create or increase hazards. e) Less than Significant – proposed project is located 0.5 miles north of State Highway 198 an adopted emergency transportation corridors. The proposed project would not interfere with emergency transportation on this route. f) No Impact – the applicant will be required to provide parking at the ratio prescribed by the Municipal Code for multiple-family residential plus visitor parking. g) Less than Significant – the project will be required to comply with all adopted policies, plans and programs supporting alternative transportation. Mitigation Measure 8: The project will pay transportation impact fees in accordance with the fee schedule adopted at the time of building permit application. Conclusion: Impacts to traffic are considered less than significant with the payment of traffic impact fees and the recent construction of improvements at 12th and Lacey Boulevard. Source: City of Hanford General Plan, Circulation Element, 2002, City of Hanford Municipal Code, City of Hanford Impact Fee Resolution, Traffic Impact Studies prepared for the 12th and Lacey Projects.				
XVI. UTILITIES AND SERVICE SYSTEMS -- Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☒	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the projects projected demand in addition to the providers existing commitments?	☐	☐	☐	☒
f) Be served by a landfill with sufficient permitted capacity to accommodate the projects solid waste disposal needs?	☐	☐	☒	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

Environmental Setting

The City of Hanford is located in the southern portion of the San Joaquin Valley Groundwater basin, the San Joaquin Valley Ground-Water Basin is the largest ground-water basin in California. This basin covers approximately 13,500 square miles and has a storage capacity of 570 million acre-feet with a useable capacity of at least 80 million acre-feet. Groundwater in much of the southern portion of the San Joaquin Valley Ground-Water Basin occurs under unconfined, semi-confined or confined conditions. Confined conditions generally occur beneath a laterally extensive clay strata, known as the E-Clay (Corcoran Clay) which occurs at varying depths in the City's General Plan Area. Unconfined and/or semi-confined conditions generally occur above the E-clay, although confined conditions may also be present locally as a result of other clay layers located above the E-clay. The City withdraws groundwater for domestic service from below the E-clay layer.

The City of Hanford is situated in the north central portion of the Tulare Lake Hydrologic Study Area (TLHSA), as defined by the California Department of Water Resources. The TLHSA encompasses approximately 524,800 acres in the southern portion of the San Joaquin Valley, south of the Kings River Watershed, and the adjacent mountain slopes, including the west slope of the Sierra Nevada. According to a report prepared by DWR, the TLHSA has a storage capacity of 1.5 million acre feet and a perennial yield of 443,000 acre feet. Total annual extraction is estimated at 672,000 acre. DWR estimates the annual overdraft is 229,000 acre feet.

The City of Hanford receives its water supply from the underlying ground water aquifers. The City-wide average per capita water use in Hanford is 205 gallons per day. With a service population of approximately 55,000, the current City annual average day demand is approximately 11.28 million gallons per day. The City of Hanford has adopted a water conservation ordinance, which enforces limitations on domestic use of water.

The City's wastewater treatment facility permitted and designed to treat 8 million gallons per day is currently processing approximately 5.5 million gallons per day in domestic and industrial wastewater. The City of Hanford uses a nominal rate of 100 gallons per day of waste water per capita.

The City has initiated a program to ensure long-term reuse of treated disinfected wastewater for agricultural purposes and recharge of groundwater supplies for agriculture. The City has obtained a "Master Reclamation Permit" from the Regional Water Quality Control Board for this purpose.

The Kings County Waste Management Authority was formed in September, 1989, by agreement between the cities of Hanford, Lemoore, Corcoran and the County of Kings in order to provide a reasonable approach to all waste management activities in Kings County. A materials recovery facility (MRF) was constructed at the southeast corner of Hanford-Armona Road and 8th Avenue, which serves the Hanford area. Hanford's General Plan EIR states that the Kings County Waste Management Authority is anticipating future growth and is responsible for disposal at landfills during the planning period of the General Plan.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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The project will also be required to pay impact fees for wastewater, water, solid waste to further mitigate any impacts to utilities in accordance with City Municipal Codes.

Thresholds of Significance

The project may result in significant impacts on utilities and service systems if it substantially and adversely alters the delivery of utilities or substantially increases the demand for utilities.

Checklist Discussion

- Less than Significant- Wastewater impacts were evaluated in accordance with the adopted Waste Water Master Plan. The City has determined that although the project will increase demand at the treatment plant, that the increase will not exceed wastewater treatments requirements.
- Less than significant impact - Wastewater impacts were evaluated in accordance with the adopted Waste Water Master Plan. The City has determined that although the project will increase demand at the treatment plant, the increase will not exceed wastewater treatments requirements. Impacts are less than significant.
- Less than Significant – The storm water drainage system has been constructed in the area. The project will be required to connect to the existing system and pay impact fees in accordance with the Storm Water Master Plan.
- Less than Significant with Mitigation Incorporation - The City of Hanford provides water to the areas within the City limits, including the project area. The City prepared an Urban Water Management Plan and has determined that there is sufficient water to serve the proposed project. Due to the Statewide drought the project will be required to comply with all State and local regulations regarding water conservation measures and landscaping.
- Less than Significant - The project will not require a determination by a wastewater agency.
- Less than Significant – the City of Hanford will provide for solid waste collection and disposal for the proposed project site.
- No Impact. The project will be required to comply with all federal, state and local statutes regulating solid waste.

Conclusion Impacts to utilities and services are considered less than significant with compliance with existing State and local water conservation measures.

Source: 2002 General Plan, 2002 General Plan EIR, Wastewater Master Plan, Storm Water Master Plan, Water Master Plan, Urban Water Management Plan, State of California Department of Water Resources. City staff

XVII. MANDATORY FINDINGS OF SIGNIFICANCE --

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California	☐	☐	☒	☐
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
history or prehistory?				
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☒	☐	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐
a) Less than Significant - Based on the analysis provided in the initial study, the project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels or threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals. b) Less than Significant with Mitigation Incorporation- Based on the analysis provided, as mitigated the project would not result in any significant cumulative impacts relative to other current projects, or the effects of probable future projects. c) Less than Significant with Mitigation Incorporation - Based on the analysis provided, as mitigated the project will not have environmental effects that will cause substantial adverse effects on human beings.				

CUMULATIVE IMPACTS

This section addresses the project's potential to contribute to cumulative impacts in the region, CEQA Guidelines Section 15355 defines cumulative impacts as two or more individual effects that, when considered together, are considerable or which compound or increase other environmental impacts. The individual effects may be changes resulting from a single project or separate projects. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable future projects.

Cumulative Setting

The cumulative setting for the proposed project is the buildout of the City of Hanford General Plan. A Statement of Overriding Considerations was adopted with the certification of the 2002 General Plan Update which identified significant, unavoidable impacts to Air Quality and Agricultural Resources. The Statement of Overriding Considerations will be restated within the resolution of the proposed project in accordance with CEQA.

Impact Analysis

Aesthetics

The proposed project is not expected to result in significant cumulative impacts to visual resources.

Agriculture and Forest Resources

The proposed project, along with proposed development at 12th and Lacey Boulevard is not designated as prime farmland, therefore impacts to agriculture are not cumulatively considerable. The General Plan EIR identified significant unavoidable impacts to agriculture as a result of the General Plan. A Statement of Overriding Considerations was adopted in Resolution 02-39-R which are hereby restated.

Air Quality

The project will not result in cumulative short-term construction air quality impacts associated with increased emissions. Additionally, the project will not result in a cumulative increase to air quality impacts over and above those already evaluated in the 2002 General Plan for which a statement of overriding considerations was adopted in Resolution 02-39-R for impacts to Air Quality and hereby restated.

Biological Resources

The project will not result in impacts to biological resources, therefore cumulative impacts are less than significant.

Cultural Resources

The project will not contribute to any impacts related to cultural or paleontological resources, therefore the project impacts are considered less than significant.

Geology and Soils

The project would not contribute to impacts from seismic hazards, therefore there would be no cumulative impacts.

Greenhouse Gas Emissions

The project would contribute to GHG emission, which is inherently a cumulative issue. The emissions during construction would be short-term as a result of fossil fuel burning construction equipment. Since the impacts are short-term and the contribution to GHG emissions would be minor compared to the State's GHG emissions target of 427 MMTCO₂ eq by 2020, the construction related GHG emissions of the project would be considered less than significant cumulative impact.

The operational emission from the project would be indirect emissions from electricity usage. Compliance with current building code standards will assist in the reduction of energy use. The emissions are considered less than significant. The proposed project is consistent with the land use designation, densities and applicable policies in the Hanford General Plan and the Sustainable Community Strategy (SCS) and is therefore eligible for streamlining under PRC 21159.28, which states that an environmental document prepared for the project need not reference, describe or discuss (1) growth inducing impacts; or (2) project specific or cumulative impact from cars and light-duty truck trips generated by the project on global warming or the regional transportation network. The projects would not impede the State's ability to meet its GHG targets under AB32.

Hazards and Hazardous Materials

The project is not expected to have a significant impact as a result of hazards or hazardous materials therefore the project is expected to have a less than significant impact to cumulative hazards and hazardous materials impacts.

Hydrology/Water Quality

The proposed project would not contribute to cumulative surface water quality impacts associated with the construction and operational activities. As described in Section IX, the project would not substantially alter the direction of groundwater flows, or result in substantial changes in the quality of groundwater. The project would have a less than significant impact to water conditions.

Land Use Planning and Population

The project is being developed consistent with the General Plan, specifically the Land Use Element and will not have significant impacts to housing or population. The project is not anticipated to result in substantial impacts to land use planning, population or housing.

Mineral Resources

The project is not anticipated to have any impacts to mineral resources therefore cumulative impacts are anticipated to be less than significant.

Noise

The project could result in short term noise impacts as a result of construction. The impacts will not contribute to any cumulative noise issues therefore the impacts to noise are cumulatively less than significant.

Public Services

The project will not result in significant impact to public services therefore the cumulative impacts are considered less than significant.

Recreation

The project will not result in impacts to recreation, therefore cumulative impacts are less than significant.

Transportation/Circulation

The project will not contribute to short-term or long-term traffic impacts or congestion. Traffic improvements to the area will result in LOS D or above in year 2035 with the proposed project and surrounding known projects. The circulation pattern in the vicinity has been designed to accommodate the project and future buildout of the General Plan area in accordance with the City Circulation Element. The project will have a less than significant impact to cumulative traffic and circulation conditions.

Utilities and Service Systems

The project would not have a significant cumulative impact on utilities and service demands.

DETERMINATION

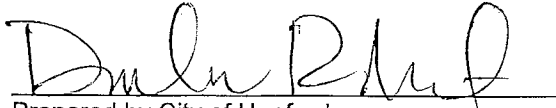
Based upon staff analysis and comment from experts, it has been determined that the proposed project could generate some limited adverse impacts in the areas of Aesthetics, Air Quality, Cultural Resources, Greenhouse Gas Emissions, Hazards and hazardous Materials, Hydrology/Water Quality, Noise, Population and Housing, Public Services, Recreation, Transportation/Traffic, Utilities /Service Systems. None of these impacts are anticipated to exceed the impacts addressed in the Hanford General Plan and its associated Program Environmental Impact Report.

The potential impacts identified in the initial study are considered to be less than significant since they will cease upon completion of construction or do not exceed a threshold of significance. Therefore a Mitigated Negative Declaration is the appropriate level of documentation for this project.

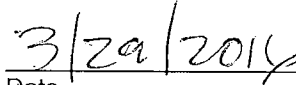
According to the analysis in this initial study, based on substantial evidence in the public record, the City of Hanford finds as follows:

1. This initial study, prepared pursuant to CEQA Section 15063, has identified potentially significant environmental effects that would result from the project.
2. The City of Hanford has reviewed the proposed project impacts and has determined the following mitigation measures will address the identified impacts and reduce impacts to less than significant.
 - Mitigation Measure 1 - The project will be subject to Regulation VIII to reduce PM10 emissions and subject to Rule 9510 as a condition of approval. With these mitigation measures the project will have a less than significant impact.
 - Mitigation Measure 2 - Development of the site will be subject to SJVAPCD's Indirect Source Rule (Rule 9510) procedures. The applicant will be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD prior to issuance of a building permit. the project may also be subject to Regulation VII, Rule 4641, and Rule 4692
 - Mitigation Measure 3: Project conditions of approval will include a requirement that in the case that any human remains are discovered at any time, that construction will cease and the City is notified as well as the County Coroner pursuant to California Health and Safety Code 7050.5 and Public Resources Code 5097.98
 - Mitigation Measure 4: The project is required to comply with the adopted Final Regional Climate Action Plan and the rules and regulations of the San Joaquin Valley Air Pollution Control District.
 - Mitigation Measure 5: The project will be required to comply with all City ordinances, standards and policies which will assure proper grading and storm water drainage into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge.
 - Mitigation Measure 6: The project will pay impact fees in accordance with the fee schedule adopted at the time of building permit application.
 - Mitigation Measure 7: The project will pay impact fees in accordance with the fee schedule adopted at the time of building permit application
 - Mitigation Measure 8: The project will pay transportation impact fees in accordance with the fee schedule adopted at the time of building permit application.
3. The City finds that the cumulative impacts of this project are less than significant as described in Cumulative Impacts Section. As such the project would not generate significant cumulative impacts.
4. Feasible mitigation measures have been incorporated to revise the project before the Mitigated Negative Declaration and Initial Study were released for public review pursuant to CEQA Section 15070 in order to avoid or mitigate the identified effects to a point where clearly no significant effects on the environment will occur.

5. The City finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described above have been added to the project. A Mitigated Negative Declaration will be prepared.
6. In accordance with CEQA Section 21081.6 et seq., a mitigation monitoring program will be adopted by incorporating mitigation measures into the project plan. (CEQA Section 21081.6(b)).
7. There is no evidence in light of the whole record before the public agency that the project, as revised, may have a significant effect on the environment (CEQA Section 21064.5(2)).
8. Based on the above referenced initial study and feasible mitigation measures incorporated to revise the proposed project in order to avoid the effects or mitigate the effects to a point that no significant effect on the environment will occur, staff finds that a Mitigated Negative Declaration should be adopted pursuant to CEQA Section 15070 for the proposed project.



Prepared by City of Hanford
Darlene R. Mata
Community Development Director



Date
March 29, 2016

Sources

Available for review at:

City of Hanford Community Development Department
317 N. Douty Street
Hanford CA 93230

2010 Urban Water Management Plan. (2011, June 11). *City of Hanford -*

California Building Standards Code (Title 24, California Code Regulations). (2013, October 1). *Codes.*

City of Hanford 2002 General Plan Update (2002, June 18).

City of Hanford General Plan Update, 2002 – Environmental Impact Report. (June 18, 2002). Hanford, California.

City of Hanford Storm Drainage Water Master Plan (1995, August)

County Important Farmland Data Information. *County Important Farmland Data Information.*

Final Staff Report – Climate Change Action Plan: Addressing GHG Emission Impacts under CEQA. (2009, December 17) *San Joaquin Valley Air Pollution Control District Climate Change Action Report.*

San Joaquin Valley Air Pollution Control District Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI), Revised March 19, 2015.

San Joaquin Valley Air Pollution Control District Small Project Analysis Level (SPAL)

Flood Map Service Center – Kings County. (2009, June 16). *06031C0185C.*

Hanford Municipal Code (Hanford, California). (2002). *Hanford Municipal Code.*

United States Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map for Hanford (Community Panel Number 06031C 0185C, June 16, 2009)

Final Regional Climate Action Plan (May 28, 2014)

CalEEMod Version 2013.2.2 Report prepared by the City of Hanford

City of Hanford Engineering Standards

City of Hanford Water Master Plan

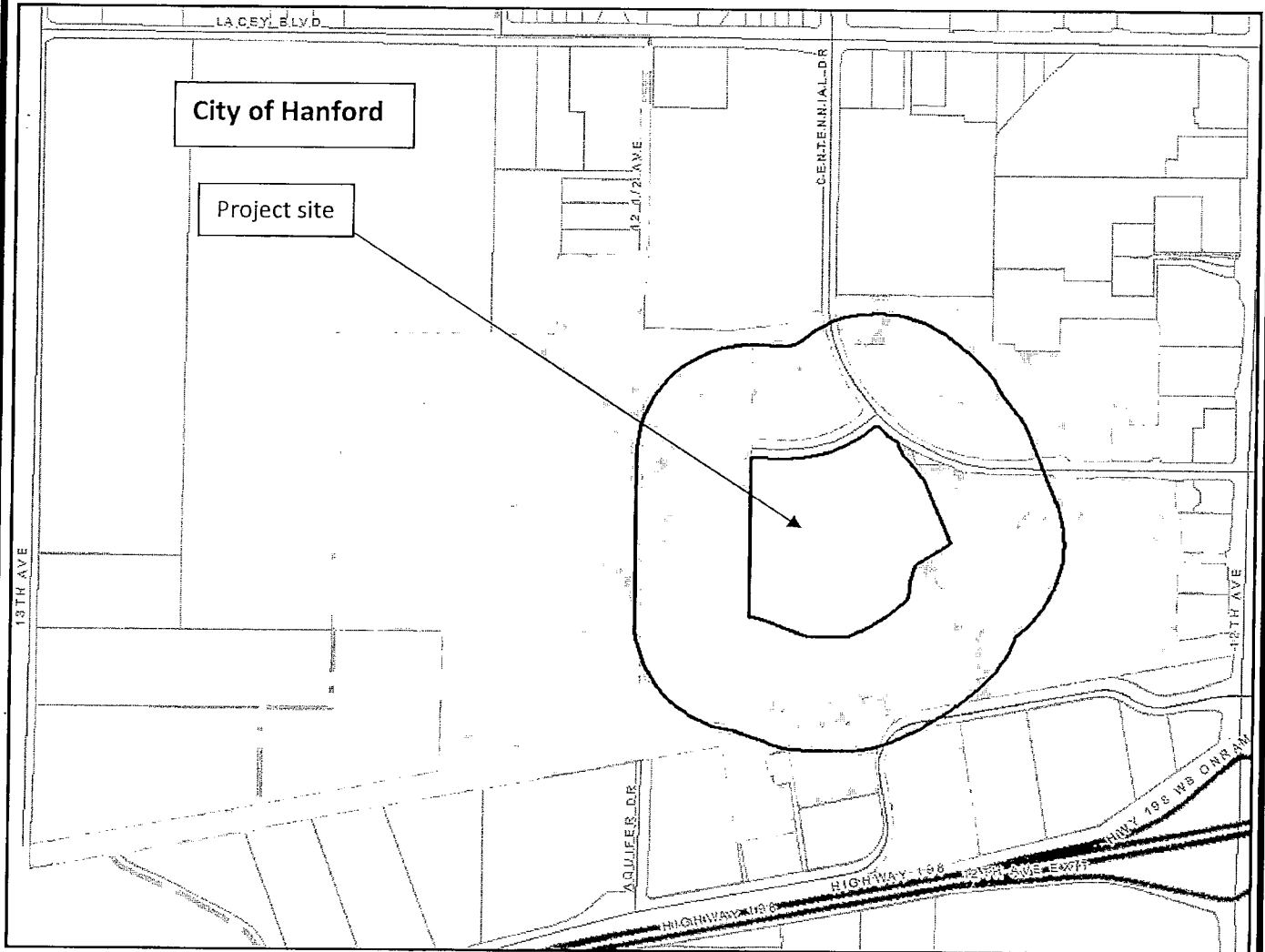
City of Hanford Waste Water Master Plan

Traffic impact Study for Proposed Retail Pads at the Southwest corner of the Intersection of Lacey Boulevard and 12th Avenue (July 25, 2014)

Traffic Impact Study for Proposed Shopping Center at the Southwest of the Intersection of Lacey Boulevard and 12th Avenue. (August 11, 2014)

Streambed Alteration Agreement No. 2007-0081-R4

Site Plan Review No. 2015-05
Project Location & Mailing List Map
APN: 011-020-045



Legend



Project Site



Properties within 500 ft radius

BAJUN AMERICAN PROPERTIES, LP
1315 EAST CURTIS AVENUE



SITE PLAN
SPR 2013 ##
For:

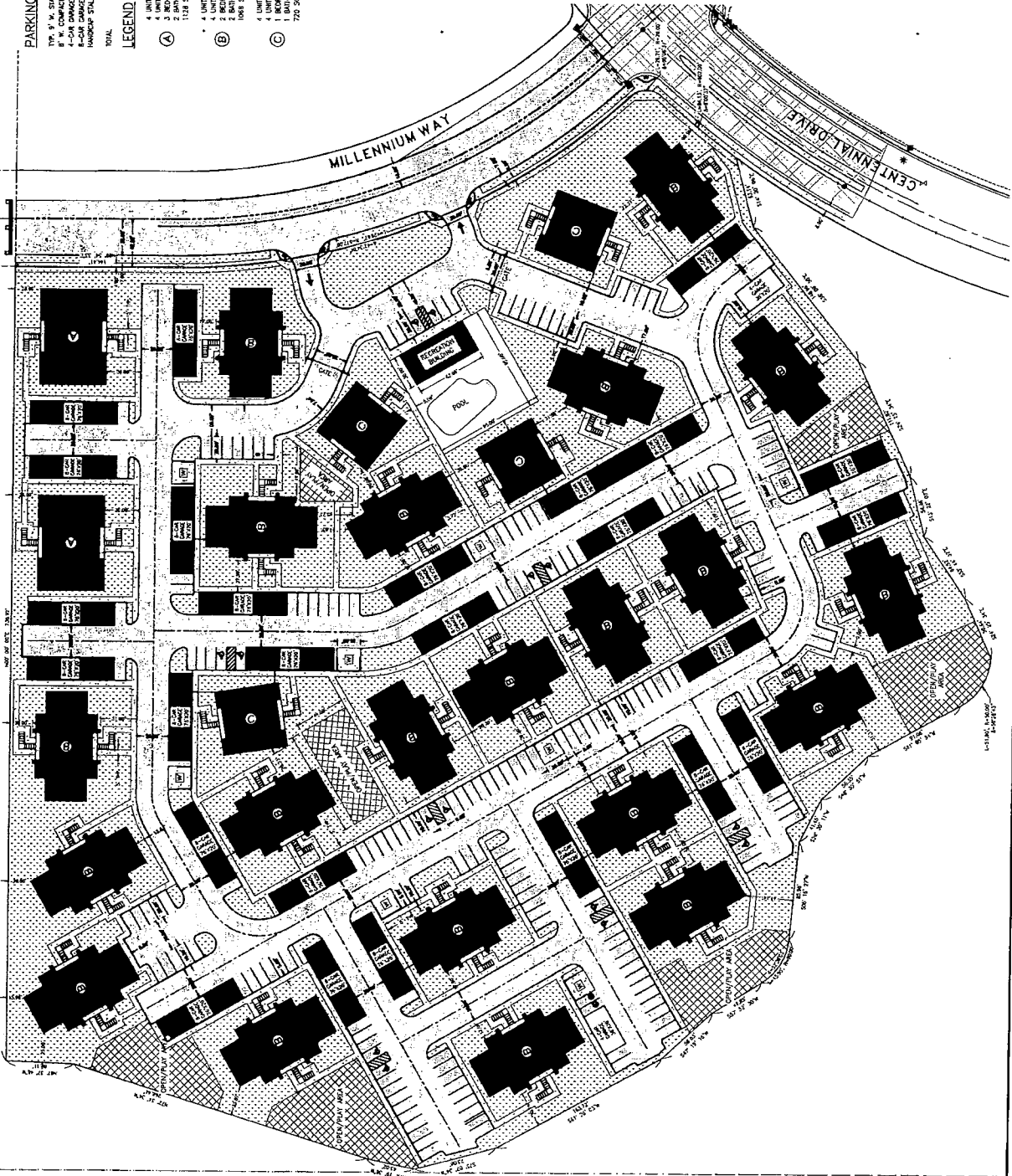
CHUBB
ZUMW, HANS
LAW FIRM
609 N. 1st
Office (509) 4
Fax (509) 55
CHECKED BY:
INDEXED BY:
DATE:
DRAWN BY:
STREET:

PARKING STALL COUNT

TYP. 8' W. STALLS	= 184
8' W. COMPACT STALL	= 3
8' W. BICYCLE STALLS (10)	= 306
8' W. BICYCLE STALLS (14)	= 14
HANDICAP STALLS	= 417
TOTAL	= 417

BUILDING DATA

2 BUILDINGS	16 UNITS
2 BUILDINGS	21 BUILDINGS
2 BUILDINGS	158 UNITS
2 BUILDINGS	32 UNITS



Bajun Apartments
San Joaquin Valley Unified APCD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments Low Rise	216.00	Dwelling Unit	13.50	216,000.00	685

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.7	Precipitation Freq (Days)	45
Climate Zone	7			Operational Year	2017

Utility Company Southern California Edison

CO2 Intensity (lb/MW/hr)	630.89	CH4 Intensity (lb/MW/hr)	0.029	N2O Intensity (lb/MW/hr)	0.006
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1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Table Name	Column Name	Default Value	New Value
tblProjectCharacteristics	OperationalYear	2014	2017
tblWoodstoves	NumberCatalytic	13.50	0.00
tblWoodstoves	NumberNoncatalytic	13.50	0.00

2.0 Emissions Summary

2.1 Overall Construction**Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2017	0.5474	4.6420	4.0572	6.3000e-003	0.3644	0.2673	0.6317	0.1422	0.2495	0.3917	0.0000	539.9644	539.9644	0.1070	0.0000	542.2106
2018	2.2162	1.4772	1.5000	2.6600e-003	0.0735	0.0876	0.1612	0.0197	0.0823	0.1020	0.0000	220.0365	220.0365	0.0384	0.0000	220.8435
Total	2.7636	6.1192	5.5572	8.9600e-003	0.4380	0.3549	0.7928	0.1619	0.3318	0.4937	0.0000	760.0008	760.0008	0.1454	0.0000	763.0541

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2017	0.5474	4.6420	4.0572	6.3000e-003	0.3644	0.2673	0.6317	0.1422	0.2495	0.3917	0.0000	539.9639	539.9639	0.1070	0.0000	542.2102
2018	2.2162	1.4772	1.5000	2.6600e-003	0.0735	0.0876	0.1612	0.0197	0.0823	0.1020	0.0000	220.0363	220.0363	0.0384	0.0000	220.8433
Total	2.7636	6.1192	5.5572	8.9600e-003	0.4380	0.3549	0.7928	0.1619	0.3318	0.4937	0.0000	760.0002	760.0002	0.1454	0.0000	763.0535
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

2.2 Overall Operational**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.1062	0.0189	1.6205	8.0000e-005		0.0153	0.0153		0.0153	0.0153	0.0000	96.1926	96.1926	4.4200e-003	1.7200e-003	96.8173
Energy	0.0192	0.1643	0.0699	1.0500e-003		0.0133	0.0133		0.0133	0.0133	0.0000	424.7445	424.7445	0.0144	5.7200e-003	426.8201
Mobile	1.2749	4.6534	14.8454	0.0279	1.5707	0.0635	1.6342	0.4220	0.0584	0.4804	0.0000	2,220.0826	2,220.0826	0.0718	0.0000	2,221.5910
Waste						0.0000	0.0000		0.0000	0.0000	20.1692	0.0000	20.1692	1.1920	0.0000	45.2004
Water						0.0000	0.0000		0.0000	0.0000	4.4648	30.6781	35.1429	0.4600	0.0111	48.2498
Total	2.4003	4.8366	16.5358	0.0290	1.5707	0.0921	1.6628	0.4220	0.0869	0.5089	24.6340	2,771.6978	2,796.3317	1.7426	0.0186	2,838.6786

2.2 Overall Operational**Mitigated Operational**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Area	1.1062	0.0189	1.6205	8.0000e-005		0.0153	0.0153		0.0153	0.0153	0.0000	96.1926	96.1926	4.4200e-003	1.7200e-003	96.8173
Energy	0.0192	0.1643	0.0699	1.0500e-003		0.0133	0.0133		0.0133	0.0133	0.0000	424.7445	424.7445	0.0144	5.7200e-003	426.8201
Mobile	1.2749	4.6534	14.8454	0.0279	1.5707	0.0635	1.6342	0.4220	0.0584	0.4804	0.0000	2,220.0826	2,220.0826	0.0718	0.0000	2,221.5910
Waste						0.0000	0.0000		0.0000	0.0000	20.1692	0.0000	20.1692	1.1920	0.0000	45.2004
Water						0.0000	0.0000		0.0000	0.0000	4.4648	30.6781	35.1429	0.4599	0.0111	48.2426
Total	2.4003	4.8366	16.5358	0.0290	1.5707	0.0921	1.6628	0.4220	0.0869	0.5089	24.6340	2,771.6978	2,796.3317	1.7425	0.0185	2,838.6715

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.11	0.00

3.0 Construction Detail**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2017	1/27/2017	5	20	
2	Site Preparation	Site Preparation	1/28/2017	2/10/2017	5	10	
3	Grading	Grading	2/11/2017	3/24/2017	5	30	
4	Building Construction	Building Construction	3/25/2017	5/18/2018	5	300	
5	Paving	Paving	5/19/2018	6/15/2018	5	20	
6	Architectural Coating	Architectural Coating	6/16/2018	7/13/2018	5	20	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 75

Acres of Paving: 0

Residential Indoor: 437,400; Residential Outdoor: 145,800; Non-Residential Indoor: 0; Non-Residential Outdoor: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Demolition	Excavators	3	8.00	162	0.38
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Excavators	2	8.00	162	0.38
Building Construction	Cranes	1	7.00	226	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Paving	Pavers	2	8.00	125	0.42
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	255	0.40
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Grading	Graders	1	8.00	174	0.41
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Paving	Paving Equipment	2	8.00	130	0.36
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Site Preparation	Rubber Tired Dozers	3	8.00	255	0.40
Grading	Scrapers	2	8.00	361	0.48
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	156.00	23.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	31.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2017

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Off-Road	0.0405	0.4270	0.3389	4.0000e-004		0.0213	0.0213	0.0198	0.0198	0.0198	0.0000	36.6182	36.6182	0.0101	0.0000	36.8292
Total	0.0405	0.4270	0.3389	4.0000e-004		0.0213	0.0213	0.0198	0.0198	0.0198	0.0000	36.6182	36.6182	0.0101	0.0000	36.8292

MT/yr

3.2 Demolition - 2017

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.0000e-004	6.4000e-004	6.2300e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.0319	1.0319	5.0000e-005	0.0000	1.0331
Total	5.0000e-004	6.4000e-004	6.2300e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.0319	1.0319	5.0000e-005	0.0000	1.0331
MT/yr																

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Off-Road	0.0405	0.4270	0.3389	4.0000e-004		0.0213	0.0213		0.0198	0.0198	0.0000	36.6182	36.6182	0.0101	0.0000	36.8291
Total	0.0405	0.4270	0.3389	4.0000e-004		0.0213	0.0213		0.0198	0.0198	0.0000	36.6182	36.6182	0.0101	0.0000	36.8291
MT/yr																

3.2 Demolition - 2017

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.0000e-004	6.4000e-004	6.2300e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.0319	1.0319	5.0000e-005	0.0000	1.0331
Total	5.0000e-004	6.4000e-004	6.2300e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.0319	1.0319	5.0000e-005	0.0000	1.0331
MT/yr																

3.3 Site Preparation - 2017

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Fugitive Dust	0.0242	0.2588	0.1970	2.0000e-004	0.0903	0.0000	0.0903	0.0497	0.0000	0.0497	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0242	0.2588	0.1970	2.0000e-004	0.0903	0.0138	0.1041	0.0127	0.0127	0.0254	0.0000	18.1577	18.1577	5.5600e-003	0.0000	18.2745
Total	0.0242	0.2588	0.1970	2.0000e-004	0.0903	0.0138	0.1041	0.0127	0.0127	0.0254	0.0000	18.1577	18.1577	5.5600e-003	0.0000	18.2745
MT/yr																

3.3 Site Preparation - 2017

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-004	3.8000e-004	3.7400e-003	1.0000e-005	7.2000e-004	1.0000e-005	7.2000e-004	1.9000e-004	0.0000	2.0000e-004	0.0000	0.6192	0.6192	3.0000e-005	0.0000	0.6198
Total	3.0000e-004	3.8000e-004	3.7400e-003	1.0000e-005	7.2000e-004	1.0000e-005	7.2000e-004	1.9000e-004	0.0000	2.0000e-004	0.0000	0.6192	0.6192	3.0000e-005	0.0000	0.6198

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Fugitive Dust	0.0242	0.2588	0.1970	2.0000e-004	0.0903	0.0000	0.0903	0.0497	0.0000	0.0497	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0242	0.2588	0.1970	2.0000e-004	0.0903	0.0000	0.0903	0.0497	0.0000	0.0497	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0242	0.2588	0.1970	2.0000e-004	0.0903	0.0000	0.0903	0.0497	0.0000	0.0497	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

3.3 Site Preparation - 2017

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-004	3.8000e-004	3.7400e-003	1.0000e-005	7.2000e-004	1.0000e-005	7.2000e-004	1.9000e-004	0.0000	2.0000e-004	0.0000	0.6192	0.6192	3.0000e-005	0.0000	0.6198
Total	3.0000e-004	3.8000e-004	3.7400e-003	1.0000e-005	7.2000e-004	1.0000e-005	7.2000e-004	1.9000e-004	0.0000	2.0000e-004	0.0000	0.6192	0.6192	3.0000e-005	0.0000	0.6198

3.4 Grading - 2017

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Fugitive Dust					0.1301	0.0000	0.1301	0.0540	0.0000	0.0540	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0915	1.0439	0.7021	9.3000e-004		0.0498	0.0498	0.0458	0.0458	0.0458	0.0000	85.9109	85.9109	0.0263	0.0000	86.4637
Total	0.0915	1.0439	0.7021	9.3000e-004	0.1301	0.0498	0.1799	0.0540	0.0458	0.0997	0.0000	85.9109	85.9109	0.0263	0.0000	86.4637

3.4 Grading - 2017**Unmitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-003	1.2700e-003	0.0125	3.0000e-005	2.4000e-003	2.0000e-005	2.4200e-003	6.4000e-004	2.0000e-005	6.5000e-004	0.0000	2.0639	2.0639	1.1000e-004	0.0000	2.0661
Total	1.0000e-003	1.2700e-003	0.0125	3.0000e-005	2.4000e-003	2.0000e-005	2.4200e-003	6.4000e-004	2.0000e-005	6.5000e-004	0.0000	2.0639	2.0639	1.1000e-004	0.0000	2.0661

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Fugitive Dust					0.1301	0.0000	0.1301	0.0540	0.0000	0.0540	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0915	1.0439	0.7021	9.3000e-004	0.0498	0.0498	0.0498	0.0458	0.0458	0.0458	0.0000	85.9108	85.9108	0.0263	0.0000	86.4636
Total	0.0915	1.0439	0.7021	9.3000e-004	0.1301	0.0498	0.1799	0.0540	0.0458	0.0997	0.0000	85.9108	85.9108	0.0263	0.0000	86.4636

3.4 Grading - 2017**Mitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-003	1.2700e-003	0.0125	3.0000e-005	2.4000e-003	2.0000e-005	2.4200e-003	6.4000e-004	2.0000e-005	6.5000e-004	0.0000	2.0639	2.0639	1.1000e-004	0.0000	2.0661
Total	1.0000e-003	1.2700e-003	0.0125	3.0000e-005	2.4000e-003	2.0000e-005	2.4200e-003	6.4000e-004	2.0000e-005	6.5000e-004	0.0000	2.0639	2.0639	1.1000e-004	0.0000	2.0661
MT/yr																

3.5 Building Construction - 2017**Unmitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Off-Road	0.3102	2.6406	1.8129	2.6800e-003		0.1781	0.1781		0.1673	0.1673	0.0000	239.4791	239.4791	0.0589	0.0000	240.7169
Total	0.3102	2.6406	1.8129	2.6800e-003		0.1781	0.1781		0.1673	0.1673	0.0000	239.4791	239.4791	0.0589	0.0000	240.7169
MT/yr																

3.5 Building Construction - 2017**Unmitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0273	0.2033	0.3361	5.5000e-004	0.0150	3.3800e-003	0.0184	4.2800e-003	3.1100e-003	7.4000e-003	0.0000	48.7612	48.7612	4.0000e-004	0.0000	48.7696
Worker	0.0519	0.0652	0.6478	1.5000e-003	0.1247	9.3000e-004	0.1257	0.0332	8.6000e-004	0.0340	0.0000	107.3223	107.3223	5.5000e-003	0.0000	107.4378
Total	0.0792	0.2695	0.9839	2.0500e-003	0.1397	4.3100e-003	0.1440	0.0374	3.9700e-003	0.0414	0.0000	156.0835	156.0835	5.9000e-003	0.0000	156.2074

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Off-Road	0.3102	2.6406	1.8129	2.6800e-003		0.1781	0.1781		0.1673	0.1673	0.0000	239.4788	239.4788	0.0589	0.0000	240.7166
Total	0.3102	2.6406	1.8129	2.6800e-003		0.1781	0.1781		0.1673	0.1673	0.0000	239.4788	239.4788	0.0589	0.0000	240.7166

3.5 Building Construction - 2017

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr											MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0273	0.2033	0.3361	5.5000e-004	0.0150	3.3800e-003	0.0184	4.2900e-003	3.1100e-003	7.4000e-003	0.0000	48.7612	48.7612	4.0000e-004	0.0000	48.7696
Worker	0.0519	0.0662	0.6478	1.5000e-003	0.1247	9.3000e-004	0.1257	0.0332	8.6000e-004	0.0340	0.0000	107.3223	107.3223	5.5000e-003	0.0000	107.4378
Total	0.0792	0.2695	0.9839	2.0500e-003	0.1397	4.3100e-003	0.1440	0.0374	3.9700e-003	0.0414	0.0000	156.0835	156.0835	5.9000e-003	0.0000	156.2074

3.5 Building Construction - 2018

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr											MT/yr					
Off-Road	0.1334	1.1630	0.8766	1.3400e-003		0.0747	0.0747		0.0702	0.0702	0.0000	118.3848	118.3848	0.0290	0.0000	118.9932
Total	0.1334	1.1630	0.8766	1.3400e-003		0.0747	0.0747		0.0702	0.0702	0.0000	118.3848	118.3848	0.0290	0.0000	118.9932

3.5 Building Construction - 2018**Unmitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0121	0.0913	0.1556	2.7000e-004	7.4800e-003	1.5500e-003	9.0300e-003	2.1400e-003	1.4200e-003	3.5700e-003	0.0000	23.9495	23.9495	1.9000e-004	0.0000	23.9536
Worker	0.0229	0.0295	0.2874	7.5000e-004	0.0624	4.6000e-004	0.0628	0.0166	4.2000e-004	0.0170	0.0000	51.7294	51.7294	2.5300e-003	0.0000	51.7825
Total	0.0349	0.1208	0.4429	1.0200e-003	0.0698	2.0100e-003	0.0718	0.0187	1.8400e-003	0.0206	0.0000	75.6789	75.6789	2.7200e-003	0.0000	75.7362

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road	0.1334	1.1630	0.8766	1.3400e-003		0.0747	0.0747		0.0702	0.0702	0.0000	118.3847	118.3847	0.0290	0.0000	118.9931
Total	0.1334	1.1630	0.8766	1.3400e-003		0.0747	0.0747		0.0702	0.0702	0.0000	118.3847	118.3847	0.0290	0.0000	118.9931

3.5 Building Construction - 2018

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0121	0.0913	0.1556	2.7000e-004	7.4800e-003	1.5600e-003	9.0300e-003	2.1400e-003	1.4200e-003	3.5700e-003	0.0000	23.9495	23.9495	1.9000e-004	0.0000	23.9536
Worker	0.0229	0.0295	0.2874	7.5000e-004	0.0624	4.6000e-004	0.0628	0.0166	4.2000e-004	0.0170	0.0000	51.7294	51.7294	2.5300e-003	0.0000	51.7825
Total	0.0349	0.1208	0.4429	1.0200e-003	0.0698	2.0100e-003	0.0718	0.0187	1.8400e-003	0.0206	0.0000	75.6789	75.6789	2.7200e-003	0.0000	75.7362

3.6 Paving - 2018

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Off-Road	0.0161	0.1716	0.1449	2.2000e-004		9.3900e-003	9.3900e-003		8.6400e-003	8.6400e-003	0.0000	20.3687	20.3687	6.3400e-003	0.0000	20.5019
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0161	0.1716	0.1449	2.2000e-004		9.3900e-003	9.3900e-003		8.6400e-003	8.6400e-003	0.0000	20.3687	20.3687	6.3400e-003	0.0000	20.5019

3.6 Paving - 2018**Unmitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.4000e-004	5.7000e-004	5.5300e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	0.9948	0.9948	5.0000e-005	0.0000	0.9958
Total	4.4000e-004	5.7000e-004	5.5300e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	0.9948	0.9948	5.0000e-005	0.0000	0.9958
MT/yr																

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Off-Road	0.0161	0.1716	0.1449	2.2000e-004		9.3900e-003	9.3900e-003		8.6400e-003	8.6400e-003	0.0000	20.3687	20.3687	6.3400e-003	0.0000	20.5019
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0161	0.1716	0.1449	2.2000e-004		9.3900e-003	9.3900e-003		8.6400e-003	8.6400e-003	0.0000	20.3687	20.3687	6.3400e-003	0.0000	20.5019
MT/yr																

3.6 Paving - 2018

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.4000e-004	5.7000e-004	5.5300e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	0.9948	0.9948	5.0000e-005	0.0000	0.9958
Total	4.4000e-004	5.7000e-004	5.5300e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	0.9948	0.9948	5.0000e-005	0.0000	0.9958
MT/yr																

3.7 Architectural Coating - 2018

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Archit. Coating	2.0274					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.9900e-003	0.0201	0.0185	3.0000e-005	1.5100e-003	1.5100e-003	1.5100e-003	1.5100e-003	1.5100e-003	1.5100e-003	0.0000	2.5533	2.5533	2.4000e-004	0.0000	2.5584
Total	2.0303	0.0201	0.0185	3.0000e-005	1.5100e-003	1.5100e-003	1.5100e-003	1.5100e-003	1.5100e-003	1.5100e-003	0.0000	2.5533	2.5533	2.4000e-004	0.0000	2.5584
MT/yr																

3.7 Architectural Coating - 2018

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.1000e-004	1.1700e-003	0.0114	3.0000e-005	2.4800e-003	2.0000e-005	2.5000e-003	6.6000e-004	2.0000e-005	6.8000e-004	0.0000	2.0559	2.0559	1.0000e-004	0.0000	2.0580
Total	9.1000e-004	1.1700e-003	0.0114	3.0000e-005	2.4800e-003	2.0000e-005	2.5000e-003	6.6000e-004	2.0000e-005	6.8000e-004	0.0000	2.0559	2.0559	1.0000e-004	0.0000	2.0580
MT/yr																

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Archit. Coating	2.0274					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.9900e-003	0.0201	0.0185	3.0000e-005	1.5100e-003	1.5100e-003	1.5100e-003	1.5100e-003	1.5100e-003	1.5100e-003	0.0000	2.5533	2.5533	2.4000e-004	0.0000	2.5584
Total	2.0303	0.0201	0.0185	3.0000e-005	1.5100e-003	1.5100e-003	1.5100e-003	1.5100e-003	1.5100e-003	1.5100e-003	0.0000	2.5533	2.5533	2.4000e-004	0.0000	2.5584
MT/yr																

3.7 Architectural Coating - 2018**Mitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.1000e-004	1.1700e-003	0.0114	3.0000e-005	2.4800e-003	2.0000e-005	2.5000e-003	6.6000e-004	2.0000e-005	6.8000e-004	0.0000	2.0559	2.0559	1.0000e-004	0.0000	2.0580
Total	9.1000e-004	1.1700e-003	0.0114	3.0000e-005	2.4800e-003	2.0000e-005	2.5000e-003	6.6000e-004	2.0000e-005	6.8000e-004	0.0000	2.0559	2.0559	1.0000e-004	0.0000	2.0580

4.0 Operational Detail - Mobile**4.1 Mitigation Measures Mobile**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Mitigated	1.2749	4.6534	14.8454	0.0279	1.5707	0.0635	1.6342	0.4220	0.0584	0.4804	0.0000	2,220.0826	2,220.0826	0.0718	0.0000	2,221.5910
Unmitigated	1.2749	4.6534	14.8454	0.0279	1.5707	0.0635	1.6342	0.4220	0.0584	0.4804	0.0000	2,220.0826	2,220.0826	0.0718	0.0000	2,221.5910

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
Apartments Low Rise	1,423.44	1,546.56	1311.12	4,129,339	4,129,339
Total	1,423.44	1,546.56	1,311.12	4,129,339	4,129,339

4.3 Trip Type Information

Land Use	Miles				Trip %				Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by		
Apartments Low Rise	10.80	7.30	7.50	45.60	19.00	35.40	86	11	3		

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.411941	0.062653	0.156059	0.175861	0.050938	0.007827	0.019365	0.102312	0.001797	0.001584	0.008425	0.000939	0.002301

5.0 Energy Use

Historical Energy Use: N

5.1 Mitigation Measures Energy

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	234.4939	234.4939	0.0108	2.2300e-003	235.4116
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	234.4939	234.4939	0.0108	2.2300e-003	235.4116
Natural Gas Mitigated	0.0192	0.1643	0.0699	1.0500e-003		0.0133	0.0133		0.0133	0.0133	0.0000	190.2506	190.2506	3.6500e-003	3.4900e-003	191.4085
Natural Gas Unmitigated	0.0192	0.1643	0.0699	1.0500e-003		0.0133	0.0133		0.0133	0.0133	0.0000	190.2506	190.2506	3.6500e-003	3.4900e-003	191.4085

5.2 Energy by Land Use - Natural Gas

Unmitigated

Land Use	Natural Gas Use kBtu/yr	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																	
Apartment Low Rise	3.5651e+006	0.0192	0.1643	0.0699	1.0500e-003		0.0133	0.0133		0.0133	0.0133	0.0000	190.2506	190.2506	3.6500e-003	3.4900e-003	191.4085
Total		0.0192	0.1643	0.0699	1.0500e-003		0.0133	0.0133		0.0133	0.0133	0.0000	190.2506	190.2506	3.6500e-003	3.4900e-003	191.4085

5.2 Energy by Land Use - Natural Gas

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Low Rise	3.56516e+006	0.0192	0.1643	0.0699	1.0500e-003		0.0133	0.0133		0.0133	0.0133	0.0000	190.2506	190.2506	3.6500e-003	3.4900e-003	191.4085
Total		0.0192	0.1643	0.0699	1.0500e-003		0.0133	0.0133		0.0133	0.0133	0.0000	190.2506	190.2506	3.6500e-003	3.4900e-003	191.4085

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	819431	234.4939	0.0108	2.2300e-003	235.4116
Total		234.4939	0.0108	2.2300e-003	235.4116

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	819431	234.4939	0.0108	2.2300e-003	235.4116
Total		234.4939	0.0108	2.2300e-003	235.4116

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.1062	0.0189	1.6205	8.0000e-005		0.0153	0.0153		0.0153	0.0153	0.0000	96.1926	96.1926	4.4200e-003	1.7200e-003	96.8173
Unmitigated	1.1062	0.0189	1.6205	8.0000e-005		0.0153	0.0153		0.0153	0.0153	0.0000	96.1926	96.1926	4.4200e-003	1.7200e-003	96.8173

6.2 Area by SubCategory

Unmitigated

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Architectural Coating	0.2027					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.8436					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	9.4600e-003	0.0000	5.2000e-004	0.0000	6.5300e-003	6.5300e-003	6.5300e-003	6.4600e-003	6.4600e-003	6.4600e-003	0.0000	93.5728	93.5728	1.7900e-003	1.7200e-003	94.1423
Landscaping	0.0504	0.0189	1.6200	8.0000e-005	8.8000e-003	8.8000e-003	8.8000e-003	8.8000e-003	8.8000e-003	8.8000e-003	0.0000	2.6198	2.6198	2.6300e-003	0.0000	2.6750
Total	1.1062	0.0189	1.6205	8.0000e-005		0.0153	0.0153		0.0153	0.0153	0.0000	96.1926	96.1926	4.4200e-003	1.7200e-003	96.8173

Attachment: CalEEMod Analysis (1393 : SPR 2015-05 Appeal)

Attachment: PC Staff Report Part 2 (1540 : Appeal 2016-04)

6.2 Area by SubCategory**Mitigated**

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Architectural Coating	0.2027						0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.8436						0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	9.4600e-003	0.0000	5.2000e-004	0.0000			6.5300e-003		6.4600e-003	6.4600e-003	0.0000	93.5728	93.5728	1.7900e-003	1.7200e-003	94.1423
Landscaping	0.0504	0.0189	1.8200	8.0000e-005			8.8000e-003		8.8000e-003	8.8000e-003	0.0000	2.6198	2.6198	2.6300e-003	0.0000	2.6750
Total	1.1062	0.0189	1.8205	8.0000e-005			0.0153		0.0153	0.0153	0.0000	96.1926	96.1926	4.4200e-003	1.7200e-003	96.8173

7.0 Water Detail**7.1 Mitigation Measures Water**

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	35.1429	0.4599	0.0111	48.2426
Unmitigated	35.1429	0.4600	0.0111	48.2498

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	14.0733 / 8.87228	35.1429	0.4600	0.0111	48.2498
Total		35.1429	0.4600	0.0111	48.2498

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	14.0733 / 8.87228	35.1429	0.4599	0.0111	48.2426
Total		35.1429	0.4599	0.0111	48.2426

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	20.1692	1.1920	0.0000	45.2004
Unmitigated	20.1692	1.1920	0.0000	45.2004

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	99.36	20.1692	1.1920	0.0000	45.2004
Total		20.1692	1.1920	0.0000	45.2004

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	99.36	20.1692	1.1920	0.0000	45.2004
Total		20.1692	1.1920	0.0000	45.2004

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Vegetation

Received

MAR - 9 2016

City of Hanford
Community Development

Law Offices of
Richard L. Harriman
1078 Via Verona Drive
Chico, CA 95973-1031
Telephone: (530) 343-1386
Email: harrimanlaw1@sbcglobal.net
March 8, 2016

VIA FEDEX OVERNIGHT DELIVERY

Ms. Darlene Mata, Director
Planning and Community Development
City of Hanford
319 N. Douty Street
Hanford, CA 93230

Re: Hanford Environmental Awareness Team (HEAT)/City of Hanford
Re Bajun American Project
West Centennial Drive and Millennium Way [APN 011-020-045]
Site Plan Review No. 2015-05 (502.0940)
Filing of Appeal of Project Determinations Made by City of Hanford
[Public Resources Code Sections 21168, 21168.5, and 21185.5]
Pursuant to Judgment and Order of the Court Entered February 11, 2016
Hanford Environmental Awareness Team v. City of Hanford
Kings County Superior Court Case No. 15 C 0154

Dear Ms. Mata:

Pursuant to the Court's Judgment entered in the above-referenced action on February 11, 2016, enclosed please find the Petitioner's Appeal of the City's determinations regarding the approval of the Site Plan Review No. 2015-05 and Negative Declaration No. 2015-03 for the above-referenced Project, along with my Client Trust Check No. 2208, dated March 8, 2016, drawn on the Bank of America, made payable to "City of Hanford," in the amount of \$1,000.00, as and for the filing fee required for this appeal, as confirmed with you by telephone today.

Please provide electronic and written notice of the hearing date, time, and place to my office at the address on the letterhead above and to the Petitioner at rlmattos@yahoo.com.

Respectfully submitted,


RICHARD L. HARRIMAN
Attorney for Appellant, HEAT

cc: Clients
RLH/hr

CITY OF HANFORD

Application for: APPEAL NO. 2016-01

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

Application Fee: \$1,000.⁰⁰
Environmental Review Fee: _____
Other Fees: _____
Total Fees: _____
Env. Rev. No. _____ File No. 517-0029
RECEIPT NO. 06 0000 26381

PART A: GENERAL INFORMATION

APPLICANT
NAME Bajun American Prop. 5150 N 11th St Ste 150 CITY Fresno
PHONE 559-638-7544

In accordance with the provisions of the Hanford Municipal Code, I hereby appeal the decision of the (Community Development Department, Planning Commission, or Historic Resources Commission) pertaining to: Neg. Dec. # 2015-03
File # 502.0940

Application No. Site Plan Rev. # 2015-05 Decision Made On 6/2/2015, 19__

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

See Attachment A

Appeal based on 14 day environmental review

Are you or were you a party in the original application? No

If not, please state the basis of your interest: Public Interest Organization - Advocate

PART B: CERTIFICATION

APPLICANT

Richard Harrison
Signature of Applicant

A application/AFL AJY

Received

MAR - 9 2016

City of Hanford
Community Development

Received

JUN 12 2015

City of Hanford
Community Development

ATTACHMENT A

2. Appellant, Hanford Environmental Awareness Team ("HEAT") appeals the entire administrative action approving Site Plan Review 2015-05 (File 502.0940) for the Bajun American Properties Project [APN 011-020-045] and the adoption and certification of the Negative Declaration for the subject project to the Hanford City Council on the grounds and objections set forth in the letter submitted on May 12, 2015 contained in the record of proceedings and attached hereto and incorporated by reference herein. [Public Resources Code section 21151, subd. (c), which requires approval and certification by elected decision-makers]

3
4 In addition, Appellant bases its appeal on the legal inadequacy of the Hanford General Plan adopted on June 30, 2002 and the letter notification to the City from the Governor's Office of Planning and Research, and upon the significant changes to the environmental setting and the environmental background caused by alterations to the open space resources in the area of the proposed Project, without a General Plan Amendment to the General Plan Open Space Element or Circulation Element. Due to the fact that the current City General Plan has not been updated or amended and is legally inadequate for the foregoing reasons, the City cannot make a finding of consistency with the General Plan. [See, *Kings County Farm Bureau v. City of Hanford* (1990) 221 Cal.App.3d 692 and *Woodward Park Homeowners Association, Inc. v. City of Fresno* (2007) 150 Cal.App.4th 683.]

5 Also, due to the extreme drought conditions in Kings County, the City of Hanford, and the San Joaquin Valley, there are emergency water conservation conditions mandated by the State of California which require the City of Hanford to reduce its water consumption by 25-30 percent. This factual information was not disclosed or analyzed by the City in its Environmental Assessment/Initial Study or in the Negative Declaration. In addition, despite the enactment of the Sustainable Groundwater Management Act ("SGMA") by the State Legislature, there is no analysis or discussion of the fact that the City has not yet completed its compliance with this statute and how the implementation of this statute will be affected by the approval of the proposed Project.

6 Finally, and most significant, in its responses to the Comments and Objections to the proposed Project review, nowhere does the City Staff refer to or provide documentary evidence, quantitative data, or analysis in the EA/IS or Negative Declaration of the traffic impacts or other cumulative impacts referred to by Appellant in its comments. If the City intends to rely on or incorporate portions of the previous environmental review documents, it needs to cite to the specific sources. This blatant omission constitutes a failure to proceed in the manner required by law and the environmental review documentation is legally inadequate, accordingly. [Pub. Res.

C. sections 21168 and 21168.5] Thus, approval by the City of the Negative Declaration constitutes an abuse of discretion by the lead agency.

Law Offices of
Richard L. Harriman
1078 Via Verona Drive
Chico, CA 95973-1031
Telephone: (530) 343-1386
Facsimile: (530) 343-1155
Email: harrimanlaw1@sbcglobal.net

May 12, 2015

VIA EMAIL AND FACSIMILE TRANSMISSION
[dmata@cityofhanfordca.com and (559) 583-1933]

Ms. Darlene Mata, Director
Planning and Community Development
City of Hanford
319 N. Douty Street
Hanford, CA 93230

Re: Hanford Environmental Awareness Team (HEAT)/City of Hanford
Re Bajun American Project
West Centennial Drive and Millennium Way [APN 011-020-045]
Site Plan Review No. 2015-05 (502.0940)
Comments and Objections re Inadequacy of Proposed
Draft Negative Declaration and Failure to Proceed According to Law
Hanford Environmental Awareness Team v. City of Hanford (2007)
[Public Resources Code Sections 21168 and 21168.5]

Dear Ms. Mata:

Pursuant to your Notice dated March 25, 2015, which was received in early April by the undersigned, please be informed that my office has been retained to represent the interests of the Hanford Environmental Awareness Team (HEAT) with respect to the land use and environmental review of the above-referenced project and the enforcement of its settlement with the City of Hanford in 2007.

Introduction

At the outset, the City Manager and Planning Department has been provided with copies of the Memorandum of Understanding (MOU), Stipulation for Judgment (Judgment), and Mitigated Negative Declaration (MND) from my client's settlement in late 2007 of its case entitled *Hanford Environmental Awareness Team v. City of Hanford, et al.* My client requests that the City include copies of these documents in the record concerning the proposed Draft Negative Declaration referred to above and that the City consider the terms and conditions set

forth therein with regard to your review and consideration of the proposed Draft Negative Declaration. Further comments and objections are set forth below.

Comments and Objections

8 1. The proposed Draft Negative Declaration omits and fails to disclose, analyze, or consider the terms and conditions of the 2007 HEAT settlement with the City of Hanford regarding the cumulative adverse impacts to undeveloped agricultural land resulting from the filling of a portion of Mussel Slough for the construction of West Centennial Drive and the proposed four (4) acre development north of the subject project.

9 HEAT objects to the City's use of a Negative Declaration in violation of the terms and conditions of the MOU which require projects of five (5) or more acres to be reviewed by an environmental impact report (EIR) when the total amount of land developed west of the Lowe's site equals twenty (20) acres or more. Specifically, for purposes of the HEAT settlement, the acreage of the proposed Site Plan Review should include the following:

A. Proposed 216 unit apartment complex	13.11
B. Proposed four (4) acre project to the north of the subject project	4.25+/-
C. Coverage of undeveloped agricultural ground west of Lowe's project	4.00+/-
Total: 21.36+/- acres	

10 The unpermitted filling of the portion of Mussel Slough was addressed in the HEAT settlement and should be disclosed, analyzed, and addressed, along with the cumulative adverse impacts resulting from the proposed developments set forth above, based both on the HEAT settlement agreement and on the statutory review required by the California Environmental Quality Act (CEQA) [Pub. Res. C. section 21000 et seq.] and the CEQA Guidelines [California Code of Regulations, section 15000 et seq.]

11 Further, HEAT contends the City's addition of water, sewer, roads, curbing, utilities, and other infrastructure for new development should be reviewed, analyzed, and considered as significant changes and/or amendments to the Reorganization 142 annexation and should be evaluated for their new cumulative impacts caused by conversion of undeveloped agricultural land to urban uses. For example, the City improved the proposed property by adding water and/or sewer lines from Thirteenth Avenue and W. Lacey Boulevard to W. Centennial Drive, resulting in a ten-foot wide impact on the agricultural land and the growth inducing impacts resulting from these infrastructure improvements, along with a four-lane street with a median strip from the proposed project to W. Centennial Drive---none of which has been disclosed, analyzed, considered, or mitigated, and which constitute significant cumulative impacts to undeveloped open space in the City. The City has also created a right-turn-only lane on the

southwest corner W. Centennial Drive and W. Lacey Boulevard, thereby converting undeveloped agricultural land to urban use.

12. 2. The proposed Draft Negative Declaration fails to disclose, analyze, or discuss the cumulative adverse impacts from traffic congestion caused by the proposed project(s) and inadequate circulation infrastructure at the intersections at Twelfth Avenue and West Centennial Drive and W. Lacey Boulevard and W. Centennial Drive.

HEAT contends the City's environmental review of the proposed project's Site Plan Review should include disclosure, analysis, and consideration of the following documents:

- A. Final Environmental Impact Report (FEIR) certified by the City of Hanford in 2004-2005, which was challenged by Hanford No On Wal-Mart. [Please note that the cumulative impacts section disclosed that there would be significant, unavoidable, and unmitigated cumulative traffic impacts on southbound Twelfth Avenue north of the San Joaquin Valley Railroad.]
- B. The Mitigated Declaration adopted for the Target Shopping Center development and the Settlement Agreement in the lawsuit brought against the City of Hanford by the developer of the Super Wal-Mart Shopping Center, which was settled by the parties (City of Hanford, Target developer, and Wal-Mart developer) in a closed CEQA settlement meeting in a non-public meeting, which included the representative for the Applicant for the subject apartment project (John Zumwalt). These public documents should be included in the record for this project and reviewed and analyzed with respect to inadequate traffic circulation and mitigation.
- C. The Mitigated Negative Declarations adopted and approved by the City of Hanford for the Lowe's development and Reorganization 142, which include disclosures of traffic circulation impacts and cumulative adverse impacts to traffic circulation and inadequate traffic circulation infrastructure.
- D. The Traffic Impact analysis from the Costco EIR regarding cumulative impacts to the State Route 198 and Twelfth Avenue Interchange, which discloses current circulation deficiencies caused by increased traffic from further build-out of the Target and Wal-Mart Shopping Centers, including development of free standing on-site retail/commercial development pads.

HEAT contends that the proposed Draft Negative Declaration is legally inadequate without a Traffic Impact Study for the vehicular traffic generated by the proposed project, particularly, at the above-referenced intersections, along with a cumulative impacts analysis of the new traffic impacts associated with the proposed four acre parcel and the Lowe's project traffic. HEAT's traffic consultant recommends the preparation of a Focused EIR for the subject project and/or a Supplemental EIR to the Wal-Mart to update the cumulative traffic impacts

associated with the build-out of the Target Shopping Center and the Wal-Mart Shopping Centers, and the Lowe's project at the southeast corner of W. Centennial Drive and W. Lacey Boulevard.

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3. HEAT contends that the increase in the school attendance and the traffic generated by this increased attendance in students attending local elementary, junior high, and high school will be significant and will cause a significant adverse impact on the health and safety of the school age children who will be traveling by walking, bicycle, and vehicles to their schools--- some of which are located across State Route 198, as far south as Martin Luther King Elementary School and 2.2 miles south across SR 198 to Roosevelt Elementary School, and as far north as Simas Elementary School. These health and safety impacts require disclosure, analysis, and consideration by the City, especially to and by its elected and appointed decision makers on the City Council and Planning Commission, respectively. This omission in the Traffic Safety analysis renders the proposed Draft Negative Declaration legally inadequate and should be amended and supplemented in a Draft EIR. This omission also fails to address the findings and recommendations of the City of Hanford Parks, Recreation and Open Space 2010 Master Plan which recommends to improve access to facilities through the development of pedestrian and bicycle pathways, to develop safe bike and pedestrian routes throughout the City and between parks and recreation facilities, to develop trail connections within existing parks to exterior walks and streets, to develop a bike lane or pathway system along primary roadways as well as create safe crossings on existing roadways.

4. In addition, the addition of the number of children who will be residing with their parents or other guardians will exceed 500 persons (conservatively calculated at 2.5 children per apartment unit), based on the 216 apartment units proposed for the subject project. Although the proposed project is designed to have on-site private recreational facilities, there will likely be at least 200-300 adults for whom the on-site recreational facilities for the children will not be adequate for the off-site recreational demands of the adult residents of the proposed project.

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HEAT submits that the City of Hanford currently lacks the required number of acres per person within the City limits to meet the requirements of the current Hanford General Plan land Use and Open Space Elements. The addition of the park users from the proposed project will further exacerbate the lack of open space required and necessary to serve the current population within the City. Therefore, HEAT requests the City to expand and revise the analysis in the Environmental Assessment and proposed Draft Negative Declaration to include a disclosure, analysis, and mitigation for off-site recreational use generated by the young adult and adult residents of the proposed project.

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Further, HEAT notes that the proposed project is in close proximity to the City's drainage basin (west of the Target and Wal-Mart Shopping Centers) that was expanded as a result of the filling of a portion of Mussel Slough and the project will be discharging surface water run-off into the drainage basin. The aforementioned City of Hanford's Parks, Recreation, and Open Space Master Plan, also includes the following information:

According to the National Recreation and Park Association (NRPA) natural resource areas are defined as "lands set aside for preservation of significant natural resources, remnant landscapes, open space, and visual aesthetics/buffering." The remnants of Mussel Slough in the project area include natural vegetation, drainage ways, wetlands will serve to enhance the quality of the community by maintaining a portion of its natural amenities. This same Master Plan discusses the use of "greenways" in terms of recreation, education and resource protection and describes the use of greenways as "invaluable". The Master Plan describes greenways serving as linkages between cities, parks, schools, commercial areas and neighborhoods. They provide a safe mode of transportation that preserves the environment. A greenway as described in the Master Plan is reminiscent of the mitigation agreed to by the parties in the Memorandum of Understanding between HEAT and the City of Hanford.

Therefore, HEAT requests two Mitigation Measures be added to the final environmental review document follow:

A) The City shall instruct the Director of the City Parks and Recreation Department to consult with the Sequoia Riverlands Trust ("SRT") to design and implement a plan to incorporate native flora and fauna with the use of developed and undeveloped open space for the public's enjoyment and use.

B) "The developer shall consult with the City Parks and Recreation Department Director regarding the design and construction of a walking and bicycle path on the eastern side of the project site which shall connect with the Mussel Slough/Drainage Basin, which shall be landscaped the walking and bicycle pathway or trail with native trees and other drought-tolerate native plants, as recommended by SRT. The walking and bicycle path shall be completed prior to the issuance of the first occupancy permit for the proposed project."

5. HEAT notes and objects to the fact that the proposed Draft Negative Declaration fails to disclose, analyze, and consider adequately the amount of water and energy the proposed apartment complex will use and require mitigation measures for the cumulative adverse impacts generated by the proposed project..

Specifically, the proposed Draft Negative Declaration fails to disclose, address, and mitigate the use of potable water for landscaping irrigation by re-using the treated effluent and/or grey water for this purpose and/or for the irrigation of the vegetation and plantings for the walking and bicycle path or trail.

Further, the proposed Negative Declaration does not disclose, analyze, or consider the amount of groundwater recharge that will be caused by the coverage of the open agricultural land with impermeable structures and parking areas and covers for the parking lots. Mitigation measures should be included to avoid or mitigate these potentially significant adverse impacts to the environment.

20 In addition, the proposed Draft Negative fails to disclose, analyze, and consider the use of Photovoltaic Solar Panels to generate energy on-site for the apartments and to heat water for the residents of the apartment complex and for Photo-Thermal panels to heat domestic hot water and/or swimming pools and hot tubs on-site. These mitigation measures are readily available and financially feasible and would avoid or reduce potentially significant adverse impacts to air quality and the generation of Green House Gasses (GHGs). This technology is currently feasible and used in many residential projects for roof-top solar energy generation.

All parking lot roofs shall be covered with Photovoltaic solar energy panels and shall be installed with plug-in facilities for electric-powered vehicles to use to re-charge their batteries. Again, this measure is currently feasible and readily available and are used in numerous other projects. This mitigation measure should be included and required for all multi-family residential projects in the City pending the adoption of the Final General Plan Update (GPU) and Final EIR for the Final GPU.

Conclusion

21 Finally, for the foregoing reasons, HEAT contends that, based on the "fair argument" standard of review applied to the proposed Draft Negative Declaration and Site Plan Review, the document is legally inadequate, due to the failure to proceed in the manner required by law, pursuant to Pub. Res. C. sections 21168 and 21168.5 and CEQA Guidelines, sections 15070-15074.1. In summary, the City has failed to disclose material documents and information required for the elected and appointed decision makers and the public to analyze, consider, and review the proposed Draft Negative Declaration, and has failed to disclose, analyze, consider and include readily available and currently feasible mitigation measures for potentially significant adverse impacts on water use, energy use, and open space resources, as required by CEQA.

Therefore, HEAT respectfully submits that the City should remand the proposed Draft Negative Declaration back to City Staff for further analysis and review and that Staff should recommend the preparation and re-circulation of a Focused EIR or other subsequent environmental review document which complies with the requirements of CEQA.

Respectfully submitted,

/s/ Richard L. Harriman*
RICHARD L. HARRIMAN
Attorney for HEAT

*Signed copy follows by fax.

cc: Hanford Sentinel
Valley Voice
Fresno Bee (South Valley)
Clients

RLH/hr



EDMUND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE OF PLANNING AND RESEARCH



KEN ALEX
DIRECTOR

Received

JUN 4 2012

City of Hanford
Community Development

June 1, 2012

Ms. Cathy Cain, Community Development Director
Community Development
317 North Douty Street
Hanford, CA 93230

Dear Ms. Cain:

Pursuant to Government Code section 65040.5 (a), the Governor's Office of Planning and Research (OPR) is required to notify cities and counties with general plans that have not been revised within the last eight years. Our records indicate that the City of Hanford's General Plan has not been revised in the past eight years or longer.

For purposes of this notification, a revision is considered to be a comprehensive update of at least five of the seven mandatory general plan elements, which have been adopted by the local legislative body. According to our records, the mandatory elements of the general plan for the City of Hanford were last updated during the years noted. Our records also indicate that you are currently updating one or more elements and that you expect that update to be completed in 2012.

Element	Year	Updating
Land Use	2002	•
Circulation	2002	-
Housing	2010	
Conservation	2002	•
Open Space	2002	•
Safety	2002	•
Noise	2002	•

If this information is incorrect, please contact the OPR State Clearinghouse via email state.clearinghouse@opr.ca.gov or by phone (916) 445-0613 so that we may update our records.

As part of our process to identify jurisdictions with general plans that have not been revised in eight years, OPR surveyed local government planning agencies in the 2011 Annual Planning Survey for current information regarding their general plans. In addition, OPR reviewed General Plan Annual Progress Reports, public notices from jurisdictions, environmental document filings, and jurisdictions' websites.

General plans that have not been revised within the past eight years are not necessarily legally inadequate. However, the California Supreme Court has stated that local governments have an implied duty to keep their general plans current (*DeVita v. County of Napa*, 9 Cal. 4th 763 (1995)). Additionally, local governments must review and revise their general plans as often as they deem necessary or appropriate (Government Code section 65103(a)). The general plan statutes do not provide a mandatory minimum timeframe for revision of

1400 10th Street P.O. Box 3044 Sacramento, California 95812-3044
(916) 445-0613 FAX (916) 323-3018 www.opr.ca.gov

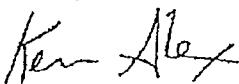
City of Hanford .
Page 2

elements, except for housing elements, which must be revised based on the schedule established in Government Code section 65588. In addition, Government Code sections 65302 and 65302.1 require certain information be included in general plan elements at the time a jurisdiction next revises its housing element.

OPR is also required to notify the Attorney General's Office of cities and counties with general plans that have not been revised in ten years (Government Code section 65040.5(b)). If our records indicate that your general plan has not been revised in ten years, we will be notifying the Attorney General in late July 2012.

If you would like to make corrections to our records, please respond by July 1, 2012. This will allow us to update our records prior to notifying the Attorney General of general plans that have not been revised in ten years. If you have any questions or require additional information, please contact the State Clearinghouse at state.clearinghouse@opr.ca.gov or by phone at (916) 445-0613.

Sincerely,



Ken Alex
Director

To: Community Development Director

Date: June 15, 2015

Re: Addendum to Appeal to the City of Hanford's Application for Appeal

Received on June 12, 2015, by The City of Hanford's Community Development Department, not assigned an appeal number.

Sent Via Email, Attention: Darlene Mata, Community Development Director
City of Hanford
dmata@cityofhanfordca.com

The aforementioned appeal, receipted on June 12, 2015, is based on the 14 day environmental review period and it's an appeal regarding the Bajun American Properties project, (Site plan review #2015-05 filed by the applicant and signed by or on behalf of Applicant/Bajun American Properties by John Zumwalt on February 27, 2015.) This project is also known as Negative Declaration No. 2015-03 and File No. 502.0940. This addendum is being emailed to the Community Development Department during the 14 day environmental review time period to respond.

The appellant contends the 216 unit, 2 story apartment complex planned on the corner of Millennium Way and Centennial Drive, Kings County APN 011-020-045, requires a Focused Environmental Impact Review report. (See California Public Resources Code Section 21158.5 below)

California Public Resources Code Section 21158.5.

(a) Where a project consists of multiple-family residential development of not more than 100 units or a residential and commercial or retail mixed-use development of not more than 100,000 square feet which complies with all of the following, a focused environmental impact report shall be prepared, notwithstanding that the project was not identified in a master environmental impact report:

(1) Is consistent with a general plan, specific plan, community plan, or zoning ordinance for which an environmental impact report was prepared within five years of the certification of the focused environmental impact report.

(2) The lead agency cannot make the finding described in subdivision (c) of Section 21157.1, a **negative declaration** or mitigated **negative declaration** cannot be prepared pursuant to Section 21080, 21157.5, or 21158, and Section 21166 does not apply.

(3) Meets one or more of the following conditions:

(A) The parcel on which the project is to be developed is surrounded by immediately contiguous urban development.

(B) The parcel on which the project is to be developed has been previously developed with urban uses.

(C) The parcel on which the project is to be developed is within one-half mile of an existing rail transit station.

(b) A focused environmental impact report prepared pursuant to this section shall be limited to a discussion of potentially significant effects on the environment specific to the project, or which substantial new information shows will be more significant than described in the prior environmental impact report. No discussion shall be required of alternatives to the project, cumulative impacts of the project, or the growth inducing impacts of the project.

(Added by Stats. 1993, Ch. 1130, Sec. 18. Effective January 1, 1994.)

cc: *Richard Harriman Esq.*
Hanford HEAT @ hanfordheat@gmail.com

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 317 NORTH DOUTY STREET



MAYOR
RUSS CURRY
VICEMAYOR
DAVID G. AYERS
COUNCIL MEMBERS
GARY PANNETT
FRANCISCO RAMIREZ
JUSTIN MENDES
CITY MANAGER
DARREL L. PYLE
CITY ATTORNEY
ROBERT M. DOWD

June 1, 2015

Bajun American Properties
5150 N. Sixth Street Ste, #150
Fresno, CA 93710

RE: Site Plan Review No. 2015-05 (502.0940)

Your application for Site Plan Review 2015-05 a proposal to construct a (two story) 216-unit apartment complex located at the corner of Centennial & Millennium Way (APN 011-020-045) has been completed. An environmental initial study for this project indicates that a negative declaration is needed and Negative Declaration No. 2015-03 has been prepared. The City of Hanford has made all the necessary findings required by the Zoning Ordinance in order to approve the Site Plan subject to the following conditions required by the various City departments:

ADMINISTRATION DEPARTMENT

Contact City Attorney through the Planning Department (559) 585-2580
Concerning questions that you may have on the conditions listed below:

Defense and Indemnification Provisions:

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

- the Project, and the costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of a suit or challenge contesting the adequacy of the approval of the environmental document or any other approval related to the Project, if the settlement so provides.
3. That the City may, at any time, require the applicant to reimburse City for costs that have been, or which the City reasonably anticipates will be, incurred by the City during the course of any action. Applicant shall reimburse City within thirty (30) days of receipt of an itemized written invoice from City. Failure of the Applicant to timely reimburse the City shall be considered a material violation of the conditions of approval of the Project.
 4. That the applicant shall comply with and shall require all contractors to comply with all prevailing wage laws, rules and regulations applicable to the Project. Unless otherwise advised in writing by the City of Hanford, Applicant shall be solely responsible for making any and all decisions regarding whether any portion or aspect of the Project, including, without limitation, any form of reimbursement by the City of Hanford to the Applicant or any contractor, will require the payment of prevailing wages. Further, Applicant will be solely responsible for the payment of any claims, fines, penalties, reimbursements, payments or any other actions that may be initiated against Applicant or any contractor as a result of failure to pay prevailing wages.
 5. That the applicant shall defend, indemnify, and hold harmless the City of Hanford, its officials, officers, employees, representatives, agents and attorneys, from and against any and all claims, damages, losses, judgments, liabilities, expenses and other costs, including, without limitation, litigation costs and attorney's fees, arising out of, resulting from, or in any way in connection with any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project. Applicant's obligation to defend, indemnify and hold the City of Hanford harmless specifically includes, but is not limited to, any suit or administrative action against the City of Hanford which claims a violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project.
 6. That the applicant obligations to defend, indemnify and hold the City of Hanford, its officials, officers, employees, representatives, agents and attorneys harmless as set forth herein, shall include, but shall not be limited to, staff time, copying costs, court costs, the costs of any judgments or awards against the City of Hanford for damages, losses, litigation costs, or attorney fees arising out of any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the Project and costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of any such proceeding or suit.

Kings County Environmental Health Services

Contact Troy Hommerding 559-852-2627

Concerning questions that you may have on the conditions listed below

1. Swimming Pool and/or Spas-If a swimming pool and/or Spa are to be part of the project: Prior to construction, the applicant must submit to our office 3 copies of complete construction plans for the swimming pool and/or spa, for review for compliance with applicable codes and regulations. No construction of the pool or spa is permitted without prior written approval of the construction plans by our office. A plan check form is available online at: <http://www.countyofkings.com/departments/environment-health-service/recreational-health> Operation of a public swimming pool and spa also will require payment of annual fees to our office.
2. Valley Fever-As per the Kings County Public Health Officer, *Coccidioides immitis*, the fungus that causes valley fever, a serious and potentially long-term respiratory illness, is endemic in the soils of Kings County. Construction activities that disturb soils containing the spores of the fungus can put workers and the nearby public at risk. Effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. More information regarding the prevention of work related valley fever is available at www.cdph.ca.gov/programs/hesis/Documents/CocciFact.pdf and <http://www.cdph.ca.gov/programs/ohb/Documents/OccCocci.pdf>. Contact the San Joaquin Valley Air Pollution Control District for more information on dust control techniques.

PLANNING DIVISIONContact Community Development Manager: Melody N. Haigh (559) 585-2583
Concerning questions that you may have on the conditions listed below**General:**

1. That approval of this project does not exempt compliance with all applicable sections of the Zoning Ordinance, Public Works Improvement Standards, fees, or other City Ordinances.
2. That all approved proposals of the applicant be conditions of development, if not mentioned herein.
3. That all development conform to the site plan titled Site Plan Review Application No. 2015-05 approved by the Community Development Department.
4. That no expansion of the use which would tend to increase the projected scale of operations beyond the scope and nature described in this Site Plan Review Application shall be permitted except upon application for, and approval of, modification of this application according to all procedures and requirements thereof.

5. That the building address be posted at the site prior to the first building inspection and that a permanent address sign be placed on the site before occupancy.

Architectural Conditions:

1. Elevations, colors and materials of all proposed buildings will be subject to approval by the Planning Division prior to building/grading permit issuance for all elevations.
2. That all pipes, gutters, and chases attached to the building wall shall be painted a similar or complementary color to the existing wall that the item is attached to.
3. That all vents, gutters, downspouts, flashing, etc. are to match the color of adjacent surface.
4. That no surface shall be mirrored so as to cause glare and annoyance to other adjacent properties.
5. That glossy metal surfaces are to be painted to prevent glare.
6. That all painted surfaces shall be maintained in good condition. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.
7. That all mechanical equipment, including electrical and gas meters are to be screened from view, and that all new electrical transformers are either underground or screened.
8. That all new and existing electrical boxes, control boxes, and other equipment boxes (*excluding traffic control*) along the street frontage shall be painted hunter green. Prior to painting, the boxes are to be treated with an etching primer (*zinc chromate*) or equivalent.
9. That all exterior architectural elements not detailed on the plans be finished in a style and in materials in harmony with the exterior of the proposed building.

Environmental Requirements:

1. That if cultural resources are discovered during construction or related activities, all work shall be halted and a qualified archeologist and the City of Hanford shall be notified. The find shall be properly investigated and appropriate measures are to be taken before construction may continue.
2. That if fireplaces are proposed in the residential units, natural gas fireplaces or EPA certified wood-burning fireplace/stoves should be installed in every unit that has a fireplace. Conventional open-hearth fireplaces are not allowed.

Off Street Parking:

1. That the 417 parking spaces, as shown on site plan (14 of which are ADA-accessible) (216 of which are covered spaces) is adequate for the 216 apartment complex.
2. That a regular parking lot maintenance program be created to prevent the buildup of dust, debris, and automobile related pollution.

Fencing and Walls:

1. That a 7 foot masonry fence be installed at the rear of the property separating the different use.
2. That the property be secured and fenced with a wrought iron fence surrounding the site and be maintained.
3. That a regular parking lot maintenance program be created to prevent the buildup of dust, debris, and automobile related pollution.

Landscaping:

1. That landscape and irrigation plans be submitted for approval by the Community Development Department prior to building permits being issued. Said plans shall conform with Ordinance No. 10-02 "Standards and Procedures for Landscaping Design and Installation".
2. That the landscaping and irrigation system be installed according to the approved landscape plans before the final occupancy.
3. That all proposed landscaping is to be allowed to grow to maturity and continually maintained after planting. Such maintenance is to include pruning, weeding, cleaning, fertilizing and regular watering. Dead and dying plants are to be replaced with live plant materials to ensure compliance with landscaping requirements.
4. That the irrigation system be maintained in an operational order, including replacement of missing or damaged sprinkler heads and timing equipment to be set in accordance with city watering policies.

Screening:

1. That all electrical transformers and/or air-conditioning units be screened with landscaping.

Signage:

1. That the applicant must apply for a separate application for all signage through the Community Development Department.

Lighting:

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

Noise:

1. That construction equipment be muffled and construction activities be limited to the hours between dawn to dusk.

Dust Control:

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

Pre-construction:

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

During Construction:

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

General Fugitive Dust:

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

Ozone Precursors:

1. At all times, ozone precursor emissions should be controlled by the following methods:
2. That all internal combustion-engine drive equipment be properly maintained and well tuned according to the manufacturer's specifications.

BUILDING DIVISION

Contact Building Official: Tom Webb (559) 585-2584

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

1. That building permits must be obtained from the City Building Division for each structure to include but not limited to: buildings, pools, fences, trash enclosures, signs and carports for any structural, plumbing, electrical or mechanical work being done.
2. That no building or structure shall be used or occupied, and no change in the existing occupancy classification of building or structure or portion thereof shall be made until the building official has approved the change and issued a Certificate of Occupancy.
3. That detailed dimensioned plans be provided to the Building Division for each structure prior to obtaining construction permits. Each structure will require a separate submittal and permit.

4. That each structure will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of as applicable:
 - 4.1 1 copy of the City of Hanford Permit Application form
 - 4.2 6 complete sets of Drawings, unless noted, including:
 - 4.2.1 Grading Plan (Civil Drawings)
 - 4.2.2 Site Plan
 - 4.2.3 Architectural Drawings
 - 4.2.4 Structural Drawings
 - 4.2.5 Electrical Drawings
 - 4.2.6 Mechanical Drawings
 - 4.2.7 Plumbing Drawings
 - 4.2.8 Landscape Plan
 - 4.2.9 Planning Dept. "Conditions of Approval" or "Resolution" printed on the drawings and part of the drawing submittal
 - 4.2.10 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
 - 4.3 2 complete sets of documentation, unless noted, including:
 - 4.3.1 Architectural Specifications
 - 4.3.2 Structural Calculations
 - 4.3.3 Electrical Calculations, if not included on the drawings
 - 4.3.4 Mechanical Calculations, if not included on the drawings
 - 4.3.5 Plumbing Calculations, if not included on the drawings
 - 4.3.6 Energy Calculations, if not included on the drawings
 - 4.3.7 CalGreen Compliance, if not included on plans
 - 4.3.8 **Compliance with the City of Hanford Landscape Ordinance**
 - 4.3.8 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
5. That the site, as well as the buildings, shall be made accessible and usable by the disabled in accordance with the California Building Code, Chapters 11A and 11B.
6. That a preliminary soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions prior to approval of site improvement plans. The soils report shall comply with the 2013 California Building Code, Section 1803.
7. That a final soils report, prepared by a qualified soils engineer, be provided to the Engineering and Building Divisions before issuance of building permits.
8. That a school impact fee of \$3.36(or revision thereof) for each square foot of new building area be paid when building permits are issued.

9. That all special inspection reports be submitted to the Building Division prior to final inspection.
10. That separate water and sewer services be provided to each building.
11. That separate gas and electric services be provided to each building
12. That all construction shall conform to the 2013 Edition, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen.
13. That Kings County Impact Fees shall apply in the following amounts:

Criminal Justice-----	\$ 953.88 per unit
Library-----	\$ 255.65 per unit
Compliance-----	\$ 30.59 per unit
14. That the buildings shall be addressed off of Millennial Way.
15. That the tenant, lessee, and/or owner are responsible for compliance with the Americans with Disabilities Act. By federal law your facility must be made accessible to the highest degree possible.
16. That the applicant provide a complete set of AS-BUILT drawings on CD, in "tif" format, to the Building Division prior to Final Inspection.
17. That the Building Division conducts and approves a Zoning Health & Safety inspection prior to the occupancy of the building.

FIRE DEPARTMENT

Contact Fire Inspector: Susan Martinez at (559) 585-4793 OR

smartinez@ci.hanford.ca.us

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

General:

1. **Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances**
2. **Deferred submittals must be received prior to issuance of building permit.**
3. Please include one set of building plans for Fire Department review. A final set of corrected building plans shall be submitted to the fire department once final corrections are made.
4. All fire protection systems must be installed and operational prior to occupying the building and/or issuance of a Certificate of Occupancy.

5. All permit fees are due prior to scheduling any inspections with the Fire Department. To schedule appointments for inspections, please call (559) 585-2545.
6. Scope of work shall be clearly stated on plans.
7. A deposit of \$340.00 is required for each of the following trades:
 - a. Underground fire service;
 - b. Fire sprinkler system (per building); and
 - c. Fire sprinkler monitoring (per building).

Fire Extinguisher(s):

- A. Fire extinguishers shall be installed per 2013 California Fire Code, Section 906, Hanford Municipal Code Title 15.

Fire Sprinklers:

- B. Fire protection systems required by Chapter 9 of the 2013 California Building and Fire Codes and the Hanford Municipal Code Title 15, shall be installed in accordance with the 2013 Edition of **NFPA 13 (recreation building and garages) and NFPA 13R (apartments)** Standards.
- C. A FIRE RISER ROOM IS REQUIRED PER HANFORD PUBLIC WORKS STANDARD WA-27. THIS ROOM SHALL ONLY BE ACCESSIBLE FROM OUTSIDE BY AN EXTERIOR DOOR. ONE EMERGENCY LIGHT WITH BATTERY BACKUP SHALL BE INSTALLED INSIDE THIS ROOM AND THE EXTERIOR DOOR SHALL BE SIGNED "FIRE RISER ROOM."
- D. The following City Standards shall apply to the following installations: Fire Service Backflow Preventer Assembly **WA-29**; Fire Pumper Connection **WA-28**; Fire Sprinkler Riser Installation **WA-27**; Fire Hydrant Installation **WA-20**; Concrete Thrust Blocks **WA-32**; Vehicle Protection Posts **WA-35**.

Fire Alarm and/or Fire Sprinkler Monitoring:

- E. Fire alarm and detection systems required by Chapter 9 of the 2013 California Building and Fire Codes shall be installed per the 2013 Edition of NFPA 72.
- F. Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an approved supervising station. One exterior approved audible device, located on the exterior of each building in an approved location, shall be connected to each automatic sprinkler system.

Emergency Access:

- G. A Knox-box (a heavy steel box containing keys to the building) shall be installed; usually at the main entrance to the building. More than one Knox-Box may be required at the discretion of the fire official. The top of the Knox-Box shall not exceed 6'-0" AFF.
- H. All entrance gates that are locked that lead to fire department emergency access roads, appurtenances or to the building, shall have a Knox-box, Knox Padlock for manual gates, or a Knox key switch for automatic gates, installed to provide fire department access in case of emergency.
- I. The Hanford Fire Department allows the ordering of Knox Box products directly online at www.knoxbox.com or you can obtain an Authorized Order Form from the fire department.
- J. Temporary and permanent fire department emergency access roads shall comply with City Standard **ST-36** for Fire Department Access Roads. Fire Department emergency access roads shall be approved and constructed prior to the beginning of on-site construction.

Storage Tanks:

- K. All containers, tanks, cylinders and vessels, whether temporary or permanent, containing any type of hazardous material or waste, including flammable and/or combustible liquids, gases or solids shall require a separate plan review and permit, **IF APPLICABLE.**

Fire Hydrants and Required Fire Flow:

- L. Required fire flow shall be determined upon review of submitted building plans. Fire hydrant locations shall be reviewed for compliance and approval upon submittal of civil plans to the fire department.
- M. All fire mains and fire hydrants shall be installed and operable prior to construction. Fire flow shall be of sufficient capacity for fire protection as required by Appendices B and BB in the California Fire Code. Fire hydrants are to be located as approved by the Fire Department. All fire hydrants and mains are to meet city standard WA-20.
- N. Fire service mains shall contain sectional shut off valves in approved locations to allow for the repair and/or maintenance of such system.
- O. Fire Department Connections (FDC) may serve more than one (1), but no more than three (3), apartment buildings, excluding the recreation building and garages; FDC's are not required in buildings less than 2,000 s.f. that have one single system connection to the fire service main and that are only one-story. Garages that exceed 2,000 s.f. are required to install an FDC to that building.

- P. All fire risers are required to contain one PIV for each building to allow for repairs, emergency shut-off or maintenance. These valves are required to be monitored.
- Q. Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.
- R. Blue dot location marker(s) shall be installed six-inches from the street center line on the side closest to each fire hydrant.

Special Requirements:

- S. Site address shall be posted in an illuminated area on the building facing the street. Numbers shall contrast with their background. Size is as follows: Downtown area (existing buildings) 4"; all others: buildings 20 feet or less from street – 6 inch numbers; buildings 21 to 40 feet from street – 8 inch numbers; buildings more than 40 feet from street 12 inch numbers.
- T. Fire lane shall be marked by approved signs or other approved notices or markings that include the words NO PARKING – FIRE LANE shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof per 2013 CFC 503.3. .

PUBLIC WORKS DEPARTMENT

Contact Senior Engineer Jose Lemus: (559) 585-2556

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

General Requirements:

- 1. That the developer shall comply with all applicable City of Hanford Public Works Construction Standards and Specifications requirements. Any deviation from said Standards and Specifications must be approved by the City Engineer prior to construction.
- 2. That an encroachment permit for all improvements proposed within public street right-of-way shall be obtained from the Public Works Department prior to start of construction. Work within the public right of way is subject to engineering review and inspection fees in accordance with City Resolution No. 92-58-R, or any revisions thereof. For additional information regarding encroachment permit requirements, contact the City Engineering Division at (559) 585-2558.
- 3. That it is recommended that the developer and/or the developer's engineer meet with City Public Works Department staff prior to submittal of improvement plans in order to discuss proposed design of drainage plans for this project. For more information contact the City Engineering Division at (559) 585-2556.

4. That the development is subject to a project grading plan review & permit fee of **\$4,400** in accordance with City Council Resolution No. 10-31-R, and an engineering plan review and inspection fee for improvements located within the public street right of way, in accordance with City Resolution No. 92-58-R, or any revisions thereof. Subject fees shall be paid prior to approval of plans and before issuance of permits.
5. That all financial and other arrangements for planning, engineering, scheduling, installation of and/or relocation of electric, gas, telecommunications, or other privately owned utilities are the sole responsibility of the developer. The developer is advised that significant project delays may result if utility issues are not resolved prior to start of construction.
6. That track-out of soils and other construction-related materials on to public streets is prohibited.
7. That open cut trenching within major collector or arterial streets is prohibited. Service connections for public or private utilities located within arterial or major collector streets must be bored.

Maps and Plans:

1. That the developer shall submit to the City Engineer a set of construction plans on 24" x 36" sheets for all required improvements. Plans shall be prepared by a registered civil engineer, and shall include a drainage and utility plan identifying sizes and location of sanitary sewer, storm drainage and water mains, curbs, gutters, sidewalks, masonry wall, street improvements and other infrastructure required for development. All plans shall be approved by the City of Hanford and any other agencies affected by the project before the release of the building permits.
2. That prior to beginning any construction, or within ten (10) calendar days after the approved plans are released by the City, the developer shall submit to the City of Hanford Engineering Division one (1) reproducible and four (4) bond copies of the approved set of construction plans, and four (4) bound sets of the approved construction specifications, if any.
3. That within twenty (20) calendar days after all improvements have been constructed and accepted by the City, the developer shall submit to the City of Hanford Engineering Division one reproducible (1) reproducible and one (1) bond copy of the approved set of construction plans revised to reflect all field revisions and marked "RECORD DRAWING."

Street Improvements:

1. That the property frontage along Millennium Way shall be improved as a Major Collector Street in conformance with City Standards ST-17 and ST-23, with

detached 4'-6" wide concrete sidewalks constructed in accordance with City Standard CO-14. Temporary offsite street improvements shall also be constructed along the north side of Millennium Way west of the project boundary as necessary to provide a safe transition to existing street improvements.

2. That existing street lights located along the Centennial Drive project frontage shall be protected in place during development of the project. Should removal and replacement of existing street light(s) become necessary due to development of the project, such removal and replacement shall be done at the sole expense of the developer. New street light locations, if necessary, shall be determined by the City Engineer in accordance with City Standard GE-56.

Driveway Access Requirements:

1. That the main project entrance on Millennium Way (West driveway) may be located as shown on the site plan. (Driveway centerline approximately 250' east of project boundary.) Return with wheel chair accessible ramps as shown on proposed site plan.
2. That the secondary project entrance on Millennium Way (East driveway) shall be located a minimum of 175' west of the intersection of Centennial Drive with Millennium Way, measured from centerline of street intersection to centerline of driveway. Return with wheel chair accessible ramps as shown on proposed site plan.
3. All driveway approaches shall be provided with a minimum of 4' ADA access around and in back of each driveway approach. Drive approaches equipped with easy-access curb returns shall be provided with ADA-compliant curb ramps. As shown on proposed site plan.
4. No decorative, stamped, or pigmented concrete work shall be located within the public street right of way. As shown on proposed site plan.

Easement Requirements:

1. That a 10' easement be granted to the City of Hanford for Landscape and Irrigation purposes on the frontage of Centennial Drive and Millennium Way.

Drainage Requirements:

1. That the developer's engineer shall provide a storm drainage master plan complete with calculations for city review, which shall include consideration for future areas of development located adjacent to the project site.
2. That drainage and development of the project site may be subject to the terms of a reimbursement agreement.

3. That the developer shall comply with all State of California requirements applicable to the National Pollutant Discharge Elimination System (NPDES). A Notice of Intent for the development shall be electronically filed by the developer and accepted by the State Water Resource Control Board (SWRCB) prior to any disturbance of soils onsite. Documentation of SWRCB approval of the development shall be provided to the City of Hanford prior to start of construction, and the developer shall comply with all SWRCB General Construction Permit requirements during construction. Contact the SWRCB at www.swrcb.ca.gov for further information.
4. That no track-out of soil, gravel, or other construction-related materials on to public streets is permitted.
5. That project site be developed in conformance with the approved drainage plan, with minor modifications being approved by the Public Works Department.
6. That applicant is required to comply with the State of California Water Resource Control Board requirements specifically related to the National Pollution Elimination System permit process.

Soils Report Requirements:

1. That copies of a preliminary soils investigation report, prepared by a qualified professional soils engineer, shall be provided to both the Public Works and Building Departments for review prior to approval of the development improvement plans.
2. That a final soils report, prepared by the qualified professional soils engineer, shall be provided to the Public Works and Building Departments prior to acceptance of the development improvements or issuance of building permits, which ever occurs first.
3. That the developer shall retain the project design engineer to inspect and verify that all grading within the development is completed in accordance with the approved plans. The engineer shall be required to provide a certification letter to the Building Department prior to issuance of building permits.

DEVELOPMENT IMPACT FEE ESTIMATE:

1. That the development is subject to the following impact fees in accordance with City Ordinances no. 90-09, 90-10, 98-14 and 05-16 or any revisions thereof. Impact fee calculations are based upon square footage of structures and areas of development as identified on the site plan. If changes are made to the structure size or the area of the development, then estimated impact fees shown below will likewise change to reflect the modified conditions. Fees listed below reflect rates effective January 1, 2015 and are subject to change by City Council Resolution. Criteria to calculate impact fees as

follows: **Multi-family Residential Units – 217; Net Development Area- 13.11 Acres.**
All fees are payable prior to issuance of building permits.

- A. That the development is subject to a **\$ 447,200.11 Transportation Mitigation Impact Fee** in accordance with City Resolution No. 05-10-R, or any revisions thereof.
- B. That the development is subject to a **\$ 324,206.68 Water System Impact Fee** in accordance with City Resolution No. 05-14-R or any revision thereof.
- C. That the development is subject to a **\$ 473,656.75 Wastewater System Impact Fee** in accordance with City Resolution No. 05-15-R or any revisions thereof.
- D. That the development is subject to a **\$ 12,585.73 12th Avenue Sanitary Sewer Area of Benefit Fee** in accordance with City Resolution No. 92-25-R or any revisions thereof.
- E. That the development is subject to a **\$ 99,492.73 Storm Water System Impact Fee** in accordance with City Resolution No. 05-13-R, or any revisions thereof.
- F. That the development is subject to a **\$ 96,430.46 Fire Protection Impact Fee** in accordance with City Resolution No. 05-11-R or any revisions thereof.
- G. That the development is subject to a **\$ 60,727.45 Police Protection Impact Fee** in accordance with City Resolution No. 05-12-R or any revisions thereof.
- H. That the development is subject to a **\$ 560,027.09 Park System Impact Fee** in accordance with City Resolution No. 05-64-R, or any revisions thereof.
- I. That the development is subject to a **\$ 31,942.40 Refuse and Recycling Impact Fee** in accordance with City Resolution No. 05-63-R, or any revisions thereof.

CITY UTILITY DIVISION

Contact: Mike Cosenza Utility Superintendent (559) 585-2560
Concerning questions that you may have on the conditions listed below:

General:

1. That all utility work within the City right-of-way shall be under the control of a General Engineering Contractor, licensed for that purpose. Contractor shall verify all conditions in the field prior to commencing construction.
2. That locations of existing water, sanitary sewer and storm drain mains in the vicinity of the project site will be marked by Public Works Department staff based upon the city's best available records. Contractor shall provide the City Utility Division with a minimum of 48 hours prior notice when requesting location of existing utilities. The City of Hanford is not a member of Underground Service Alert (U.S.A.).
3. That any utility connections located within Arterial Streets or Major Collector Streets shall be bored. Any pavement disturbed as a result of utility connection work shall be replaced and heater re-mixed.
4. That all utility work and materials shall conform to City of Hanford Construction Standards and Specifications, latest edition.
5. That all new water services installed to serve the development shall be required to comply with backflow prevention standards for multi-family projects.

Water:

1. That the developer shall furnish and install new water service assemblies as required to serve the project for purposes of fire suppression, domestic consumption, and landscape irrigation purposes, including meters and backflow or detector/check devices as applicable, all in accordance with City Standards.
2. That the developer shall furnish and install an onsite fire suppression pipeline system in accordance with Fire Department requirements, which shall have two points of connection to the public water system, as follows: Fire service connections shall be made to the existing public water main located within Millennium Way
3. That the developer shall furnish and install appropriate cross connection/backflow prevention assemblies for all services provided, including fire service lines.
4. That all backflow prevention assemblies shall be tested and approved prior to being placed in service by a certified technician, with a copy of test results being provided to the City Utility Division.
5. That all existing water wells be abandoned in conformance with State of California Department of Health Services Standards.

6. That the developer shall extend a minimum 12" diameter water main from its' current terminus along the Millennium Way property frontage to the west end of the proposed parcel per the city's water master plan.

Sewer:

1. That the developer shall size sewer service lateral(s) to serve the project site in accordance with requirements of the Uniform Plumbing Code, latest edition. (Minimum six-inch lateral size.)
2. That the developer furnish, install, and maintain a grease trap assembly on any sewer lateral receiving waste water from food preparation facilities at the onsite community building. Grease trap assemblies shall be approved and permitted by the City Building Official prior to installation.
3. That all City of Hanford sanitary sewer system impact fees and any applicable sanitary sewer construction reimbursement charges shall be payable prior to permitting connection to the public sanitary sewer system.
4. That the developer shall extend a minimum 12" diameter sanitary sewer main from its' current terminus along the Millennium Way property frontage to the west end of the proposed parcel per the city's sewer master plan. Developer shall be entitled to a reimbursement from the City for oversizing for the cost difference between the installation of a 8 inch main and the installation of a 12 inch main. Developer shall submit competitively bid costs (three bids) for City review/approval prior to commencing work per City Specifications.

REFUSE DIVISION

Contact: Mike Cosenza Utility Superintendent (559) 585-2560
Concerning questions that you may have on the conditions listed below:

General Requirements:

1. That nine 10 ft. x 20 ft. inside clear dimension masonry block refuse enclosure with 6' high perimeter walls shall be constructed in accordance with City Std. GE-35, modified for installation of 12" x 12" interior concrete curbs. A minimum 6" thick/ 10 ft. wide concrete roll-out apron shall be constructed across the entire frontage of the enclosure. The refuse enclosure shall have gates of chain link with earth tone colored vinyl slats. The enclosure shall be architecturally compatible with surrounding buildings & location of enclosure must be approved by both the Public Works and Community Development Departments.
2. That nothing other than the city refuse bins shall be stored or kept in refuse enclosures.

3. That refuse enclosure gates shall be securely closed except when in use.
4. That refuse enclosures shall not be located adjacent to combustible construction or beneath windows or non-protected eaves.
5. That a final site plan showing where refuse enclosure(s) will be located must be submitted to the Community Development Department for approval before building permits may be issued. The latest site plan was missing one enclosure and location of one proposed was to be changed for ease of access of refuse truck.
6. That all onsite vehicle drive aisles and parking lot areas subject to city refuse truck access shall be surfaced in accordance with City Std. GE-32 industrial parking lot standards.
7. That the applicant shall participate in all available waste recycling & reuse programs.

EXPIRATION

A site plan approval shall lapse and shall become void one (1) year following the date on which approval by the Planning Official, Planning Commission or City Council became effective unless, prior to the expiration of one (1) year, a building permit is issued by the Building Official and construction is commenced and diligently pursued toward completion of the site or structures which were the subject of the site plan. Approval may be extended for an additional period or periods of one (1) year upon written application before expiration of the first approval (Chapter 17.60.090 of the Hanford Municipal Code).

REVOCATION

Noncompliance with any provision of the City of Hanford Municipal Code not specifically waived in compliance with City procedures shall constitute cause for revocation and/or termination of the approvals granted under authority of this site plan review approval (Chapter 17.60.100 of the Hanford Municipal Code).

CHANGE IN USE

If the use as proposed is discontinued or a change in use is proposed the subsequent use is subject to the provisions of Chapter 17.60.110 of the Hanford Municipal Code.

SITE PLAN APPEAL

If the applicant is dissatisfied with the action of or conditions required by the Site Plan Review approval, the determination may be appealed to the Planning Commission by filing an appeal form and processing fee with the Community Development Department

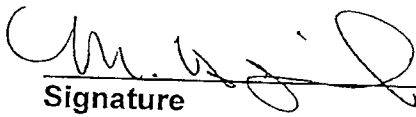
within ten (10) days of the date of approval (Chapter 17.60.040 of the Hanford Municipal Code).

The Planning Commission can review and make determinations only on those items within their authority. Deviations and exceptions to the Uniform Building Code, Public Works Construction Standards, County Environmental Health regulations and City Ordinances are not within the Planning Commission's authority for exceptions.

SITE PLAN REVIEW

In accordance with the provisions of Chapter 17.60 of the Hanford Municipal Code, the Site Plan Review Application is hereby approved subject to conditions and improvements noted in this letter and any referenced attachment.

COMMUNITY DEVELOPMENT DEPARTMENT

 6-1-15
Signature Date

Melody Haigh
Community Development Manager

June 1, 2015

APPLICANT'S STATEMENT (Must be signed prior to issuance of a building permit)

I have reviewed a copy of the Site Plan Review Approval No. 2015-05 and I understand that the proposed construction and/or land use is dependent upon the fulfillment of the conditions of approval and construction of all required public improvements prior to use, inauguration or occupancy unless other arrangements are approved.

Applicant or Authorized Representative

Signature Date

cc: File
Fire Department
Public Works Department
Building Department

City of **H A N F O R D**
 CALIFORNIA 93230
 CITY OFFICES 317 NORTH DOUTY STREET



MAYOR
 RUSS CURRY
 VICEMAYOR
 DAVID G. AYERS
 COUNCIL MEMBERS
 GARY PANNETT
 FRANCISCO RAMIREZ
 JUSTIN MENDES
 CITY MANAGER
 DARRELL L. PYLE
 CITY ATTORNEY
 ROBERT M. DOWD

June 2, 2015

VIA Email and Certified Letter

Richard Harriman
Attorney for HEAT
 1078 Via Verona Dr.
 Chico, CA 95973

Dear Mr. Harriman,

Thank you for your comment letter and follow up email. The City has reviewed your comment letter and has included our evaluation of your comments in the record for the project. A copy of the evaluation is attached.

The City approved Site Plan Review 2015-05 on June 1, 2015. The file is available for review at the City of Hanford Community Development Department, 317 N. Douty Street. The proposed apartment project is a permitted use and therefore not subject to a public hearing.

On June 2, 2015, the City filed a Notice of Determination with Kings County. A copy is attached.

Pursuant to the Public Records Act request also submitted, the City has the following responses:

1. None available. The proposed Bajun American project will not affect, impact or change any areas under the jurisdiction of the Federal Clean Water Act. The City has not received any applications for any other permits within the Annexation 142 area.
2. None available. The City has not received any applications for any development in the Annexation 142 area.
3. Please provide clarification of the request. Streambed alteration agreements are issued by the California Department of Fish and Wildlife, requests for copies of specific agreements should be directed to them. If you are aware of an agreement that the City is party to, please provide the specific information and we will search for any records that may be maintained by the City. Any environmental documents upon which a streambed alteration agreement was based should be obtained from the California Department of Fish and Wildlife.
4. Please provide a clarification of the documents requested. See response #2.

Harriman
Page 2 of 2

5. The City was not a party to the settlement agreement referenced, therefore has no information regarding the transaction. Please contact the California Department of Fish and Wildlife Department for copies of all streambed alteration agreements they have approved and copies of all monitoring reports.

I can be reached at dmata@cityofhanfordca.com or (559) 585-2590 if you have any questions or wish to discuss.

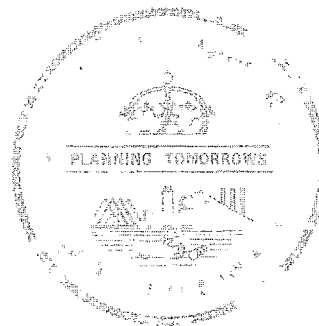
Sincerely,



Darlene R. Mata
Community Development Director

Interoffice Memorandum

COMMUNITY DEVELOPMENT



TO: Site Plan Review 2015-05 File

FROM: Darlene Mata, Community Development Director

CC:

DATE: May 15, 2015

SUBJECT: Negative Declaration No. 2015-03

On May 12, the City received a letter from the law office of Richard Harriman in response to a notice of proposed negative declaration prepared for Site Plan Review 2015-05. In accordance with the California Environmental Quality Act (CEQA), Public Resources Code 21091(d)(1), CEQA Guidelines 15074 (b) the City of Hanford is required to consider any comments received during the public comment period, which was from April 22 to May 12, 2015.

Comments and Objections (See attached copy of comment letter)

Response 1

Comments noted. The City considered the terms of the Memorandum of Understanding entered into with Hanford Environmental Awareness Team v. City of Hanford, et al. and provided the required notice.

Response 2

The City of Hanford was not a party to the "2007 HEAT settlement" referred to in the letter, however the settlement agreement was reviewed in the preparation of the initial study. The City has complied with all mitigation measures adopted as part of previous environmental documents and in accordance with the settlement agreement. The proposed project does not change, alter or impact any of the conditions contained in the settlement agreement.

The impacts associated with the Mussel Slough and the conversion of agricultural land were evaluated in the Environmental Impact Report (EIR) prepared for the Hanford Station (Walmart) SCH 2003061029 and Negative Declaration 2007-01 and 2007-10 prepared for Reorganization 141, General Plan Amendment 2006-01, Planned Unit Development 2007-03 and Vesting Tentative Parcel Map 2007-06, which included the construction of Centennial Drive. The impacts to the Mussel Slough were fully evaluated and the area is subject to Streambed Alteration Agreement (SAA) No. 2007-0081-R4, which was modified in consultation with the commenter and his clients as a condition of the settlement agreement. According to the California Department of Fish and Wildlife, formerly Fish and Game, the SAA fully mitigated all

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impacts resulting from the filling in and altering of the remnant portions of the Mussel Slough south of Lacey Boulevard. As part of the previously mentioned projects, the area of the SAA was identified as a regional storm water basin for the surrounding area, including the subject property as part of the previously referenced environmental documents.

The proposed project does not change, alter or impact the area subject to the SAA pertaining to the Mussel Slough or any other natural waterway, therefore there is no impact.

The City reviewed building permit and project permit records and conducted another site visit on May 13, 2015 and is unaware of a four acre project north of the subject property referenced in the comment letter.

The City reviewed the Memorandum of Understanding entered into with Hanford Environmental Awareness Team v. City of Hanford, et al. and provided notice accordingly.

Response 3

The terms of the MOU required that HEAT and Mr. Richard Harriman be provided notice of all projects over five acres in size located within Annexation 142, see map attached. No other projects have been processed within the annexation area referenced. The subject project consists of development of 13.12 acres. The MOU further states that upon the cumulative development of over 20 acres the City shall prepare cumulative analysis of impact for storm water drainage on biological resources in the Mussel Slough natural channel remnants. The proposed project does not exceed the threshold identified in the MOU. The City is unaware of a 4.25 acre development and the 4.0 acre development in the area included in the MOU, referenced in the comment letter. The City has complied with all provisions of the both the MOU and the settlement agreement referenced within the letter.

Response 4

The City is unaware of any unpermitted filling of the Mussel Slough as referenced in the letter. The use of the Mussel Slough and any alteration of the bed, bank and channel for use as a regional drainage basin were evaluated in previous environmental document referenced in Response 2 and as such was subject to a Streambed Alteration Agreement (SAA) No. 2007-0081-R4, which was prepared by the California Department of Fish and Game. All conditions of the SAA have been complied with by the developer and the City of Hanford.

The proposed project does not change, alter or impact the area subject to the SAA pertaining to the Mussel Slough or any other natural waterway, therefore there is no impact.

Response 5

The construction of water, sewer, roads, curbing, utilities, and other infrastructure near the proposed project were evaluated in separate environmental documents. The initial study was limited to the impacts resulting from the proposed project, not past projects which have been completed, and cumulative impacts that may result from the proposed project. In accordance with CEQA, cumulative impacts were evaluated as part of the EIR prepared for the 2002 General Plan Update and for which a Statement of Overriding Considerations was adopted for future

PAGE 3

growth. The proposed project is a permitted use and is consistent with the current land use designation and zoning of the property as identified in the 2002 General Plan Update. The project area was annexed in 2009 and identified for urban development.

The street and infrastructure improvements mentioned in the letter have been constructed in accordance with the City of Hanford Circulation Element, Storm, Water and Sewer Master Plans, and have been designed to accommodate both existing and future growth of the Hanford planning area.

Response 6:

The circulation infrastructure at the intersections at Twelfth Avenue and West Centennial Drive and W. Lacey Boulevard and W. Centennial Drive have been designed to accommodate future growth in the area, including the subject property, in accordance with the City of Hanford Circulation Element. The City Engineering Division reviewed the project and evaluated impacts to traffic facilities. Development of the proposed site and the surrounding area has been anticipated and facilities designed to accommodate future traffic. The payment of traffic impact fees is also required of the proposed project. The fees will be used to address regional and cumulative impacts resulting from additional traffic in the City of Hanford, not limited to the intersections referenced in the letter, as necessary to meet the LOS standard identified by the City of Hanford General Plan for collector and arterial streets.

No evidence was submitted to support the conclusion that the infrastructure cited is inadequate and that adverse impacts from traffic congestion will occur.

Response 7:

All documents used in the preparation of the initial study were available to the public in accordance with CEQA. The City of Hanford Engineering Division reviewed the proposed project and impacts to traffic circulation and did not require the preparation of a traffic study. It should be noted that since the preparation of the documents referenced in the letter, that significant improvements to the circulation system in the area have been completed, with several projects currently under construction. These improvements have been designed to accommodate future traffic from the surrounding area as identified in the City General Plan, including the subject property. Specifically, the State Route 198 and 12th Avenue interchange is under construction to accommodate existing and future traffic. The circulation system in the project vicinity has been designed to accommodate the development of the proposed project, therefore impacts are determined to be less than significant. In addition, the project will pay traffic impact fees as required by the City of Hanford Municipal Code.

Response 8

See Response 7. Although referenced in the letter, documentation was not submitted from a traffic consultant to support a conclusion that the circulation system in the area is inadequate. As part of the City review process, the Engineering Division reviews projects and evaluates traffic impacts to the existing and future circulation system. Based on previous traffic studies and completed improvement to the street system, to accommodate both existing and future (cumulative) traffic, the City of Hanford Engineering Division did not request a traffic study to

PAGE 4

evaluate impacts to traffic from the proposed project. As previously stated, the City of Hanford is unaware of the development of a four acre parcel. Impacts from the project, including cumulative impacts remain less than significant.

Response 9

HEAT contends that the increase in the school attendance and the traffic generated by this increased attendance in students attending local elementary, junior high, and high school will be significant and will cause a significant adverse impact on the health and safety of the school age children who will be traveling by walking, bicycle, and vehicles to their schools--- some of which are located across State Route 198, as far south as Martin Luther King Elementary School and 2.2 miles south across SR 198 to Roosevelt Elementary School, and as far north as Simas Elementary School. These health and safety impacts require disclosure, analysis, and consideration by the City, especially to and by its elected and appointed decision makers on the City Council and Planning Commission, respectively. This omission in the Traffic Safety analysis renders the proposed Draft Negative Declaration legally inadequate and should be amended and supplemented in a Draft EIR. This omission also fails to address the findings and recommendations of the City of Hanford Parks, Recreation and Open Space 2010 Master Plan which recommends to improve access to facilities through the development of pedestrian and bicycle pathways, to develop safe bike and pedestrian routes throughout the City and between parks and recreation facilities, to develop trail connections within existing parks to exterior walk s and streets, to develop a bike lane or pathway system along primary roadways as well as create safe crossings on existing roadways.

Response 9:

The initial study and notice of intent to adopt a negative declaration was submitted to the Hanford Elementary School District and the Hanford Joint Union High School District. Neither District has indicated that the proposed project would impact school facilities or students. The Districts will be the decision maker on which school the students attend. The City is consulted by the Districts, but is not involved in the decision making process. Impacts to Schools is determined to be less than significant.

Response 10

Parks and Open Space are developed in the City of Hanford in accordance with the adopted 2010 Master Plan. It is unclear how the project affects the development of city wide bike and pedestrian routes. The project is located on Centennial Drive, a designated collector street in the City of Hanford Circulation Element, which is also designated as a Class III bike way. The project will be required, as shown on the site plan, to construct the appropriate sidewalk on all street frontages in accordance with the City of Hanford Development Standards.

The proposed project provides for areas of on-site recreation and open space within the project. The City currently has 172.5 acres of developed parks in the City limits or 3.13 acres per thousand in population. The City Open Space, Conservation and Recreation Element identifies a standard of 3.5 acres per thousand as the city standard. Additional recreational facilities include the Kings County Fairgrounds and regional parks located outside the city limits. Within the City limits there is also approximately 2,263 acres zoned for agriculture and open space, which

consist of undeveloped land and areas identified for natural preservation along former and existing waterways.

Land for additional parks have been identified in the City General Plan and fees have been collected to facilitate the construction of future parks. In addition, the proposed project will pay park development impact fees, based on the number of units, which will be used by the City to provide additional neighborhood and community level recreation facilities in accordance with the Open Space, Conservation and Recreation Element. Based on the on-site recreation areas and the existing city park and recreation facilities and the payment of impact fees the impact to recreation services remains less than significant.

Response 11

Comment noted. Staff concurs the proposed project is in close proximity to the Mussel Slough remnant, which has been designed as part of the City storm drain system. No reference to a required "greenway" is found in the MOU between HEAT and the City of Hanford.

Response 12

Comment Noted. No mitigation is required as the impacts to open space, parks and recreation are considered less than significant. The Mussel Slough Basin is designed as a city drainage basin and is subject to a Stream Bed Alteration Agreement therefore no changes will be made to the area within the basin area. Landscaping on the proposed project is required to comply with City of Hanford Landscape Ordinance and State of California regulations.

Response 13

The proposed use is a permitted use in the City of Hanford. The evaluation of whether the City could adequately service the area was completed as part of the environmental evaluation prepared for the annexation. The property is within the City limits and is allowed to develop in accordance with the zoning ordinance. All utilities received notice of the project and have indicated that the project area can be serviced. The project will be required to comply with the State of California and local Building Codes, San Joaquin Valley Air Pollution Control District rules and regulations, and the City Municipal Code.

No evidence was submitted that would support a determination that water and energy use will exceed those anticipated and evaluated in the Hanford General Plan EIR. A moratorium based on water impacts from development has not been issued by the State or City of Hanford and it would be inappropriate to restrict development of property consistent with its current zoning. Impacts to city services remain less than significant.

Response 14

In accordance with State law, the proposed project will be required to comply with the State Landscape Regulations and any additional regulations currently under consideration by the State of California and the City of Hanford to address current drought conditions. Neither the State or the City have adopted regulations that requires that grey water be used for irrigation of vegetation and planting in future developments. Such a requirement would require the adoption of standards for an onsite water treatment facility and might result in health and safety impacts to the public.

Such mitigation although possible is not considered feasible to be constructed with individual projects.

Response 15

The City has adopted an Urban Water Management Plan in 2010. In addition the City has adopted City standards that require the development to contribute to the storm water system in accordance with the Storm Water Master Plan. Storm water facilities are designed by evaluating the coverage of land by structure and other impermeable surfaces. Compliance with City standards will result in less than significant impacts to the storm water system and groundwater recharge facilities.

Response 16

The City has not adopted a standard requiring the installation of solar on private residential projects. Impacts to greenhouse gases and air quality were considered less than significant with the compliance of current rules and regulations adopted by the San Joaquin Valley Air Pollution Control District. The commenter has not submitted any evidence that impacts to greenhouse gases and air quality will not be mitigated by compliance with those regulations. Impacts to air quality and greenhouse gases therefore remain less than significant.

Conclusion

After consideration of all comments received in response to the Notice of Intent to Adopt a Mitigated Negative Declaration, the City of Hanford has determined that substantial evidence supporting a "fair argument" has not been submitted to support a determination that an EIR is required for the proposed project. Information and documents used to prepare the initial study were available to the public, as noted in the public notice, at the City of Hanford Community Development Department.

Staff evaluated potential cumulative impacts resulting from the proposed project and past projects. Although the commenter raised the issue of past environmental analysis that identified significant impacts to traffic in the area for which an EIR and Statement of Overriding Considerations were adopted, the City and Caltrans have completed several projects on Lacey Blvd and 12th Avenue that have improved circulation to meet City LOS standards. Prior to approval of a negative declaration the cumulative impacts resulting for the project must be evaluated to determine whether they are cumulatively considerable. Compliance with adopted City ordinances and policies, including the payment of impact fees, State law and building codes and rules and regulations adopted by the San Joaquin Valley Air Pollution Control District will reduce the project's incremental contribution to cumulative impacts to less than significant. Compliance of all such rules and regulations are a standard condition of approval of all City projects. Statements regarding cumulative impacts are found in the Mandatory Findings of Significance contained in the initial study.

The City of Hanford therefore determines that impacts resulting from the proposed project remain less than significant and a Negative Declaration 2015-03 may be approved.

Law Offices of
Richard L. Harriman
1078 Via Verona Drive
Chico, CA 95973-1031
Telephone: (530) 343-1386
Facsimile: (530) 343-1155
Email: harrimanlaw1@sbcglobal.net

May 12, 2015

VIA EMAIL AND FACSIMILE TRANSMISSION
[dmata@cityofhanfordca.com and (559) 583-1933]

Ms. Darlene Mata, Director
Planning and Community Development
City of Hanford
319 N. Douty Street
Hanford, CA 93230

Re: Hanford Environmental Awareness Team (HEAT)/City of Hanford
Re Bajun American Project
West Centennial Drive and Millennium Way [APN 011-020-045]
Site Plan Review No. 2015-05 (502.0940)
Comments and Objections re Inadequacy of Proposed
Draft Negative Declaration and Failure to Proceed According to Law
Hanford Environmental Awareness Team v. City of Hanford (2007)
[Public Resources Code Sections 21168 and 21168.5]

Dear Ms. Mata:

Pursuant to your Notice dated March 25, 2015, which was received in early April by the undersigned, please be informed that my office has been retained to represent the interests of the Hanford Environmental Awareness Team (HEAT) with respect to the land use and environmental review of the above-referenced project and the enforcement of its settlement with the City of Hanford in 2007.

Introduction

At the outset, the City Manager and Planning Department has been provided with copies of the Memorandum of Understanding (MOU), Stipulation for Judgment (Judgment), and Mitigated Negative Declaration (MND) from my client's settlement in late 2007 of its case entitled *Hanford Environmental Awareness Team v. City of Hanford, et al.* My client requests that the City include copies of these documents in the record concerning the proposed Draft Negative Declaration referred to above and that the City consider the terms and conditions set

forth therein with regard to your review and consideration of the proposed Draft Negative Declaration. Further comments and objections are set forth below.

Comments and Objections

1. The proposed Draft Negative Declaration omits and fails to disclose, analyze, or consider the terms and conditions of the 2007 HEAT settlement with the City of Hanford regarding the cumulative adverse impacts to undeveloped agricultural land resulting from the filling of a portion of Mussel Slough for the construction of West Centennial Drive and the proposed four (4) acre development north of the subject project.

HEAT objects to the City's use of a Negative Declaration in violation of the terms and conditions of the MOU which require projects of five (5) or more acres to be reviewed by an environmental impact report (EIR) when the total amount of land developed west of the Lowe's site equals twenty (20) acres or more. Specifically, for purposes of the HEAT settlement, the acreage of the proposed Site Plan Review should include the following:

A. Proposed 216 unit apartment complex	13.11
B. Proposed four (4) acre project to the north of the subject project	4.25+/-
C. Coverage of undeveloped agricultural ground west of Lowe's project	4.00+/-
Total: 21.36+/- acres	

The unpermitted filling of the portion of Mussel Slough was addressed in the HEAT settlement and should be disclosed, analyzed, and addressed, along with the cumulative adverse impacts resulting from the proposed developments set forth above, based both on the HEAT settlement agreement and on the statutory review required by the California Environmental Quality Act (CEQA) [Pub. Res. C. section 21000 et seq.] and the CEQA Guidelines [California Code of Regulations, section 15000 et seq.]

Further, HEAT contends the City's addition of water, sewer, roads, curbing, utilities, and other infrastructure for new development should be reviewed, analyzed, and considered as significant changes and/or amendments to the Reorganization 142 annexation and should be evaluated for their new cumulative impacts caused by conversion of undeveloped agricultural land to urban uses. For example, the City improved the proposed property by adding water and/or sewer lines from Thirteenth Avenue and W. Lacey Boulevard to W. Centennial Drive, resulting in a ten-foot wide impact on the agricultural land and the growth inducing impacts resulting from these infrastructure improvements, along with a four-lane street with a median strip from the proposed project to W. Centennial Drive---none of which has been disclosed, analyzed, considered, or mitigated, and which constitute significant cumulative impacts to undeveloped open space in the City. The City has also created a right-turn-only lane on the

southwest corner W. Centennial Drive and W. Lacey Boulevard, thereby converting undeveloped agricultural land to urban use.

2. The proposed Draft Negative Declaration fails to disclose, analyze, or discuss the cumulative adverse impacts from traffic congestion caused by the proposed project(s) and inadequate circulation infrastructure at the intersections at Twelfth Avenue and West Centennial Drive and W. Lacey Boulevard and W. Centennial Drive.

HEAT contends the City's environmental review of the proposed project's Site Plan Review should include disclosure, analysis, and consideration of the following documents:

- A. Final Environmental Impact Report (FEIR) certified by the City of Hanford in 2004-2005, which was challenged by Hanford No On Wal-Mart. [Please note that the cumulative impacts section disclosed that there would be significant, unavoidable, and unmitigated cumulative traffic impacts on southbound Twelfth Avenue north of the San Joaquin Valley Railroad.]
- B. The Mitigated Declaration adopted for the Target Shopping Center development and the Settlement Agreement in the lawsuit brought against the City of Hanford by the developer of the Super Wal-Mart Shopping Center, which was settled by the parties (City of Hanford, Target developer, and Wal-Mart developer) in a closed CEQA settlement meeting in a non-public meeting, which included the representative for the Applicant for the subject apartment project (John Zumwalt). These public documents should be included in the record for this project and reviewed and analyzed with respect to inadequate traffic circulation and mitigation.
- C. The Mitigated Negative Declarations adopted and approved by the City of Hanford for the Lowe's development and Reorganization 142, which include disclosures of traffic circulation impacts and cumulative adverse impacts to traffic circulation and inadequate traffic circulation infrastructure.
- D. The Traffic Impact analysis from the Costco EIR regarding cumulative impacts to the State Route 198 and Twelfth Avenue Interchange, which discloses current circulation deficiencies caused by increased traffic from further build-out of the Target and Wal-Mart Shopping Centers, including development of free standing on-site retail/commercial development pads.

HEAT contends that the proposed Draft Negative Declaration is legally inadequate without a Traffic Impact Study for the vehicular traffic generated by the proposed project, particularly, at the above-referenced intersections, along with a cumulative impacts analysis of the new traffic impacts associated with the proposed four acre parcel and the Lowe's project traffic. HEAT's traffic consultant recommends the preparation of a Focused EIR for the subject project and/or a Supplemental EIR to the Wal-Mart to update the cumulative traffic impacts

associated with the build-out of the Target Shopping Center and the Wal-Mart Shopping Centers, and the Lowe's project at the southeast corner of W. Centennial Drive and W. Lacey Boulevard.

3. HEAT contends that the increase in the school attendance and the traffic generated by this increased attendance in students attending local elementary, junior high, and high school will be significant and will cause a significant adverse impact on the health and safety of the school age children who will be traveling by walking, bicycle, and vehicles to their schools--- some of which are located across State Route 198, as far south as Martin Luther King Elementary School and 2.2 miles south across SR 198 to Roosevelt Elementary School, and as far north as Simas Elementary School. These health and safety impacts require disclosure, analysis, and consideration by the City, especially to and by its elected and appointed decision makers on the City Council and Planning Commission, respectively. This omission in the Traffic Safety analysis renders the proposed Draft Negative Declaration legally inadequate and should be amended and supplemented in a Draft EIR. This omission also fails to address the findings and recommendations of the City of Hanford Parks, Recreation and Open Space 2010 Master Plan which recommends to improve access to facilities through the development of pedestrian and bicycle pathways, to develop safe bike and pedestrian routes throughout the City and between parks and recreation facilities, to develop trail connections within existing parks to exterior walks and streets, to develop a bike lane or pathway system along primary roadways as well as create safe crossings on existing roadways.

4. In addition, the addition of the number of children who will be residing with their parents or other guardians will exceed 500 persons (conservatively calculated at 2.5 children per apartment unit), based on the 216 apartment units proposed for the subject project. Although the proposed project is designed to have on-site private recreational facilities, there will likely be at least 200-300 adults for whom the on-site recreational facilities for the children will not be adequate for the off-site recreational demands of the adult residents of the proposed project.

HEAT submits that the City of Hanford currently lacks the required number of acres per person within the City limits to meet the requirements of the current Hanford General Plan land Use and Open Space Elements. The addition of the park users from the proposed project will further exacerbate the lack of open space required and necessary to serve the current population within the City. Therefore, HEAT requests the City to expand and revise the analysis in the Environmental Assessment and proposed Draft Negative Declaration to include a disclosure, analysis, and mitigation for off-site recreational use generated by the young adult and adult residents of the proposed project.

Further, HEAT notes that the proposed project is in close proximity to the City's drainage basin (west of the Target and Wal-Mart Shopping Centers) that was expanded as a result of the filling of a portion of Mussel Slough and the project will be discharging surface water run-off into the drainage basin. The aforementioned City of Hanford's Parks, Recreation, and Open Space Master Plan, also includes the following information:

According to the National Recreation and Park Association (NRPA) natural resource areas are defined as “lands set aside for preservation of significant natural resources, remnant landscapes, open space, and visual aesthetics/buffering.” The remnants of Mussel Slough in the project area include natural vegetation, drainage ways, wetlands will serve to enhance the quality of the community by maintaining a portion of its natural amenities. This same Master Plan discusses the use of “greenways” in terms of recreation, education and resource protection and describes the use of greenways as “invaluable”. The Master Plan describes greenways serving as linkages between cities, parks, schools, commercial areas and neighborhoods. They provide a safe mode of transportation that preserves the environment. A greenway as described in the Master Plan is reminiscent of the mitigation agreed to by the parties in the Memorandum of Understanding between HEAT and the City of Hanford.

Therefore, HEAT requests two Mitigation Measures be added to the final environmental review document follow:

A) The City shall instruct the Director of the City Parks and Recreation Department to consult with the Sequoia Riverlands Trust (“SRT”) to design and implement a plan to incorporate native flora and fauna with the use of developed and undeveloped open space for the public’s enjoyment and use.

B) “The developer shall consult with the City Parks and Recreation Department Director regarding the design and construction of a walking and bicycle path on the eastern side of the project site which shall connect with the Mussel Slough/Drainage Basin, which shall be landscaped the walking and bicycle pathway or trail with native trees and other drought-tolerate native plants, as recommended by SRT. The walking and bicycle path shall be completed prior to the issuance of the first occupancy permit for the proposed project.”

5. HEAT notes and objects to the fact that the proposed Draft Negative Declaration fails to disclose, analyze, and consider adequately the amount of water and energy the proposed apartment complex will use and require mitigation measures for the cumulative adverse impacts generated by the proposed project..

Specifically, the proposed Draft Negative Declaration fails to disclose, address, and mitigate the use of potable water for landscaping irrigation by re-using the treated effluent and/or grey water for this purpose and/or for the irrigation of the vegetation and plantings for the walking and bicycle path or trail.

Further, the proposed Negative Declaration does not disclose, analyze, or consider the amount of groundwater recharge that will be caused by the coverage of the open agricultural land with impermeable structures and parking areas and covers for the parking lots. Mitigation measures should be included to avoid or mitigate these potentially significant adverse impacts to the environment.

In addition, the proposed Draft Negative fails to disclose, analyze, and consider the use of Photovoltaic Solar Panels to generate energy on-site for the apartments and to heat water for the residents of the apartment complex and for Photo-Thermal panels to heat domestic hot water and/or swimming pools and hot tubs on-site. These mitigation measures are readily available and financially feasible and would avoid or reduce potentially significant adverse impacts to air quality and the generation of Green House Gasses (GHGs). This technology is currently feasible and used in many residential projects for roof-top solar energy generation.

All parking lot roofs shall be covered with Photovoltaic solar energy panels and shall be installed with plug-in facilities for electric-powered vehicles to use to re-charge their batteries. Again, this measure is currently feasible and readily available and are used in numerous other projects. This mitigation measure should be included and required for all multi-family residential projects in the City pending the adoption of the Final General Plan Update (GPU) and Final EIR for the Final GPU.

Conclusion

Finally, for the foregoing reasons, HEAT contends that, based on the "fair argument" standard of review applied to the proposed Draft Negative Declaration and Site Plan Review, the document is legally inadequate, due to the failure to proceed in the manner required by law, pursuant to Pub. Res. C. sections 21168 and 21168.5 and CEQA Guidelines, sections 15070-15074.1. In summary, the City has failed to disclose material documents and information required for the elected and appointed decision makers and the public to analyze, consider, and review the proposed Draft Negative Declaration, and has failed to disclose, analyze, consider and include readily available and currently feasible mitigation measures for potentially significant adverse impacts on water use, energy use, and open space resources, as required by CEQA.

Therefore, HEAT respectfully submits that the City should remand the proposed Draft Negative Declaration back to City Staff for further analysis and review and that Staff should recommend the preparation and re-circulation of a Focused EIR or other subsequent environmental review document which complies with the requirements of CEQA.

Respectfully submitted,

/s/ Richard L. Harriman*
RICHARD L. HARRIMAN
Attorney for HEAT

*Signed copy follows by fax.

cc: Hanford Sentinel
Valley Voice
Fresno Bee (South Valley)
Clients

RLH/hr

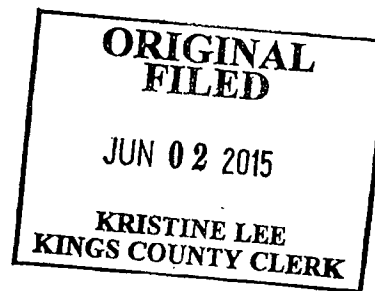
NOTICE OF DETERMINATION

Negative Declaration No. 2015-03

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

To: Office of Planning Research
1400 Tenth Street, Room 121
Sacramento, Ca 95814

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

**Subject:**

Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Site Plan Review No. 2015-05 (File 502.0940)

Project Title

N/A	Melody Haigh	(559) 585-2583
State Clearinghouse Number (if submitted to Clearinghouse)	Lead Agency Contact Person	Area Code/Telephone Extension

The project is located on the corner of Centennial Drive & Millennium Way in the City of Hanford, CA,
Kings County APN: 011-020-045.
Project Location (include county)

The project proposes to construct a two-story, 216 unit apartment complex in the "RM-2" Multi-Family
Zone District.
Project Description:

This is to advise that the Community Development Department has approved the above described project
on June 1, 2015, and has made the following determinations regarding the above-described project:

1. The project [() will (X) will not] have a significant effect on the environment.
2. () An Environmental Impact Report was prepared for this project pursuant to the provision of CEQA.
3. (X) A Negative Declaration was prepared for this project pursuant to the provision of CEQA.
4. Mitigation measures [() were (X) were not] made a condition of approval of the project.
5. A statement of Overriding Considerations [() was (X) was not] adopted for this project.
6. Findings [(X) were () were not] made pursuant to the provision of CEQA.

This is to certify that Negative Declaration with comments and responses and record of project approval is
available to the General Public at: **Community Development Department, 317 N. Douty Street,**
Hanford, CA 93230

Signature (Public Agency)

June 2, 2015

Date

Community Development Manager

Title

Date received for filing at OPR:N/A

Project Title: Site Plan Review 2015-05

File Number: 502-0940

State Clearinghouse Number:

Applicant: Bajun American Properties
5150 N. Sixth Street, Suite #150
Fresno, CA 93710

Property Owner: Bajun American Properties
5150 N. Sixth Street, Suite #150
Fresno, CA 93710

Project Description: The project proposes to construct a two-story, 216 unit apartment complex in the "RM-2" Multi-Family Zone District.

Location: The project is located on the corner of Centennial Drive & Millennium Way in the City of Hanford
APN: 011-020-045.

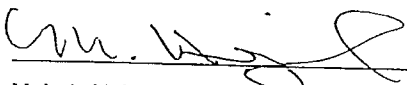
NEGATIVE DECLARATION

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

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

Site Plan Review No. 2015-05 has been reviewed by the Community Development Department.

Prepared by:



Melody Haigh, Community Development Manager, Community Development Department

Darlene Mata

From: Richard Harriman <harrimanlaw1@sbcglobal.net>
Sent: Friday, April 8, 2016 9:57 AM
To: Ty Mizote
Cc: Bruce M. Brown; Sal Blanco; Jeff Reid
Subject: Re: Notice in Accordance with MOU

Re:HEAT

Ty:

I am out of the office until 4/13. We'll have the information provided by the end of the comment period on the Mitigated Negative Declaration or at the hearing on 4/26/16.

In the meantime, please note that the MND which was circulated refers to my letter previously submitted as an attachment to the MND. Also, there is no map for the Pioneer School District with the MND. Therefore, my clients and I respectfully submit that the MND is incomplete and includes erroneous information, and should be revised and recirculated, accordingly.

Respectfully yours,

Richard Harriman

On Thursday, April 7, 2016 1:32 PM, Ty N. Mizote <tmizote@griswoldlasalle.com> wrote:

Richard:

Clarification was requested a week ago regarding the "cumulative impacts analysis." Please have the information to us by the close of business tomorrow.

The City will allow HEAT's biologist to enter the slough remnant in accordance with Section 8 of the MOU. As noted in my April 5 email, written notice should be submitted one week in advance so that the City can make arrangements to have personnel available to unlock the fenced area. A form of waiver and release will be emailed to you for signature by the consultant.

We are treating your questions below as Public Record Act requests and are working with City staff to identify responsive documents.

Thank you,

Ty

Ty N. Mizote
GRISWOLD, LaSALLE, COBB,
DOWD & GIN, L.L.P.
111 E. Seventh St.
Hanford, CA 93230
Email: tmizote@griswoldlasalle.com
Phone: (559) 584-6656 x113
FAX: (800) 948-2707

From: Richard Harriman [mailto:harrimanlaw1@sbcglobal.net]

Sent: Thursday, April 07, 2016 12:31 AM

To: Ty N. Mizote <tmizote@griswoldlasalle.com>

Cc: Bruce M. Brown <bbrown@wctlaw.com>; Sal Blanco <sblanco@wctlaw.com>; Jeff Reid <jeff.reid@mccormickbarstow.com>; Mario Zamora <zamora@griswoldlasalle.com>; Bob Dowd <dowd@griswoldlasalle.com>

Subject: Re: Notice in Accordance with MOU

Re: HEAT/City of Hanford; Appeal No. 2016-01

Ty:

I have obtained contact information for our expert and need to schedule an inspection of the MSRDB area and other natural areas in Reorganization No. 142 on behalf of HEAT. As soon as I have reached our expert, I shall provide the information requested below. Also, I shall need a date prior to the PC hearing on 4-26-16 (4/14?) when our expert can enter the MSRDB area and other City controlled portions of Mussel Slough in Reorganization No 142.

Will let you know when our expert contacts us.

Quick question: Does the City have an executed indemnification and hold harmless agreement from Applicant? Who is paying for the cost of preparing the environmental review documents for BAP, LP project?

Have you circulated the MND without HEAT's comment letter? Are you sure the project is located in Pioneer School District, because the District Map is not attached and the one on the District website does not include BAP, LP project site. Please confirm and respond by next Tuesday.

Thanks.

Richard

On Wednesday, March 30, 2016 1:15 PM, Ty N. Mizote <tmizote@griswoldlasalle.com> wrote:

Richard:

The HEAT-City of Hanford MOU references a "cumulative impacts analysis for storm water drainage impacts on biological resources from development of the Project Area to bio-chemical processes in the Mussel Slough natural channel remnants."

City staff and our office are unfamiliar with such an analysis. Please describe for us what this analysis entails.

Thank you,

Ty

Ty N. Mizote
GRISWOLD, LaSALLE, COBB,
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-----Original Message-----

From: Darlene Mata [<mailto:DMata@cityofhanfordca.com>]
Sent: Wednesday, March 30, 2016 12:18 PM
To: richard harriman <harrimanlaw1@sbcglobal.net>; Robin Mattos
<hanfordheat@gmail.com>
Cc: Ty Mizote <tmizote@griswoldlasalle.com>
Subject: Notice in Accordance with MOU

Please see attached.

Darlene R. Mata
Community Development Director
City of Hanford
(559) 585-2590



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
6:30 PM, Tuesday, April 26, 2016

6:30 PM CALL TO ORDER CLOSED SESSION

Chairperson HAM called the meeting to order at 6:30 p.m.

ROLL CALL

PRESENT: JOHNSTON, DRAXLER, HAM
ABSENT: NAHAL, PADEN

PUBLIC COMMENT - 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.

None.

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING

Chairperson HAM adjourned the meeting to Closed Session at 6:32 p.m.

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

Number of Potential Cases - 1

7:00 PM CALL TO ORDER REGULAR MEETING

Chairperson HAM called the meeting to order at 7:00 p.m.

ROLL CALL

Attendee Name	Title	Status	Arrived
Dennis Ham		Present	
Ajmer Nahal		Present	
Michael Johnston		Present	
Travis Paden		Absent	
John Draxler		Present	

FLAG SALUTE

Led by Chairperson HAM.

CLOSED SESSION ACTION REPORT

City Attorney Mizote reported that no action was taken during Closed Session.

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 Commission. 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.*

None.

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.

1. Approval of the Minutes of the April 12, 2016 Meeting

Motion by Commissioner JOHNSTON, seconded by Commissioner DRAXLER, to approve the Consent Calendar. Motion carried by the following roll call vote:

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

PUBLIC HEARING

1. Tentative Tract 914, a request to subdivide approximately 28.75 acres into 115 single-family residential lots in the "R-1-6" Low-Density Residential Zone District. Planned Unit Development No. 2016-01, a request to deviate from the standards of the "R-1-6" Low-Density Residential Zone District to allow reduced side-yard setbacks for two-story homes from 10 feet to five feet. The project is located at the northeast corner of 12th Avenue and Hume Avenue (APN 011-110-032, 011-110-034, and 011-110-035). The action requires certification of Mitigated Negative Declaration No. 2016-02 for the project.

Chairperson HAM opened the Public Hearing at 7:04 p.m.

City Attorney Mizote reported that City Manager and City Staff received email from Mr. Willie Thomas, subsequent to the preparation of this agenda, regarding Native American tribal consultations. City Attorney Mizote presented his response letter to the commissioners prior to this meeting. The city received a letter from Michael Noland, attorney for this project's applicant, (also distributed to Commission prior to this meeting). City Attorney Mizote concurs with the Mr. Noland's conclusions and asked if the Commission would like to go forward with the project at this meeting. Commission consensus to proceed with the Public Hearing.

Assistant Planner de Silva presented the Staff Report and referred to a supplemental document that was distributed to the Commission just prior to this meeting, containing comments received on this date. She then recommended approval of the project.

Chairperson HAM opened Questions of Staff.

Following Questions of Staff, Chairperson HAM opened Public Comment.

FAVOR

1. Applicant Jim Robinson, of San Joaquin Valley Homes, stated that they agree with the conditions of the Staff Report. He thanked staff for their time and work on this project, and answered questions from the commissioners.
2. Michael Noland, attorney for applicant, addressed the Native American tribal consultation issue and noted that this is a time-sensitive project.

OPPOSED

1. Bob Ramos, not against the project, but asked the Commission to take more time to examine the tribal consultation issue.

Chairperson HAM closed Public Comment and opened Commission Discussion.

Following Commission Discussion, Chairperson HAM closed the Public Hearing at 7:40 p.m. and called for a motion.

Motion by Commissioner DRAXLER, seconded by Commissioner NAHAL, to adopt Mitigated Negative Declaration 2016-02 for the project. Motion carried by the following roll call vote:

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

Motion by Commissioner DRAXLER, seconded by Commissioner JOHNSTON, to adopt Resolution 2016-09 approving Tentative Tract Map 914. Motion carried by the following roll call vote:

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

Motion by Commissioner DRAXLER, seconded by Commissioner NAHAL, to adopt Resolution 2016-10 approving Planned Unit Development 2016-01. Motion carried by the following roll call vote:

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

2. Appeal filed by Hanford Environmental Awareness Team (HEAT) of Site Plan Review 2015-05 and Negative Declaration No. 2015-03. Site Plan Review 2015-05 is a request to construct a 216-unit multi-family development in the RM-2 zone. (APN 011-020-045)

Chairperson HAM opened the Public Hearing at 7:42 p.m. and called for the Staff Report.

Community Development Director Mata presented the Staff Report, recommended denial of the Appeal, and invited questions of staff. A letter from the Law Offices of Richard Harriman was submitted to the Commission just prior to this meeting. Because Director Mata had not received a copy of the letter, it was suggested that a recess be provided either before or after Public Comment, to give staff time to consult with the City Attorney and respond to the letter.

Chairperson HAM opened Questions of Staff. Following Questions of Staff, Chairperson HAM opened Public Comment.

FAVOR

1. Appellant Richard Harriman, attorney for Hanford Environmental Awareness Team (HEAT), stated that they are not against the project, but are opposed to the filling in of Mussel Slough. He requested a focused Environmental Impact Report (EIR), regarding drainage.
2. Robin Mattos, of HEAT, speaking as a citizen, likes the project, but disagrees with the proposed cinder block walls around the project and feels that Mussel Slough should be allowed to remain a natural resource.

OPPOSED

Jeff Reed, attorney for Bajun, stated that past issues should not be taken into account. He asked that the Commission uphold the Mitigated Negative Declaration, which is not deferred mitigation. He added that there is no evidence that this project is located on Mussel Slough.

REBUTTAL

Appellant Harriman stated that there has been public passage across this property since 2007 until recently, and there is no evidence that the project is in the Pioneer School District, raising a public safety issue. He asked for a requirement that the trail go by on the property of the applicant.

Chairperson HAM closed Public Comment and called a recess.

(RECESS 8:15 p.m.-8:25 p.m.)

Chairperson HAM asked for comments from Director Mata. Director Mata made clarifications to the Staff Report and responded to comments in Mr. Harriman's letter.

John Zumwalt, of Zumwalt-Hansen, engineer for the project, responded to questions regarding the cinder block wall. He read from the original Conditions of Approval that the six-foot block wall is required to separate the RM-2 zoned apartments from the single-family area. The chain link fence around the drainage basin belongs to the city, and it will not be removed.

Mr. Harriman called a Point of Order, stating that in his conclusion, he referenced Cal. Pub. Res. Code §21158.5, which was not discussed by staff.

Chairperson HAM closed the Public Hearing at 8:30 p.m. and called for a motion.

Motion by Commissioner JOHNSTON, seconded by Commissioner NAHAL, to approve Resolution 2016-11 upholding approval of Site Plan Review 2015-05 and certification of Mitigated Negative Declaration 2015-03 based on the following findings: a. That the document reflects the City of Hanford's independent judgment; b. That the decision is based on the full record of the proceedings, including any public testimony, comments or evidence submitted to the City of Hanford. Motion carried by the following roll call vote:

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

DIRECTOR'S COMMENTS

Director Mata announced that TPM 2015-04 was supposed to be on this agenda, but the applicant withdrew the application.

Joint meeting with the City Council will be Wednesday, May 18, 2016, in the Training Room at 5:30 p.m.

COMMISSIONERS' ITEMS OF INTEREST

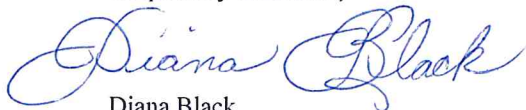
Commissioner NAHAL asked about the Costco project. Director Mata replied that they have paid all their permit fees, and they will be in to get the permits any day.

Chairperson HAM stated that the Commissioners have been receiving some documents right before the meetings and asked if they could receive those documents sooner. Director Mata stated that staff tries to get packets to the Commissioners on Thursday, whenever possible, but the public has the right to submit documents any time up until the Public Hearing is held.

ADJOURNMENT

Chairperson HAM adjourned the meeting at 8:45 p.m.

Respectfully submitted,



Diana Black
Recording Secretary

Law Offices of
 Richard L. Harriman
 1078 Via Verona Drive
 Chico, CA 95973-1031
 Telephone: (530) 343-1386
 Facsimile: (530) 343-1155
 Email: harrimanlaw1@sbcglobal.net

April 26, 2016

VIA EMAIL TRANSMISSION AND HAND DELIVERY
[dmata@cityofhanfordca.com]

Hanford Planning Commission
 c/o Ms. Darlene Mata, Director
 Planning and Community Development
 City of Hanford
 319 N. Douty Street
 Hanford, CA 93230

Re: Hanford Environmental Awareness Team (HEAT) and San Joaquin Valley
 Environmental Defense Center/City of Hanford
 Re Bajun American Properties, L. P. Project
 West Centennial Drive and Millennium Way [APN 011-020-045]
 Site Plan Review No. 2015-05 (502.0940)
 Summary of Comments and Objections re Inadequacy of Proposed
 Draft Mitigated Negative Declaration & Failure to Proceed According to Law
Hanford Environmental Awareness Team v. City of Hanford (2007)
 [Public Resources Code Sections 21168 and 21168.5]

Dear Ms. Mata:

On behalf of my clients, Hanford Environmental Awareness Team (HEAT) and the San Joaquin Valley Environmental Defense Center, a California corporation, in formation, I am submitting the following summary of the comments and objections of my client with respect to the land use and environmental review of the above-referenced project and the enforcement of HEAT's settlement with the City of Hanford in 2007.

Summary of Comments and Objections

1. **Failure to Disclose, Analyze, and Consider the Significant Adverse Impacts to the Prescriptive Easement to Preserve the Aesthetic Resources and Public Path Adjacent to the Historic Mussel Slough Remnant Drainage Basin/Riparian Habitat**

The Mitigated Negative Declaration (MND), prepared by the City's Staff fails to disclose, analyze, and consider the significant adverse impacts to the aesthetic and open space resources in the environmental setting and open space resources of the historic Mussel Slough Remnant Drainage Basin adjacent to the Project. Due to the elimination of the path obtained by Prescriptive Easement used for over five (5) years by the public to traverse the trail on the Applicant's property, in order to view, appreciate, and enjoy the open space natural resources created by the riparian habitat preserved by the 2007 HEAT Settlement and MOU with the previous owner of the Project area and the City of Hanford.

2. Proposed Condition of Approval/Mitigation Measure Requested by HEAT to Require the Applicant to Avoid or Mitigate Significant Impacts to the Public's Access to and Enjoyment of the Natural Resource Open Space by Dedicating Public Right of Way, Constructing, and Maintaining a Pedestrian/Bike Trail on the Project Property for Pedestrian Safety and Enjoyment

Applicant should be required to mitigate the adverse impacts of the Project to aesthetic resources, pedestrian safety, and open space resource values of the Mussel Slough Remnant/Drainage Basin (MSRDB) by constructing a 15' wide pedestrian/bicycle trail covered with de-composed granite or asphalt cement from the corner of Centennial Drive and Millennium Way around the edge of the eastern, southeastern, and southern edge of the BAP Project to the westerly edge of the BAP Project boundary and shall maintain this pedestrian trail in perpetuity. The City shall reimburse Applicant for such construction from its Park Fees paid to the City, and Applicant shall maintain the pedestrian trail, which easement and covenant shall run with the land. This pedestrian Right of Way was originally reserved by the Griswold Family Trust at the time of the transfer and conveyance of its property on the east and west banks of the historic Mussel Slough, when it was initially transferred to Wal-Mart, and, subsequently, to the City of Hanford for use as a drainage basin. There has been no disclosure of this deed restriction or its enforcement and the potentially significant adverse impact to the public's right to use the deeded and prescriptive easement on the east and west banks of Mussel Slough.

3. HEAT and SJVEDC Request the Elimination of Construction of Cinder Block Wall Requirement from Conditions of Approval and Avoidance of Adverse Impacts to the Aesthetic Resources of the Area Adjacent to Mussel Slough and Construction of an Alternative Barrier to Public Incursion on the Project Area.

HEAT and SJVEDC request the Commission to require Applicant to mitigate the adverse aesthetic impacts to the open space resources and aesthetic values of the MSRDB riparian habitat by eliminating any Conditions of Approval which requires the Applicant to construct a 6' cinder-block wall along the boundary of the Applicant's Project property line from intersection of Centennial Drive and Millennium Way around the property line to its westerly property line. Instead, my clients request that any solid

fencing or barrier be replaced by a 6' open wrought iron or chain link fence with green or brown plastic slats in the openings of the chain link fence that faces the north side of the Mussel Slough Remnant/Drainage Basin. Applicant should also be required to construct and maintain a 20' x 20' "pocket park" on the south side of the pedestrian/bicycle trail, adjacent to and overlooking the MSRDB, and should be required to plant Valley Oak and Sycamore Trees and other vegetation that is native species in and adjacent to the historic Mussel Slough riparian habitat and seasonal wetland which previously existed at this location.

4. The Stormwater Drainage Calculations and Study Shall be Required as a Condition of Approval and as a Mitigation Measure Prior to Approval And Not as A Deferred Study and Mitigation

Due to the substantial changes to the area developed at the area designated in the City's 2002 General Plan as a "Centroid" in the area of the intersection of Twelfth Avenue and West Lacey Boulevard, and the City's outdated 1995 Storm Water Management Plan, HEAT and SJVEDC object to the "deferred" Condition of Approval and/or Mitigation Measure that requires the Drainage Study and calculations to be performed as a condition subsequent to the approval of the Site Plan Review No. 2015-05 and the MND No. 2015-03. My clients object to the use of a condition subsequent or a "deferred" Mitigation Measure that would be monitored and compliance enforced by the lead agency, based on the City's failure to monitor and comply with the 2007 MOU, as evidenced by its failure to maintain the riparian habitat in the MSRDB required under both the 2007 Settlement Agreement with the previous owner of the Project area and the City under the 2007 Memorandum of Understanding, as well as the 2008 Streambed Alteration Agreement with the previous owner, which is referred to in the MND. The California Environmental Guidelines and reported case law require findings that the Drainage Study and Calculations cannot be performed prior to the approval of the MND and the Site Plan Review. [See reasoning and case citations in *Sierra Club v. County of Fresno*, Fifth District Court of Appeal, case pending in the California Supreme Court, citing *SOCA v. City of Sacramento* case, addressing the necessity of findings by the lead agency prior to the approval and adoption of a deferred mitigation.]

5. The City Shall be Required to Complete the Mitigation of the Riparian Habitat in the MSRDB as Required by the MOU and the CDFW's SAA Approved in March, 2008

HEAT and SJVEDC request the Commission to require a Condition of Approval of the BAP, LP Project that the City complete the mitigation and restoration of the bed, bank, and edges of the riparian natural resources on the Applicant's property held in Fee Title by the Applicant and burdened by the City's maintenance and operation easement and/or owned by Applicant in Fee Title.

6. **The School District Shall be Properly Identified and a Map of the Pioneer School District "Safe Route to School" Shall be Provided By Applicant to Each New Tenant When S/he Takes Possession of Premises with Copy for Each Child Residing in the Complex**

The MND fails to disclose, discuss, and consider the significant adverse impacts to the public health and safety of children and other pedestrians who will have to walk in the parking lots of the commercial developments and cross the public streets and highway/freeway at Twelfth Avenue and W. Lacey Boulevard on their way to school and/or shopping at the commercial shopping centers developed at the Twelfth and W. Lacey Blvd. "Centroid" identified in the 2002 General Plan.

7. **All Apartment Complexes Shall be Provided with Photo-Voltaic Solar Energy to Save Expense and Waste of Energy**
8. **All Parking Lots Shall be Equipped with PV Solar Recharging Stations For the Use of Tenants to Re-Charge Their Electric Vehicles**
9. **All Units Shall be Equipped with Low-Flow Faucets, Showerheads, and Toilets**
10. **The Site Plan Review Findings of Consistency with 2002 City General Plan Cannot Be Made Due to Legally Inadequate General Plan as Set Forth In Attached Copy of Second Cause of Action in the Amended Complaint in *HEAT v. City of Hanford (II)***

Conclusion

For the foregoing reasons, HEAT and SJVEDC respectfully submit that the City Planning Commission should remand the proposed Proposed Mitigated Negative Declaration back to City Staff for further analysis and review and that Staff should recommend the preparation and re-circulation of a Focused EIR or other subsequent environmental review document which complies with the requirements of CEQA, pursuant to Public Resources Code section 21158.5, which has been previously referred to in the *HEAT II* litigation. [Kings County Superior Court Case No. 15 C0154]

Respectfully submitted,


 RICHARD L. HARRIMAN
 Attorney for HEAT and SJVEDC

Jurisdiction	County	Number of Planners	Population (CA Dept. of Finance Estimates)	Area: Square Miles	General Plan Elements							
					Land Use	Circulation	Conservation	Housing	Noise	Open Space	Safety	Air Quality
Foster City	San Mateo	3	30,719	3.8	1993	1993	1993	2010	1993	2010	1993	
Fountain Valley	Orange	3	58,741	10	1995	2008	1995	2009	1995	1995	1995	
Fowler	Fresno	1.5	5,764	1.3	2004	2004	1976	2001	1976	1976	1976	
Fremont	Alameda	13	218,128	92	1991	1991	1991	2009	1991	1991	1991	2010
Fresno	Fresno	16	502,303	110	2002	2002	2002	2008	2002	2002	2002	
Fullerton	Orange	8	138,610	22.3	1997	1997	1997	2010	1997	1997	1997	
Galt	Sacramento	3	24,264	5	2009	2009	2009	2003	2009	2009	2009	
Garden Grove	Orange	5	175,618	18	2008	2008	2008	2008	2008	2008	2008	
Gardena	Los Angeles	2	61,927	5.82	2006	2006	2006	2008	2006	2006	2006	2008
Gilroy	Santa Clara	2	52,027	15	2002	2002	2002	2002	2002	2002	2002	
Glendale	Los Angeles	25	207,902	30.6	1986	1998	1993	2008	2007	1993	2003	
Glendora	Los Angeles	4	52,830	19.27	2009	2008	2007	2009	2007	2007	2007	1994
Goleta	Santa Barbara	11	31,099	8	2009	2006	2009	2010	2006	2009	2006	2007
Gonzales	Monterey	1	9,114	2	1996	1996	1996	2009	1996	1996	1996	
Grand Terrace	San Bernardino	1.5	12,717	3.6	2010	2010	2010	2010	2010	2010	2010	
Grass Valley	Nevada	2	12,746	4	1999	1999	1999	2010	1999	1999	1999	
Greenfield	Monterey	1	17,898	2	2005	2005	2005	2009	2005	2005	2005	
Gridley	Butte	1	6,454	1	2009	2009	2009	2010	2009	2009	2009	
Grover Beach	San Luis Obispo	1	13,276	2.25	2010	2005	1973	2009	1993	1973	2000	2009
Guadalupe	Santa Barbara	0.5	6,570	2.3	2002	2002	2002	2009	2002	2002	2002	
Gustine	Merced	2	5,250	1.58	2004	2004	2004	2009	2004	2004	2004	
Half Moon Bay	San Mateo	4	13,371	8	1993	1992	1993	1994	1991	1993	1991	
Hanford	Kings	1	53,266	15	2002	2002	2002	2010	2002	2002	2002	
Hawaiian Gardens	Los Angeles	1	15,884	0.9	2010	2010	2010	2010	2010	2010	2010	
Hawthorne	Los Angeles	3	90,145	6	1989	1989	1989	2003	1989	1989	1989	2010
Hayward	Alameda	6	153,104	61	2002	2002	2002	2010	2002	2002	2002	
Healdsburg	Sonoma	2	11,931	3.68	2009	2009	2009	2010	2009	2009	2009	
Hemet	Riverside	5	75,820	27.7	1992	1992	1992	2001	1992	1992	1992	
Hercules	Contra Costa	2	24,693	1.99	1998	1998	1998	2003	1998	1998	1998	
Hermosa Beach	Los Angeles	2	19,599	1	1994	1990	1980	2003	1980	1980	1980	
Hesperia	San Bernardino	4	88,479	75	2010	2010	2010	2010	2010	2010	2010	
Hidden Hills	Los Angeles	1	2,025	1	1995	1995	1995	2005	1995	1995	1995	
Highland	San Bernardino	4	52,495	19	2006	2006	2006	2001	2006	2006	2006	
Hillsborough	San Mateo	2	11,537	6.23	2005	2005	2005	2009	2005	2005	2005	
Hollister	San Benito	2	37,301	6	2005	2005	2005	2009	2005	2005	2005	
Hollister	San Benito	2	37,301	6	2005	2005	2005	2009	2005	2005	2005	
Holtville	Imperial	1	6,641	1	2007	2007	2003	2008	2003	2003	2003	
Hughson	Stanislaus	1	6,240	1.65	2005	2005	2005	2003	2005	2005	2005	



AGENDA STAFF REPORT

MEETING DATE: 6/21/2016	AGENDA SECTION: B
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SUBJECT:

Public Works: Continue public hearing and upon conclusion, approve Resolution 16-29-R adopting the 2015 Urban Water Management Plan.

RECOMMENDATION:

That the City Council, by motion, continue a public hearing from June 7, 2016, and upon conclusion, approve Resolution 16-29-R adopting the 2015 Urban Water Management Plan (UWMP).

BACKGROUND:

In compliance with the State of California Urban Water Management Planning Act, the City's UWMP must be updated every five years ending in five and zero (2005, 2010 , etc.). The City's 2010 UWMP was last updated and adopted by Council on June 21, 2011 and subsequently approved by the State Department of Water Resources. The purpose of the UWMP is to maintain efficient use of urban water supplies, continue to promote conservation programs and policies, ensure that sufficient water supplies are available for future beneficial use, and to provide a mechanism for response during water drought conditions. It also requires an evaluation of implementation measures to comply with AB 1420, which requires a 20% reduction of water use by the year 2020 to qualify for water management grants and loans.

The state has set July 1, 2016 as the deadline for updating and approving the 2015 UWMP. A public hearing was conducted on June 7, 2016 and after the public comment portion of the hearing closed, was continued to this meeting. No public comments were received at the June 7th meeting.

FISCAL IMPACT:

Final adoption of the UWMP does not have any direct impact on the budget. Implementation of the Demand Management Measures identified in the plan will be accomplished through operational means or become a part of a future Capital Improvement Program budget.

ATTACHMENTS:

Resolution- 2015 Urban Water Management Plan

RESOLUTION NO. 16-29-R

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD
APPROVING THE 2015 URBAN WATER MANAGEMENT PLAN

At a regular meeting of the City Council of the City of Hanford, duly called and held on June 21, 2016, it was moved by Council Member _____, and seconded by Council Member _____, and carried that the following resolution be adopted:

WHEREAS, The State of California Urban Water Management Planning Act, SB 797 and amendments thereto, requires the local agency to adopt and file with the State of California Department of Water Resources and updated Urban Water Management Plan every five years; after a noticed public hearing; and

WHEREAS, a public hearing notice was published in the local newspaper and the public hearing held on Tuesday, June 7, 2016; and

WHEREAS, Section 15282 (v) of the California Environmental Quality Act states that the preparation of Urban Water Management Plans are statutorily exempt.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hanford does hereby approve the attached 2015 Urban Water Management Plan.

Passed and Adopted at a regular meeting of the City Council of the City of Hanford duly called and held on the 21st day of June, 2016, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

JUSTIN MENDES,
MAYOR of the City of Hanford

ATTEST: _____
JENNIFER GOMEZ,
CITY CLERK and Clerk of the
 Council of the City of Hanford

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 by the City Council of the City of Hanford at a regular meeting thereof held on the 21st day of June, 2016.

Dated: _____, 2016

JENNIFER GOMEZ,
CITY CLERK and Clerk of the
 Council of the City of Hanford



AGENDA STAFF REPORT

MEETING DATE: 6/21/2016

AGENDA SECTION: C

SUBJECT:

Public Works: Approval of Resolution 16-28-R adopting proposed six year Capital Improvement Plan for fiscal years 2016 / 2017 through 2021 / 2022.

RECOMMENDATION:

That the City Council conduct a public hearing and, by motion, adopt Resolution 16-28-R approving a six year Capital Improvement Plan (CIP) for fiscal years 2016 / 2017 through 2021 / 2022.

BACKGROUND:

Approval of a Capital Improvement Plan is required under California Government Code Section 66002 (b). The proposed six year CIP was reviewed by the Planning Commission on May 24, 2016. As required, the Commission determined the plan to be in conformance with the City's General Plan.

The Parks and Recreation Commission and the Parking and Traffic Commission also reviewed portions of the plan pertaining to their respective bodies and recommended that the plan be adopted by the City Council with one modification. The Parks and Recreation Commission is recommending that a CIP project budgeted in fiscal year 2015 / 2016, see attachment, be included in the proposed six year CIP (Fiscal year 2016 / 2017).

FISCAL IMPACT:

Approval of the Six Year Capital Improvement Plan will not impact the budget. Adoption of the preliminary budget, under separate agenda, will include the first two years of the CIP (Fiscal year 2016 /2017 and 2017 / 2018. Years three through six are for planning purposes.

ATTACHMENTS:

Resolution
Six Year Capital Improvement Plan

FY 15 /16 CIP Budget Page 208

RESOLUTION NO. 16-28-R

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD
APPROVING THE SIX YEAR CAPITAL IMPROVEMENT PLAN

At a regular meeting of the City Council of the City of Hanford, duly called and held on June 21, 2016, it was moved by Council Member _____, and seconded by Council Member _____, and carried that the following resolution be adopted:

WHEREAS, California Government Code Section 65401(b) requires the local agency to adopt a Capital Improvement Plan after a noticed public hearing; and

WHEREAS, a public hearing notice was published in the local newspaper and the public hearing held on Tuesday, June 21, 2016; and

WHEREAS, pursuant to Government Code Section 65401, the Planning Commission of the City of Hanford found that the Six Year Capital Improvement Plan is in conformance with the City's General Plan.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hanford does hereby approve the attached Six Year Capital Improvement Plan including fiscal years 2016-2017 through 2021-2022.

Passed and Adopted at a regular meeting of the City Council of the City of Hanford duly called and held on the 21st day of June, 2016, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

JUSTIN MENDES,
MAYOR of the City of Hanford

Attachment: Resolution (1513 : PW: Approval of Resolution Adopting Proposed Six Year Capital Improvement Plan)

ATTEST: _____
JENNIFER GOMEZ,
CITY CLERK and Clerk of the
 Council of the City of Hanford

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 by the City Council of the City of Hanford at a regular meeting thereof held on the 21st day of June, 2016.

Dated: _____, 2016

JENNIFER GOMEZ,
CITY CLERK and Clerk of the
 Council of the City of Hanford

PROPOSED SIX YEAR CAPITAL PROGRAM

<u>CATEGORY</u>		<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
Facilities and General Projects		\$1,777,000	\$764,000	\$370,000	\$110,000	\$110,000	\$110,000
Parks and Recreation Projects		\$820,000	\$483,500	\$618,000	\$1,050,000	\$420,000	\$330,000
Transportation Projects		\$4,619,000	\$4,035,000	\$1,555,000	\$4,605,000	\$3,745,000	\$1,205,000
Storm Drainage Projects		\$600,000	\$375,000	\$245,000	\$495,000	\$520,000	\$345,000
Wastewater Projects		\$415,000	\$262,000	\$715,000	\$620,000	\$865,000	\$770,000
Water Projects		\$1,820,000	\$3,870,000	\$3,730,000	\$5,570,000	\$2,690,000	\$2,920,000
Downtown Projects		\$110,000	\$110,000	\$290,000	\$110,000	\$110,000	\$110,000
Airport Projects		\$1,215,000	\$850,000	\$60,000	\$635,000	\$0	\$0
Industrial Park Projects		\$50,000	\$50,000	\$130,000	\$350,000	\$50,000	\$50,000
		\$11,426,000	\$10,799,500	\$7,713,000	\$13,545,000	\$8,510,000	\$5,840,000
<u>FUNDING SOURCE</u>		<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
004	Accumulated Capital Outlay	\$1,280,175	\$753,000	\$998,000	\$1,040,000	\$530,000	\$440,000
300	Airport	\$121,500	\$85,000	\$6,000	\$63,500	\$0	\$0
023	Special Aviation (FAA Grant)	\$1,093,500	\$765,000	\$54,000	\$571,500	\$0	\$0
040	Gas Tax 2105	\$425,000	\$425,000	\$200,000	\$200,000	\$430,000	\$430,000
041	Gas Tax 2106	\$170,000	\$0	\$170,000	\$0	\$170,000	\$0
042	Gas Tax 2107	\$510,000	\$510,000	\$510,000	\$510,000	\$510,000	\$510,000
044	Gas Tax 2103	\$1,175,000	\$1,150,000	\$180,000	\$0	\$0	\$0
050	Gas (TDA Tax Transportation)	\$1,035,000	\$545,000	\$330,000	\$330,000	\$100,000	\$100,000
052	RSTP Exchange Funds	\$64,800	\$340,000	\$0	\$0	\$0	\$0
055	Congestion Mitigation and Air Quality (CMAQ)	\$915,200	\$797,000	\$0	\$400,000	\$0	\$0
180	Park Impact Fees	\$750,000	\$303,500	\$150,000	\$570,000	\$150,000	\$150,000
181	Transportation Impact Fees	\$309,000	\$253,000	\$150,000	\$3,150,000	\$2,520,000	\$150,000
184	Storm Drainage System Impact Fees	\$50,000	\$100,000	\$100,000	\$50,000	\$100,000	\$50,000
358	Storm Drainage Capital	\$565,750	\$307,500	\$152,500	\$452,500	\$427,500	\$302,500
185	Water System Impact Fees	\$50,000	\$50,000	\$850,000	\$50,000	\$850,000	\$50,000
391	Water Capital	\$1,778,250	\$3,970,000	\$2,880,000	\$5,520,000	\$1,840,000	\$2,870,000
186	Wastewater System Impact Fees	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
363	Wastewater Capital	\$280,750	\$144,500	\$572,500	\$477,500	\$722,500	\$627,500
161	12th Avenue Sewer Benefit Assmt District Fees	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
025	Central Parking and Business Improvement	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
183	Police Impact Fees	\$127,000	\$0	\$0	\$0	\$0	\$0
306	Refuse Enterprise	\$313,250	\$50,000	\$0	\$0	\$0	\$0
182	Fire Impact Fees	\$0	\$0	\$250,000	\$0	\$0	\$0
	Building Replacement Reserve	\$119,825	\$91,000	\$0	\$0	\$0	\$0
	Fleet Replacement Reserve	\$132,000	\$0	\$0	\$0	\$0	\$0
TOTALS		\$11,426,000	\$10,799,500	\$7,713,000	\$13,545,000	\$8,510,000	\$5,840,000

FACILITIES AND GENERAL PROJECTS - SIX YEAR CAPITAL PLAN

PROJECT TITLE	2017	2018	2019	2020	2021	2022
Dangerous Building Abatement	50,000	50,000	50,000	50,000	50,000	50,000
ADA Building Modifications	50,000	50,000	50,000	50,000	50,000	50,000
Energy Conservation Projects / Programs	10,000	10,000	10,000	10,000	10,000	10,000
Corporation Yard Wash Bay Renovation	285,000	0	0	0	0	0
Bastille Building Renovations	600,000	0	0	0	0	0
Fire Station No. 1 Expansion	90,000	0	0	0	0	0
Longfield Center Re-roofing	240,000	0	0	0	0	0
Hanford Police Department Re-roofing	127,000	0	0	0	0	0
Civic Auditorium Chimney Brick Repair	15,000	0	0	0	0	0
Coe Park Roof Replacement	18,000	0	0	0	0	0
Police Department - Locker Room Expansion	70,000	0	0	0	0	0
Police Department - Building Demolition	57,000	0	0	0	0	0
Public Works Technology Upgrades	165,000	250,000	0	0	0	0
Fire Station No. 1 Parking Lot Restoration	0	35,000	0	0	0	0
Fire Station No. 3 Equipment and Furnishing	0	130,000	0	0	0	0
Fire Station No. 2 Asphalt Concrete Repair/Resurfacing	0	18,000	0	0	0	0
Fire Station No. 1 - Relocation of Prevention Office	0	43,000	0	0	0	0
Civic Auditorium Exterior Painting	0	155,000	0	0	0	0
Civic Auditorium Acoustic Wall Carpet Replacement	0	23,000	0	0	0	0
Fire Station No. 2 - Landscape (Xeriscape) Materials	0	0	10,000	0	0	0
Fire Station No. 5 - Land Acquisition	0	0	250,000	0	0	0
TOTAL	\$1,777,000	\$764,000	\$370,000	\$110,000	\$110,000	\$110,000
FUNDING SOURCES						
004 Accumulated Capital Outlay	1,080,175	423,000	120,000	110,000	110,000	110,000
182 Fire Impact Fees	0	0	250,000	0	0	0
183 Police Impact Fees	127,000	0	0	0	0	0
306 Refuse Enterprise	293,250	50,000	0	0	0	0
358 Storm Drainage	8,250	25,000	0	0	0	0
363 Wastewater Capital	8,250	25,000	0	0	0	0
391 Water Capital	8,250	150,000	0	0	0	0
Building Replacement Reserve	119,825	91,000	0	0	0	0
Fleet Replacement Reserve	132,000	0	0	0	0	0
TOTAL	\$1,777,000	\$764,000	\$370,000	\$110,000	\$110,000	\$110,000

Dangerous Building Abatement

Project Background:

These funds will be used to facilitate abatement of buildings determined to be unsafe or public nuisances under city or state building or fire codes.

Existing Conditions:

Buildings are determined by the city building department to be unsafe or of a public nuisance.

Project Justification:

Public funds are needed to facilitate the demolition and removal of dilapidated buildings on private properties when considered to be unsafe or public nuisances and when insufficient private funding exists to accomplish the task.

Fiscal Implications:

Funding for this project will be allocated from Accumulated Capital Outlay Reserves. The city will recover costs for demolition and disposal expenses through property assessments collected by the Kings County Tax Collector.

Project Budget Summary:

		6-Year Funding Allocation					
	Program or Project	2017	2018	2019	2020	2021	2022
		Construction	Construction	Construction	Construction	Construction	Construction
Expenditure	Abatement Expenses	50,000	50,000	50,000	50,000	50,000	50,000
Total Expenditure		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Revenue	Funding						
	004 Accumulated Capital Outlay	50,000	50,000	50,000	50,000	50,000	50,000
	Total Funding	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000

ADA Building Modifications

Project Background:

The Americans with Disabilities Act (ADA) requires that public facilities be accessible to all users. The act requires that inaccessible facilities must be brought up to current ADA standards within a reasonable time frame.

Existing Conditions:

Some of the upgrades and improvements needed to comply with ADA requirements include electrically operated doors at city hall, hand rails at various drinking fountains, lever type door handles, accessibility signs and relocation of various mirrors and dispensers, sidewalks and ramps at various public facilities.

Project Justification:

In order to comply with the ADA, upgrades are required at various city facilities.

Fiscal Implications:

Funding for various mandated ADA improvements will be allocated from Accumulated Capital Outlay Reserves.

Project Budget Summary:

		6-Year Funding Allocation					
	Program or Project	2017	2018	2019	2020	2021	2022
		Construction	Construction	Construction	Construction	Construction	Construction
Expenditure	Design	4,000	4,000	4,000	4,000	4,000	4,000
	Materials / Construction	45,000	45,000	45,000	45,000	45,000	45,000
	Department Overhead	1,000	1,000	1,000	1,000	1,000	1,000
Total Expenditure		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Revenue	Funding						
	004 Accumulated Capital Outlay	50,000	50,000	50,000	50,000	50,000	50,000
	Total Funding	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000

Energy Conservation Projects / Programs

Project Background:

These funds will be used to purchase and install energy saving fixtures and equipment as well as to leverage / match energy efficiency grants that may become available and suitable to our operation.

Existing Conditions:

City buildings and facilities equipped with outdated lighting sources are areas where energy efficient improvements can be made. Energy management systems such as motion detection devices to control lighting use and thermostat controls are examples of possible cost saving opportunities.

Project Justification:

Energy efficiency projects will be selected based upon economic benefits as well as compliance with AB 32 and SB 375 mandates.

Fiscal Implications:

Funding for various energy efficiency improvements will be allocated from Accumulated Capital Outlay Reserves.

Project Budget Summary:

		6-Year Funding Allocation					
	Program or Project	2017	2018	2019	2020	2021	2022
		Construction	Construction	Construction	Construction	Construction	Construction
Expenditure	Inspection	1,000	1,000	1,000	1,000	1,000	1,000
	Materials / Construction	8,500	8,500	8,500	8,500	8,500	8,500
	Department Overhead	500	500	500	500	500	500
Total Expenditure		\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Revenue	Funding						
	004 Accumulated Capital Outlay	10,000	10,000	10,000	10,000	10,000	10,000
	Total Funding	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000

Corporation Yard Wash Bay Renovation

Project Background:

This project will renovate and expand the existing Corporation Yard wash bay to increase capacity and eliminate delays and clean the equipment at the facility.

Existing Conditions:

The Corporation Yard wash bay was constructed as a single bay facility in the early 1980's as part of development of the Public Works Department Corporation Yard. The single bay facility is heavily used on a daily basis for cleaning refuse trucks, Street sweepers, and other city equipment. The facility is inadequate for the number of vehicles the City currently has and has outlived its useful life.

Project Justification:

This project will replace and expand the existing wash bay facility to provide additional vehicle cleaning capacity. The increased capacity will improve service efficiencies by reducing the time it takes to clean vehicles due to capacity constraints. A bathroom facility will also be incorporated into the project.

Fiscal Implications:

Funding for this project will be allocated from the Refuse Enterprise Reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project	Construction					
	Engineering / Inspection	20,000					
	Construction	235,000					
	Contingency	23,500					
	Department Overhead	6,500					
Total Expenditure		\$285,000	\$0	\$0	\$0	\$0	\$0
Revenue	Funding						
	306 Refuse Enterprise	285,000					
	Total Funding	\$285,000	\$0	\$0	\$0	\$0	\$0

Bastille Building Renovations

Project Background:

The Bastille Building located in the City's Civic Park is a historic building that is beginning to show signs of advanced deterioration due to lack of maintenance funds. A building evaluation and needs assessment report completed in 2015, identified the need to perform extensive renovation improvements in order to preserve the facility and bring back to a leasable condition.

Existing Conditions:

The building is in need of a new roof, seismic upgrades, ADA improvements, and exterior repairs in order to preserve this historic landmark. Improvements are needed to prevent further deterioration of the structure and to bring facility back to a leasable condition.

Project Justification:

This project will fund necessary repairs to the structure to stabilize the building and keep the facility in a leasable condition.

Fiscal Implications:

Funding for this project will be allocated from Accumulated Capital Outlay Reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project	Construction					
	Engineering / Inspection	24,000					
	Construction	520,000					
	Contingency	52,000					
	Department Overhead	4,000					
Total Expenditure		\$600,000	\$0	\$0	\$0	\$0	\$0
Revenue	Funding						
	004 Accumulated Capital Outlay	600,000					
	Total Funding	\$600,000	\$0	\$0	\$0	\$0	\$0

Fire Station No. 1 Bathroom Renovation

Project Background:

A leak was discovered in the wall separating the two bathrooms in the crew quarters at Station No. 1. The leak caused extensive damage to the wall and the tile surrounding floor and walls in both bathrooms. Building maintenance isolated the leak to prevent further damage. The bathroom was constructed in 1989 and has not been remodeled since the original construction. This project includes updating the bathroom to current ADA standards.

Existing Conditions:

One of the three showers has been inoperable since the leak was detected. There is damage in the wall and flooring tiles of both bathrooms. The bathrooms are currently not up to current ADA standards and must be remodeled. Two additional existing showers remain in service.

Project Justification:

The bathrooms are showing signs of deterioration including a water leak that caused significant damage. The bathrooms also need to be brought up to current ADA standards. This project will also provide portable showers and toilets to be utilized by the staff during the construction.

Fiscal Implications:

Funding for this project will be allocated from Accumulated Capital Outlay Reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project	Construction					
	Engineering / Inspection	3,000					
	Construction	75,000					
	Contingency	7,500					
	Temporary Facility Rental	3,000					
	Department Overhead	1,500					
Total Expenditure		\$90,000	\$0	\$0	\$0	\$0	\$0
Revenue	Funding						
	004 Accumulated Capital Outlay	90,000					
Total Funding		\$90,000	\$0	\$0	\$0	\$0	\$0

Longfield Center Re-roofing

Project Background:

The Longfield Center was built in 1977 to serve the community. Many forms of recreation are represented at the Center. The roofing of both levels was last replaced in 1990 (26 years ago). It is a hot mop, built-up roof designed to last a maximum of 20 years. Cracking, bubbles, and mineral coating loss has greatly affected the integrity of the roof making it a top priority for roof replacement.

Existing Conditions:

In 2014 termites were discovered inside the gym. It was determined that we must tent the facility to eradicate the pests. In FY 15 water infiltration caused a large portion of the stucco in back of the building to fall off. Upon discovery we found the termites are in the ceiling joists. Staff spent \$14,000 to replace 2 sections of roof and repair the stucco. Those measures were only temporary to get through this winter season until a complete roofing replacement is completed.

Project Justification:

The existing condition of the roof, if allowed to continue, will damage larger portions of the structure and invite additional termite and dry rot damage. Termite treatment is to be done after the existing roof is torn off and before the new roof is installed.

Fiscal Implications:

Funding for this project will be allocated from Accumulated Capital Outlay Reserves and Building Replacement Reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project	Construction					
	Engineering / Inspection	3,000					
	Construction	210,000					
	Contingency	21,000					
	Department Overhead	6,000					
Total Expenditure		\$240,000	\$0	\$0	\$0	\$0	\$0
Revenue	Funding						
	004 Accumulated Capital Outlay	236,000					
	Building Replacement Reserve	4,000					
	Total Funding	\$240,000	\$0	\$0	\$0	\$0	\$0

Hanford Police Department Re-roofing

Project Background:

The police department was built in 1976 after formerly occupying the basement of the Civic Auditorium. Its roof was replaced in 1993. It is a built-up, hot asphalt type roof designed to last no more than 20 years. It is now 23 years old. The roof displays typical age defects of mineral loss, bubbles, cracks or crazing, and cap sheet slippage. Replacement is now required.

Existing Conditions:

The mineral cap sheet protects the remaining layers from UV deterioration and water exposure. The existing cap sheet surface has lost much of its mineral surface. Heat and inadequate attachment has lead to cap sheet slippage allowing areas not protected by minerals to be exposed to the elements. Leakage has occurred over the car port which staff has recently replaced with a 50 ft section. Bubbles are extensive.

Project Justification:

Replacement of the roof will provide protection for the building for a minimum of 20 years. It is imperative the roof is replaced in a timely manner to prevent further deterioration.

Fiscal Implications:

Funding will come from the Building Equipment Reserves and Accumulated Capital Outlay Reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project	Construction					
	Engineering / Inspection	2,000					
	Construction	110,000					
	Contingency	11,000					
	Department Overhead	4,000					
Total Expenditure		\$127,000	\$0	\$0	\$0	\$0	\$0
Revenue	Funding						
	004 Accumulated Capital Outlay	24,550					
	Building Replacement Reserve	102,450					
Total Funding		\$127,000	\$0	\$0	\$0	\$0	\$0

Civic Auditorium Chimney Brick Repair

Project Background:

After the failure of the Hanford Fox Theater ceiling it was decided and approved by council to have a buildings safety assessment of four of the City's oldest buildings. The Auditorium was one of those buildings. Lane Engineers conducted an analysis that determined that the bricks at the very top of the highest portion of the building above the stage are unsafe and need to be replaced.

Existing Conditions:

The chimney at the Auditorium vents exhaust gases from the buildings steam boiler which provides heat for the main hall. Staff has observed that bricks have fallen from the inside layers of the chimney down to the bottom of the shaft. This proposal is to remove the interior layers of brick leaving just the face bricks to 3ft below the top. New bricks and reclaimed bricks will then be set in new mortar restoring the structural integrity.

Project Justification:

Public safety is at utmost importance while in and around City facilities. Rebuilding the upper brick structure of the chimney will insure we keep to that promise and prolong the life of this cherished facility.

Fiscal Implications:

Funding will come from the Accumulated Capital Outlay Reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project	Construction					
	Engineering / Inspection	500					
	Construction	12,500					
	Contingency	1,250					
	Department Overhead	750					
Total Expenditure		\$15,000	\$0	\$0	\$0	\$0	\$0
Revenue	Funding						
	004 Accumulated Capital Outlay	15,000					
Total Funding		\$15,000	\$0	\$0	\$0	\$0	\$0

Coe Park Roof Replacement

Project Background:

The Coe Park building was constructed in the 1940's by the Army Corps of Engineers. The building was remodeled and updated in 1998 to make building more suitable for city programs. The roof was part of the 1998 remodel and is asphalt shingle with a 20 year life span. During recent storms staff determined that exposure and vandalism has accelerated the deterioration of the roof and has caused significant leaks.

Existing Conditions:

Sections of the roof in several places have been stripped off by vandalism exposing the nailed areas of the shingles. The ridge caps have been largely destroyed from physical damage and exposure. Left undisturbed, the roof could last another two years with patching but the physical damage has required the need for it to be replaced at this time.

Project Justification:

Replacement of the roof will provide protection for the building for a minimum of 20 years. It is imperative the roof is replaced in a timely manner to prevent further deterioration and damage.

Fiscal Implications:

Funding will come from the Building Equipment Reserves and Accumulated Capital Outlay Reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project	Construction					
	Engineering / Inspection	1,000					
	Construction	15,000					
	Contingency	1,500					
	Department Overhead	500					
Total Expenditure		\$18,000	\$0	\$0	\$0	\$0	\$0
Revenue	Funding						
	004 Accumulated Capital Outlay	4,625					
	Building Replacement Reserve	13,375					
	Total Funding	\$18,000	\$0	\$0	\$0	\$0	\$0

Police Department - Locker Room Expansion

Project Background:

Purchase of the Fadenracht building and the relocation of the evidence and investigation units from portions of the Police Department main building have create opportunities to repurpose the existing space that was created.

Existing Conditions:

The current armory is too small and is not safe for its intended purpose. There are several other small spaces and rooms that will be vacated when evidence moves to the new building. There are three traffic officers sharing a small room and the existing men's locker room is not large enough to handle the current staff.

Project Justification:

This project will allow officers to have a modern space where they can clean their weapons that is properly ventilated and is large enough to serve its purpose. The project will also provide for secure storage of department firearms that are not currently assigned to officers and will also remodel two smaller inefficient rooms and made them into a larger office for traffic officers.

Fiscal Implications:

Funding will come from the Police Impact Fees.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project	Construction					
	Engineering / Inspection	3,000					
	Construction	60,000					
	Contingency	6,000					
	Department Overhead	1,000					
Total Expenditure		\$70,000	\$0	\$0	\$0	\$0	\$0
Revenue	Funding						
	183 Police Impact Fees	70,000					
Total Funding		\$70,000	\$0	\$0	\$0	\$0	\$0

Police Department - Building Demolition

Project Background:

Existing buildings located at 416 and 418 North Douty Street are the current locations of the Police Department investigations and evidence storage units. With the purchase remodeling of the Fadenracht building located at 422 N. Douty Street, the Police Department investigations and evidence storage units will be relocating to the newer facility.

Existing Conditions:

The existing buildings located at 416 and 418 North Douty St. are in disrepair and have outlived their usefulness. The buildings are substandard and have no historical significance.

Project Justification:

Demolition of these buildings will allow for the creation of additional parking for Police Department staff. Existing parking in this vicinity of the police station is insufficient to meet the needs of its current staff.

Fiscal Implications:

Funding will come from the Police Impact Fee Reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project	Construction					
	Engineering / Inspection	1,500					
	Construction	50,000					
	Contingency	5,000					
	Department Overhead	500					
Total Expenditure		\$57,000	\$0	\$0	\$0	\$0	\$0
Revenue	Funding						
	183 Police Impact Fees	57,000					
Total Funding		\$57,000	\$0	\$0	\$0	\$0	\$0

Public Works Technology Upgrades

Project Background:

In order to continue to provide efficient and effective customer service and inventory controls, a Computerized Maintenance Software(CMMS) system is necessary. This project will also include the replacement of the existing antiquated radio system with a new UHF repeated radio system.

Existing Conditions:

The City Public Works Department currently has no automated maintenance management software. All maintenance management is done either by pencil and paper or on spreadsheets and is inefficient. In addition, the existing radio system is antiquated and does not provide adequate coverage.

Project Justification:

The proposed new CMMS system will allow managers to better plan for staff's daily work, manage inventory, and determine if productivity measures are being achieved. The new radio system will allow better coverage and allow staff to communicate more efficiently with the line staff.

Fiscal Implications:

Funding for this project will be allocated from Storm Drain Reserves, Wastewater Reserves, Refuse Enterprise, Water Reserves, and Fleet Replacement Reserve.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project	Radios	CMMS				
	Equipment/Installation	165,000					
	Software		225,000				
	Implementation		20,000				
	Training		5,000				
Total Expenditure		\$165,000	\$250,000	\$0	\$0	\$0	\$0
Revenue	Funding						
	306 Refuse Enterprise	8,250	50,000				
	358 Storm Drainage	8,250	25,000				
	361 Wastewater Capital	8,250	25,000				
	391 Water Capital	8,250	150,000				
	Fleet Replacement Reserve	132,000					
Total Funding		\$165,000	\$250,000	\$0	\$0	\$0	\$0

Fire Station No. 1 Parking Lot Restoration

Project Background:

This project will remove and replace damaged concrete and asphalt at Fire Station No. 1. The project only includes areas in need of significant repair.

Existing Conditions:

The driveways on both sides of the station are beginning to crack and damage. Some of the existing pavement sections are cracking under the weight of the fire engines and the cracks are getting significantly worse. Restriping of pavement markings will need to be addressed after all of the necessary repairs are made.

Project Justification:

This project is necessary to prevent further damage and deterioration of the asphalt and concrete driveways surrounding the station.

Fiscal Implications:

Funding will come from the Accumulated Capital Outlay Reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project		Construction				
	Engineering / Inspection		1,500				
	Construction		30,000				
	Contingency		3,000				
	Department Overhead		500				
Total Expenditure		\$0	\$35,000	\$0	\$0	\$0	\$0
Revenue	Funding						
	004 Accumulated Capital Outlay		35,000				
Total Funding		\$0	\$35,000	\$0	\$0	\$0	\$0

Fire Station No. 3 Equipment and Furnishing

Project Background:

In September 2015, the City Council approved funding to design and construct Fire Station No. 3 at Woodland Drive and 12 Avenue. The allocation did not include purchasing the equipment and furnishings necessary for the station. This project will provide the necessary communications equipment, information technology agreement, tools and equipment for department apparatus and station maintenance, and furnishings for personnel.

Existing Conditions:

Currently, the HFD responds to emergencies out of stations that are fully equipped. This location was selected due to the amount of development and growth in the southwestern region of city and it is in an area where call volume is high in a response times are extended as compared to the other station location sites.

Project Justification:

The construction of Fire Station No. 3 will improve our coverage of the city, reduce response times, and enhance the level of service that the HFD provides to our community. This project is consistent with the goals and objectives established by the City Council and with the Station Location Study which was conducted in 2006.

Fiscal Implications:

Funding for this project will be allocated from Accumulated Capital Outlay Reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project						
	Communications Equipment		35,000				
	IT Equipment		35,000				
	Equipment and Furnishings		60,000				
Total Expenditure		\$0	\$130,000	\$0	\$0	\$0	\$0
Revenue	Funding						
	182 Fire Impact Fees		130,000				
Total Funding		\$0	\$130,000	\$0	\$0	\$0	\$0

Fire Station No. 2 Asphalt Concrete Repair/Resurfacing

Project Background:

This project will remove and replace portions of the existing asphalt adjacent to Fire Station No. 2. The project will only include the areas that need repair.

Existing Conditions:

This project involves asphalt repair along the east side of Fire Station No. 2. The asphalt on this side of the fire station is severely damaged and needs to be replaced. Restriping of pavement markings will be necessary after all asphalt repairs have been completed.

Project Justification:

The project is necessary to prevent further damage of the deteriorating asphalt on the east side of the station where department vehicles are parked. In addition, injuries and vehicle damage can be prevented if this project is funded and the repairs are completed. The asphalt will continue to degrade if not repaired.

Fiscal Implications:

Funding for this project will be allocated from Accumulated Capital Outlay Reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project		Construction				
	Engineering/Inspection		1,000				
	Construction		15,000				
	Contingency		1,500				
	Department Overhead		500				
Total Expenditure		\$0	\$18,000	\$0	\$0	\$0	\$0
Revenue	Funding						
	004 Accumulated Capital Outlay		18,000				
Total Funding		\$0	\$18,000	\$0	\$0	\$0	\$0

Fire Station No. 1 - Relocation of Prevention Office

Project Background:

This project involves relocating the Fire Prevention personnel from Station 1 to the City Offices at 315 N. Doudy St. into the southwest corner of the building near the front utility billing desk. This project includes adding walls and counters in the office area to provide adequate space for personnel, equipment, and files. This will put the Fire Prevention division in the same building as the Building Department and clients of the City will be able to complete their business in the same location. Relocating will also improve communication and efficiency between both departments.

Existing Conditions:

Our current Fire Prevention Division consists of three personnel. Two personnel share one office and the third members shares space with our Administrative Support Technician. All prevention files are currently throughout the administration side of Fire Station 1 and space is becoming more and more limited for personnel and storage as our department grows. We do not have room for additional personnel for either the prevention division nor for our fire administration due to the lack of office space.

Project Justification:

Relocating the Fire Prevention Division to the City Offices will improve the communication and efficiency of operations between the Building Department and Fire Prevention Division, who work closely together. This will also improve customer service by allowing our customers to deal with both departments in the same building. Relocation of the Prevention Division will also free up office space at Station 1 for future growth.

Fiscal Implications:

Funding will come from the Accumulated Capital Outlay Reserves

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project		Construction				
	Engineering / Inspection		3,500				
	Construction		35,000				
	Contingency		3,500				
	Department Overhead		1,000				
Total Expenditure		\$0	\$43,000	\$0	\$0	\$0	\$0
Revenue	Funding						
	004 Accumulated Capital Outlay		43,000				
Total Funding		\$0	\$43,000	\$0	\$0	\$0	\$0

Civic Auditorium Exterior Painting

Project Background:

The Civic Auditorium has served the community since 1924. The building was last painted between 1988-1992. The building maintenance staff continues to repaint areas most affected by public use each year. This keeps the most conspicuous areas looking fresh and without age. However staff cannot paint the high elevation woodwork, stucco, and details that, left untouched, degrade over time creating dry rot and structure damage.

Existing Conditions:

Wood casements and lattice detail work at all the windows have decayed to a point where the paint no longer provides protection from the elements. Oxidation from the sun and elements have made the paint hue on the exterior stucco different on all sides making it difficult to perform paint maintenance. Metal flashings are leaking from behind which allows water to infiltrate the plaster leaving stains behind the paint and blistering.

Project Justification:

Deferred maintenance has a lasting effect on a structure while going unnoticed until permanent or structural damage occurs. The repainting of the Auditorium will insure the longevity of the building for future generations to enjoy while leaving a clean and refreshed look. The City will also benefit from reduced maintenance costs over the next 10 years or longer.

Fiscal Implications:

Funding will come from the Accumulated Capital Outlay Reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project		Construction				
	Engineering / Inspection		4,000				
	Construction		135,000				
	Contingency		13,500				
	Department Overhead		2,500				
Total Expenditure		\$0	\$155,000	\$0	\$0	\$0	\$0
Revenue	Funding						
	004 Accumulated Capital Outlay		64,000				
	Building Replacement Reserve		91,000				
Total Funding		\$0	\$155,000	\$0	\$0	\$0	\$0

Civic Auditorium Acoustic Wall Carpet Replacement

Project Background:

The Civic Auditorium is a multipurpose venue that commonly hosts large assemblies, concerts, seminars, etc. Due to its high ceiling and hard floor surface the acoustics of the room must be controlled. One way of achieving this is by placing a soft material either over the whole surface or in a predetermined panel design on the upper and lower walls of the balcony area and staircases. Acoustic carpet is what was chosen to be used for this purpose.

Existing Conditions:

The existing acoustic carpet called "Tretford" was installed in 1982. It has a design life of approximately 20 years. Age, dust, and past leaks have stained and faded the carpet to a point where it can no longer be spot cleaned by maintenance staff. Areas of the material are constantly losing their bond to the substrate.

Project Justification:

The existing carpet is stained and faded and does not provide an acceptable visual appeal the City is trying to maintain with the Civic Auditorium. The City wants visitors and guests that come to the Auditorium for training seminars and functions to leave with a good impression of our facilities and their value to this City.

Fiscal Implications:

Funding will come from the Accumulated Capital Outlay Reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project		Construction				
	Engineering / Inspection		350				
	Construction		20,000				
	Contingency		2,000				
	Department Overhead		650				
Total Expenditure		\$0	\$23,000	\$0	\$0	\$0	\$0
Revenue	Funding						
	004 Accumulated Capital Outlay		23,000				
Total Funding		\$0	\$23,000	\$0	\$0	\$0	\$0

Fire Station No. 2 - Landscape (Xeriscape) Materials

Project Background:

Over the last 15 years, the HFD has tried unsuccessfully to plant various types of vegetation to improve the aesthetics of the grounds at Fire Station No. 2. This project involves the purchase of xeriscape materials to improve the aesthetics, which will be low maintenance and low water use.

Existing Conditions:

The current conditions of the grounds at fire Station No. 2 are barren, mainly due to the inability of vegetation to grow in the soil. Staff previously had the soil analyzed and were advised that it would be difficult for anything to grow in this soil due to its high alkalinity.

Project Justification:

This project will improve the aesthetics at Fire Station No. 2 by utilizing xeriscape materials which require less maintenance and will utilize less water thereby reducing staff time for maintenance and costs associated with water use.

Fiscal Implications:

Funding for this project will be allocated from Accumulated Capital Outlay Reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project			Materials			
	Xeriscape Materials			10,000			
	Total Expenditure	\$0	\$0	\$10,000	\$0	\$0	\$0
Revenue	Funding						
	004 Accumulated Capital Outlay			10,000			
	Total Funding	\$0	\$0	\$10,000	\$0	\$0	\$0

Fire Station No. 5 - Land Acquisition

Project Background:

This project involves purchasing land for a fire station on the east side of Hanford. In 2006, a Station Location Study was completed and three sites/locations were determined for the locations of the next three fire stations in an order to be determined by the need and demand for service. In September of 2015, City Council allocated funding to design and construct Station 3, which will be located at 12th Ave. and Woodland Drive.

Existing Conditions:

The HFD currently responds out of two stations. Station 3 will be constructed on the southwest side of the City to improve response times in that area. Currently, the east side of Hanford is not covered adequately and has poor response times. Building a station on the east side will provide more comprehensive coverage and improve response times. The City owns land for Station No. 4 at Centennial Dr. & Berkshire St. in the northeast part of the city, but the call service demand on the east side is a higher

Project Justification:

One of the locations identified in the Station Location Study is on the east side for a future station. The new shopping center at Highway 43 and Lacey Blvd. also identifies the need to construct a new eastside fire station once funds are available. The current call density and lower response times occur on the east side of the City which makes the next fire station location on the east side of town a higher priority

Fiscal Implications:

Funding will come from the Fire Impact Fees

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project			Purchase			
	Appraisal/Escrow Fees			10,000			
	Land Acquisition			240,000			
Total Expenditure		\$0	\$0	\$250,000	\$0	\$0	\$0
Revenue	Funding						
	182 Fire Impact Fees			250,000			
Total Funding		\$0	\$0	\$250,000	\$0	\$0	\$0

PARKS AND RECREATION PROJECTS - SIX YEAR CAPITAL PLAN

PROJECT TITLE		<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
Park Development Oversizing Requirements		150,000	150,000	150,000	150,000	150,000	150,000
ADA Parks/Recreation Modifications		30,000	30,000	30,000	30,000	30,000	30,000
Park Refuse Enclosures - Community Garden		20,000	0	0	0	0	0
Rotary Field Lighting Project		600,000	0	0	0	0	0
Coe and Centennial Parks - Basketball Court Resurfacing		20,000	0	0	0	0	0
Street Median Landscape Renovation		0	150,000	0	150,000	0	150,000
Coe Park Arbor Project		0	153,500	0	0	0	0
Hidden Valley Park Pathway Construction Project		0	0	208,000	0	0	0
Centennial Park Pathway Construction Project		0	0	230,000	0	0	0
Youth Athletic Complex (YAC) Concession Building Restoration		0	0	0	300,000	0	0
Soc Com Field Lighting		0	0	0	420,000	0	0
Highway 198 Monument Entrance Signs		0	0	0	0	240,000	0
TOTAL		\$820,000	\$483,500	\$618,000	\$1,050,000	\$420,000	\$330,000
FUNDING SOURCES							
180	Park Impact Fees	750,000	303,500	150,000	570,000	150,000	150,000
004	Accumulated Capital Outlay	50,000	180,000	468,000	480,000	270,000	180,000
306	Refuse Enterprise	20,000	0	0	0	0	0
TOTAL		\$820,000	\$483,500	\$618,000	\$1,050,000	\$420,000	\$330,000

Park Development Oversizing Requirements

Project Background:

In accordance with City Ordinance, developers are required to mitigate their impacts to parks and recreation programs by constructing qualifying improvements and/or payment of park mitigation impact fees.

Existing Conditions:

Park mitigation impact fees were established by ordinance in 1990.

Project Justification:

These funds will be used to reimburse developers for costs associated with park construction in excess of their park impact fee assessment.

Fiscal Implications:

Funding for over sizing improvements shall be allocated from park mitigation impact fee reserves.

Project Budget Summary:

		6-Year Funding Allocation					
	Program or Project	2017	2018	2019	2020	2021	2022
		Construction	Construction	Construction	Construction	Construction	Construction
Expenditure	Construction-Reimbursement	150,000	150,000	150,000	150,000	150,000	150,000
Total Expenditure		\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
Funding							
Revenue	180 Park Impact Fees	150,000	150,000	150,000	150,000	150,000	150,000
Total Funding		\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000

ADA Parks/Recreation Modifications

Project Background:

The American with Disabilities Act (ADA) requires that parks and recreation facilities be accessible to all users. The act requires that inaccessible facilities must be brought up to current ADA standards within a reasonable time frame.

Existing Conditions:

Staff has surveyed our park facilities in conformance with the ADA. A list of modifications has been prepared along with cost estimates.

Project Justification:

These funds will be used to upgrade our parks and recreation facilities to conform with ADA requirements. Improvements will include modifications to restroom and playground facilities, installation of concrete pathways to various facilities and purchase of handicap accessible picnic equipment and tables.

Fiscal Implications:

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

Project Budget Summary:

		6-Year Funding Allocation					
	Program or Project	2017	2018	2019	2020	2021	2022
		Construction	Construction	Construction	Construction	Construction	Construction
Expenditure	Engineering / Inspection	750	750	750	750	750	750
	Materials/Equipment	8,000	8,000	8,000	8,000	8,000	8,000
	Construction	21,000	21,000	21,000	21,000	21,000	21,000
	Department Overhead	250	250	250	250	250	250
Total Expenditure		\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
Revenue	Funding						
	004 Accumulated Capital Outlay	30,000	30,000	30,000	30,000	30,000	30,000
	Total Funding	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000

Park Refuse Enclosures - Community Garden

Project Background:

This project will involve the construction of concrete block trash enclosures at the City Community Garden which is currently void of an enclosure. A refuse dumpster will then be stored within the enclosure. This project will improve park aesthetics and safety by installing the refuse dumpster in enclosure structure.

Existing Conditions:

Some older community facilities were developed without refuse enclosures. The refuse dumpster is placed inside the garden on soil and is difficult for refuse employees to move and dump.

Project Justification:

Fiscal Implications:

Funds for this project will be allocated from refuse enterprise reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project	Construction					
	Engineering / Inspection	1,000					
	Construction	17,000					
	Contingency	1,700					
	Department Overhead	300					
Total Expenditure		\$20,000	\$0	\$0	\$0	\$0	\$0
Revenue	Funding						
	306 Refuse Enterprise	20,000					
	Total Funding	\$20,000	\$0	\$0	\$0	\$0	\$0

Rotary Field Lighting Project

Project Background:

This project includes the installation of sports lighting within the Rotary Field and moving the chain link fence separating the Bob Hill Sports Complex to the south end of the Rotary Field along North Drive. The lighting improvement will expand the use of the facility for youth and Parks and Recreation sports.

Existing Conditions:

The Rotary Field is landscaped with turf, three backstops, three 80 yard football fields and soccer goals for practice field play.

Project Justification:

Adding lighting to the Rotary Field will allow increased usage of the facility by the Hanford Youth Baseball, Hanford Youth Football and the Parks and Recreation Department.

Fiscal Implications:

Funding for this project will be allocated from park impact fee reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project	Construction					
	Engineering / Inspection	22,000					
	Construction	520,000					
	Contingency	52,000					
	Department Overhead	6,000					
Total Expenditure		\$600,000	\$0	\$0	\$0	\$0	\$0
Revenue	Funding						
	180 Park Impact Fees	600,000					
	Total Funding	\$600,000	\$0	\$0	\$0	\$0	\$0

Coe and Centennial Parks - Basketball Court Resurfacing

Project Background:

The project involves the resurfacing and restriping of the basketball courts at Centennial Park and Coe Park to prevent further deterioration of the surface and improve playability.

Existing Conditions:

The current condition of the asphalt basketball courts are starting to deteriorate due to weather, age, and usage. The surface is starting to break up causing a slippery surface to form and cause issues with playability.

Project Justification:

Resurfacing the courts will provide a new playing surface that would be safer for users and also extend the life of the asphalt courts.

Fiscal Implications:

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

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project	Construction					
	Engineering / Inspection	750					
	Construction	19,000					
	Contingency	0					
	Department Overhead	250					
Total Expenditure		\$20,000	\$0	\$0	\$0	\$0	\$0
Revenue	Funding						
	004 Accumulated Capital Outlay	20,000					
	Total Funding	\$20,000	\$0	\$0	\$0	\$0	\$0

Street Median Landscape Renovation

Project Background:

This project will remove the existing landscaping and terminate the irrigation to install stamped concrete in the turn pockets until the width of the landscape area is a minimum of 8 feet in width on various arterial streets. Portions of the existing irrigation will also be upgraded to above ground popups and planting material replaced.

Existing Conditions:

The existing landscape within the medians includes planting material and irrigation in the narrow turn pockets which is labor intensive and creates insufficient work space of maintenance crews. Portions of the medians islands have subsurface irrigation which has plugged and is no longer sustainable and needs upgrading with a new irrigation system. Existing planting materials in some locations are in need of replacement and replenishment of walk on bark.

Project Justification:

The project will substantially decrease labor costs and water consumption within the median islands and will also increase the safety for maintenance crews working in the medians. The project will also beautify the entrances to our community and major shopping outlets.

Fiscal Implications:

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

Project Budget Summary:

		6-Year Funding Allocation					
	Program or Project	2017	2018	2019	2020	2021	2022
			Construction		Construction		Construction
Expenditure	Engineering / Inspection		15,000		15,000		15,000
	Construction		120,000		120,000		120,000
	Contingency		12,000		12,000		12,000
	Department Overhead		3,000		3,000		3,000
Total Expenditure		\$0	\$150,000	\$0	\$150,000	\$0	\$150,000
Revenue	Funding						
	004 Accumulated Capital Outlay		150,000		150,000		150,000
	Total Funding	\$0	\$150,000	\$0	\$150,000	\$0	\$150,000

Coe Park Arbor Project

Project Background:

This project will construct a new arbor near the Splash pad at Coe Park for family rentals, reunions, birthday parties and Parks and recreation programs.

Existing Conditions:

The existing facility only has one arbor at this time and with the recent addition of a Splash pad there is a demand for additional arbor space for patrons to gather and enjoy the water play feature.

Project Justification:

This project will provide an additional arbor structure to support a growing demand for facility space to accommodate family rentals and parks and recreation programs.

Fiscal Implications:

Funds for this project will be allocated from park impact fees reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project		Construction				
	Engineering / Inspection		3,500				
	Construction		135,000				
	Contingency		13,500				
	Department Overhead		1,500				
Total Expenditure		\$0	\$153,500	\$0	\$0	\$0	\$0
Revenue	Funding						
	180 Park Impact Fees		153,500				
Total Funding		\$0	\$153,500	\$0	\$0	\$0	\$0

Hidden Valley Park Pathway Construction Project

Project Background:

There is currently no pathway at Hidden Valley Park from the oak arbor to the new pedestrian bridge. This project would construct a 6 foot wide concrete sidewalk pathway and address ADA accessibility from the oak shelter to connect all amenities together, including the picnic arbors, splash pad, playground, dog facilities and restrooms.

Existing Conditions:

There is no pathway that connects the oak arbor and dog facilities to the new pedestrian bridge, splash pad, picnic arbors, playground and restrooms. Patrons with disabilities are forced to travel to Cortner Street and use the sidewalk to reach many of the park amenities.

Project Justification:

This pathway would create an even level pathway for park patrons to walk on, including persons with disabilities, and to access various park amenities.

Fiscal Implications:

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

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project			Construction			
	Engineering / Inspection			7,500			
	Construction			180,000			
	Contingency			18,000			
	Department Overhead			2,500			
Total Expenditure		\$0	\$0	\$208,000	\$0	\$0	\$0
Revenue	Funding						
	004 Accumulated Capital Outlay			208,000			
Total Funding		\$0	\$0	\$208,000	\$0	\$0	\$0

Centennial Park Pathway Construction Project

Project Background:

The current pathways at Centennial Park are basically dirt with trace amounts of decomposed granite. This project would construct an all connecting 8' wide concrete sidewalk pathway and address ADA accessibility from Hanford-Armona Road into the park and connect all amenities together, including the picnic arbors, splash pad, playgrounds, dog facilities, and Restrooms.

Existing Conditions:

The existing dirt pathway has many potholes with trace amounts of decomposed granite and is not ADA compliant from Hanford-Armona Road into the park facilities. Only a very small portion of the park has ADA accessibility from the parking lot into and around the splash pad, playgrounds and restrooms.

Project Justification:

This pathway would create an even level pathway for park patrons to walk on, including persons with disabilities, and to access various park amenities.

Fiscal Implications:

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

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project			Construction			
	Engineering / Inspection			7,500			
	Construction			200,000			
	Contingency			20,000			
	Department Overhead			2,500			
Total Expenditure		\$0	\$0	\$230,000	\$0	\$0	\$0
Revenue	Funding						
	004 Accumulated Capital Outlay			230,000			
Total Funding		\$0	\$0	\$230,000	\$0	\$0	\$0

Youth Athletic Complex (YAC) Concession Building Restoration

Project Background:

Restore and remodel existing structure and restrooms to include ADA / ABA accessibility to and within the facility. The current facility has some structural integrity issues to the stairway leading to the second story and is in need of accessibility upgrades to the restroom portion.

Existing Conditions:

The current facility is approximately 30 years old, is run down and is in need of structural improvements to the stairway leading to the second story which is not used due to the existing condition. Improvements for ADA / ABA accessibility leading to and within the restrooms and other locations inside the structure also need to be upgraded for compliance.

Project Justification:

This facility is a supportive facility to service the youth, family and friends of Hanford Youth Baseball League and tournament play. The facility currently services approximately 700 youth participating in youth baseball from early spring throughout the summer and into the fall.

Fiscal Implications:

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

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project				Construction		
	Engineering / Inspection				50,000		
	Construction				220,000		
	Contingency				22,000		
	Department Overhead				8,000		
Total Expenditure		\$0	\$0	\$0	\$300,000	\$0	\$0
Revenue	Funding						
	004 Accumulated Capital Outlay				300,000		
	Total Funding	\$0	\$0	\$0	\$300,000	\$0	\$0

Soc Com Field Lighting

Project Background:

This project includes the installation of sports lighting within the city's property (basin fields) located at the Soc Com facility. The lighting improvement will expand the use of the facility for both youth and adult sports.

Existing Conditions:

The City owns the drainage basin property located within the Soc Com facility. The basin area is currently turfed and is utilized for soccer field play.

Project Justification:

Adding lighting to a portion of the Soc-Com facility will allow for increased usage of the facility by the Hanford Youth Soccer League, competitive soccer teams and adult soccer league play. The Hanford Youth Soccer League currently rents portable lights for fall season practice and play.

Fiscal Implications:

Funding for this project will be allocated from park impact fee reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project				Construction		
	Engineering / Inspection				19,500		
	Construction				360,000		
	Contingency				36,000		
	Department Overhead				4,500		
Total Expenditure		\$0	\$0	\$0	\$420,000	\$0	\$0
Revenue	Funding						
	180 Park Impact Fees				420,000		
Total Funding		\$0	\$0	\$0	\$420,000	\$0	\$0

Highway 198 Monument Entrance Signs

Project Background:

This project will include the installation of decorative monument entrance signs and landscaping located along Highway 198 at the east and west entrances to our community.

Existing Conditions:

There are no existing monument signs along Highway 198 to identify an entrance into our community.

Project Justification:

Entrance monument signs enhance a community's image and also provides a "welcoming feel" to out of town visitors.

Fiscal Implications:

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

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project					Construction	
	Engineering / Inspection					16,000	
	Construction					200,000	
	Contingency					20,000	
	Department Overhead					4,000	
Total Expenditure		\$0	\$0	\$0	\$0	\$240,000	\$0
Revenue	Funding						
	004 Accumulated Capital Outlay					240,000	
Total Funding		\$0	\$0	\$0	\$0	\$240,000	\$0

TRANSPORTATION PROJECTS - FIVE YEAR CAPITAL PLAN

PROJECT TITLE	2017	2018	2019	2020	2021	2022
Sidewalk and Miscellaneous Concrete Repairs	25,000	25,000	25,000	25,000	25,000	25,000
New Sidewalk and ADA Improvements	45,000	45,000	45,000	45,000	45,000	45,000
Street Division Maintenance	510,000	510,000	510,000	510,000	510,000	510,000
Unscheduled Arterial Upgrades & Traffic Signal Installation	150,000	150,000	150,000	150,000	150,000	150,000
Slurry Seal Treatment	450,000	450,000	230,000	230,000	230,000	230,000
Survey Monumentation / Mapping	15,000	15,000	15,000	15,000	15,000	15,000
Reclamite Seal Treatment	170,000	0	170,000	0	170,000	0
Pavement Resurfacing Treatment	450,000	450,000	230,000	230,000	230,000	230,000
Lacey Boulevard Resurfacing (CIR), Mall Drive to Magna Carta Avenue	1,140,000	0	0	0	0	0
Lacey Boulevard Resurfacing (CIR), Irwin Street to 11th Avenue	525,000	0	0	0	0	0
Bicycle Facility Improvements	565,000	0	0	0	0	0
Traffic Signal at Douty Street and Sixth Street	350,000	0	0	0	0	0
Capacity Improvements at 11th Avenue and Grangeville Boulevard	224,000	350,000	0	0	0	0
Grangeville Boulevard Resurfacing (CIR), 12th Avenue to Centennial Drive	0	690,000	0	0	0	0
Traffic Signal at Grangeville Boulevard & 13th Avenue	0	550,000	0	0	0	0
12th Avenue Widening/Resurfacing, Hanford-Armona Road to Springcrest St.	0	590,000	0	0	0	0
Signage Replacement	0	30,000	0	0	0	0
Traffic Signal Battery Backup Retrofit	0	180,000	180,000	0	0	0
Traffic Signal @ 12th Avenue and Hume Avenue	0	0	0	400,000	0	0
Lacey Blvd. Widening / Reconstruction, 10th Ave to Sierra Dr	0	0		3,000,000	2,370,000	0
TOTAL	\$4,619,000	\$4,035,000	\$1,555,000	\$4,605,000	\$3,745,000	\$1,205,000
FUNDING SOURCES						
040 Gas Tax (2105)	425,000	425,000	200,000	200,000	430,000	430,000
041 Gas Tax (2106)	170,000	0	170,000	0	170,000	0
042 Gas Tax (2107)	510,000	510,000	510,000	510,000	510,000	510,000
044 Gas Tax (2103)	1,175,000	1,150,000	180,000	0	0	0
050 Gas Tax (TDA Transportation)	1,035,000	545,000	330,000	330,000	100,000	100,000
052 Gas Tax (RSTP Exchange Funds)	64,800	340,000	0	0	0	0
055 Congestion Mitigation and Air Quality (CMAQ)	915,200	797,000	0	400,000	0	0
181 Transportation Impact Fees	309,000	253,000	150,000	3,150,000	2,520,000	150,000
358 Storm Drainage Capital	7,500	7,500	7,500	7,500	7,500	7,500
363 Wastewater Capital	7,500	7,500	7,500	7,500	7,500	7,500
TOTAL	\$4,619,000	\$4,035,000	\$1,555,000	\$4,605,000	\$3,745,000	\$1,205,000

Sidewalk and Miscellaneous Concrete Repairs

Project Background:

These funds will be used to repair sidewalks, drive approaches and other concrete improvements where city crews will be completing street reconstruction projects or in areas where the improvements are damaged by tree roots.

Existing Conditions:

Project Justification:

These funds will be used to repair sidewalks, drive approaches, and other public concrete improvements that are in disrepair and create potential safety hazards.

Fiscal Implications:

Funding for this project will be allocated from gas tax reserves.

Project Budget Summary:

		6-Year Funding Allocation					
	Program or Project	2017	2018	2019	2020	2021	2022
		Construction	Construction	Construction	Construction	Construction	Construction
Expenditure	Engineering / Inspection	2,250	2,250	2,250	2,250	2,250	2,250
	Construction	20,000	20,000	20,000	20,000	20,000	20,000
	Contingency	2,000	2,000	2,000	2,000	2,000	2,000
	Department Overhead	750	750	750	750	750	750
Total Expenditure		\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Revenue	Funding						
	050 Gas Tax (TDA Transportation)	25,000	25,000	25,000	25,000	25,000	25,000
	Total Funding	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000

New Sidewalk and ADA Improvements

Project Background:

These funds will be used to install sidewalks and other concrete improvements in areas currently void of such improvements. Improvement areas will be selected along arterial/collector streets with high pedestrian volume and where existing rights-of-ways exist to facilitate sidewalk installation. These funds will also be used to install accessibility ramps in compliance with American with Disabilities Act (ADA) standards.

Existing Conditions:

Project Justification:

Compliance with ADA standards is a federal law. Also, the installation of sidewalks provides pedestrians with a safe walkway located outside vehicular travel areas.

Fiscal Implications:

Funding for this project will be allocated from gas tax reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project	Construction	Construction	Construction	Construction	Construction	Construction
	Engineering / Inspection	2,250	2,250	2,250	2,250	2,250	2,250
	Construction	40,000	40,000	40,000	40,000	40,000	40,000
	Contingency	2,000	2,000	2,000	2,000	2,000	2,000
	Department Overhead	750	750	750	750	750	750
Total Expenditure		\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000
Revenue	Funding						
	050 Gas Tax (TDA Transportation)	45,000	45,000	45,000	45,000	45,000	45,000
Total Funding		\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000

Street Division Maintenance

Project Background:

Street maintenance is performed by the Public Works Street Maintenance Division through the city's general fund. This project account is established to record that portion of annual street maintenance which will be allocated to gas tax funds.

Existing Conditions:

Project Justification:

These funds will pay for labor, maintenance materials, equipment rental, and other contracted services for street reconstruction, resurfacing, and repair projects.

Fiscal Implications:

Funding for this program will be allocated from gas tax reserves.

Project Budget Summary:

		6-Year Funding Allocation					
	Program or Project	2017	2018	2019	2020	2021	2022
		Maintenance	Maintenance	Maintenance	Maintenance	Maintenance	Maintenance
Expenditure	Maintenance	510,000	510,000	510,000	510,000	510,000	510,000
Total Expenditure		\$510,000	\$510,000	\$510,000	\$510,000	\$510,000	\$510,000
Revenue	Funding						
	042 Gas Tax (2107)	510,000	510,000	510,000	510,000	510,000	510,000
	Total Funding	\$510,000	\$510,000	\$510,000	\$510,000	\$510,000	\$510,000

Unscheduled Arterial Upgrades & Traffic Signal Installation

Project Background:

This fund will be used to reimburse developers who are required to construct qualifying arterial street improvements that exceed their project's transportation mitigation impact fee share.

Existing Conditions:

Project Justification:

This fund will set aside funds to reimburse developers that are required to construct street improvements, as part of project conditions of approval, that are considered to be over sized.

Fiscal Implications:

Funding for this program will be allocated from transportation impact fee reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project	Construction	Construction	Construction	Construction	Construction	Construction
	Construction	150,000	150,000	150,000	150,000	150,000	150,000
Total Expenditure		\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
Revenue	Funding						
	181 Transportation Impact Fees	150,000	150,000	150,000	150,000	150,000	150,000
Total Funding		\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000

Slurry Seal Treatment

Project Background:

Funds for this project will be used to apply a slurry seal treatment to various residential streets as identified by Public Works Department staff. The slurry seal treatment is a mixture of oil and fine rock aggregate that restores and protects the top surface of a street.

Existing Conditions:

Asphalt concrete pavement surfaces deteriorate over time due to loss of oil content from naturally occurring processes and vehicular traffic loads.

Project Justification:

Timely application of a pavement slurry seal treatment provides a roadway with a smooth riding surface, reduces pavement cracking and extends the useful life of the street. This project will provide surface treatment for approximately 10 miles of residential street (225,000 SY).

Fiscal Implications:

Funding for this project will be allocated from gas tax reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project	Construction	Construction	Construction	Construction	Construction	Construction
	Engineering / Inspection	7,500	7,500	7,500	7,500	7,500	7,500
	Construction	400,000	400,000	200,000	200,000	200,000	200,000
	Contingency	40,000	40,000	20,000	20,000	20,000	20,000
	Department Overhead	2,500	2,500	2,500	2,500	2,500	2,500
Total Expenditure		\$450,000	\$450,000	\$230,000	\$230,000	\$230,000	\$230,000
Revenue	Funding						
	040 Gas Tax (2105)	200,000	200,000	200,000	200,000	200,000	200,000
	050 Gas Tax (TDA Transportation)	250,000	250,000	30,000	30,000	30,000	30,000
Total Funding		\$450,000	\$450,000	\$230,000	\$230,000	\$230,000	\$230,000

Survey Monumentation / Mapping

Project Background:

These funds will be used to re-establish survey monumentation on street re-surfacing projects and to update our survey bench mark datum and mapping.

Existing Conditions:

The city's survey bench mark datum is used by private engineers in the design of various Public Works infrastructure projects. The bench mark datum is updated by the city approximately every 10 years.

Project Justification:

State law requires that survey monuments be re-established if altered due to re-surfacing or reconstruction of streets. Updating of our survey bench mark datum periodically is necessary for proper installation of curbs, storm drainage facilities and sanitary sewer lines.

Fiscal Implications:

Funding for this project will be allocated from storm drainage and sanitary sewer fund reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project	Construction	Construction	Construction	Construction	Construction	Construction
	Engineering	15,000	15,000	15,000	15,000	15,000	15,000
Total Expenditure		\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
Revenue	Funding						
	358 Storm Drainage Capital	7,500	7,500	7,500	7,500	7,500	7,500
	363 Wastewater Capital	7,500	7,500	7,500	7,500	7,500	7,500
Total Funding		\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000

Reclamite Seal Treatment

Project Background:

Reclamite is a pavement surface protection and preservation treatment for city streets. The treatment keeps pavement surfaces flexible and reduces asphalt oil content loss.

Existing Conditions:

Asphalt concrete pavement surfaces deteriorate over time due to loss of oil content from naturally occurring processes and vehicular traffic loads.

Project Justification:

Reclamite seal treatments will extend the useful life of asphalt pavement surfaces thereby reducing street maintenance costs. This project will provide surface treatment for approximately five miles of arterial/collector street (175,000 SY).

Fiscal Implications:

Funding for this project will be allocated from gas tax reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project	Construction	Construction	Construction	Construction	Construction	Construction
	Engineering / Inspection	3,500		3,500		3,500	
	Construction	150,000		150,000		150,000	
	Contingency	15,000		15,000		15,000	
	Department Overhead	1,500		1,500		1,500	
Total Expenditure		\$170,000	\$0	\$170,000	\$0	\$170,000	\$0
Revenue	Funding						
	041 Gas Tax (2106)	170,000		170,000		170,000	
Total Funding		\$170,000	\$0	\$170,000	\$0	\$170,000	\$0

Pavement Resurfacing Treatment

Project Background:

Pavement Resurfacing Treatment is a surface protection and pavement preservation treatment for city streets. The treatment process is performed in three applications. The first step is application of a scrub seal oil coating to fill in roadway cracks. Next a fine gravel rock surfacing is applied to add structural integrity to the product and finally a micro-seal coat is applied to provide a smooth driving surface.

Existing Conditions:

Asphalt concrete pavement surfaces deteriorate over time due to loss of oil content from naturally occurring processes and vehicular traffic loads.

Project Justification:

Pavement Resurfacing treatments will extend the useful life of asphalt concrete pavement surfaces thereby reducing street maintenance costs. This project will provide surface treatment for approximately 5 miles of collector street (175,000 SY).

Fiscal Implications:

Funding for this project will be allocated from gas tax reserves.

Project Budget Summary:

		6-Year Funding Allocation					
	Program or Project	2017	2018	2019	2020	2021	2022
		Construction	Construction	Construction	Construction	Construction	Construction
Expenditure	Engineering / Inspection	7,500	7,500	7,500	7,500	7,500	7,500
	Construction	400,000	400,000	200,000	200,000	200,000	200,000
	Contingency	40,000	40,000	20,000	20,000	20,000	20,000
	Department Overhead	2,500	2,500	2,500	2,500	2,500	2,500
Total Expenditure		\$450,000	\$450,000	\$230,000	\$230,000	\$230,000	\$230,000
Revenue	Funding						
	040 Gas Tax (2105)	225,000	225,000			230,000	230,000
	050 Gas Tax (TDA Transportation)	225,000	225,000	230,000	230,000		
	Total Funding	\$450,000	\$450,000	\$230,000	\$230,000	\$230,000	\$230,000

Lacey Boulevard Resurfacing (CIR), Mall Drive to Magna Carta Avenue

Project Background:

This project will involve the resurfacing of street pavement within Lacey Boulevard, from Mall Drive to Magna Carta Avenue. Improvements to include recycling of existing pavement, adjusting manhole and gate valve covers, installation of accessibility ramps, asphalt concrete paving and restriping of the roadway.

Existing Conditions:

Lacey Boulevard is a four lane arterial street with a protected left turn lane. Current average daily traffic volume is approximately 15,000 vehicles per day. The existing roadway surface is deteriorating due to traffic loads and weather impacts and is in need of resurfacing.

Project Justification:

This project will extend the useful life of the street by approximately 12-15 years.

Fiscal Implications:

Funding for this project will be allocated from gas tax reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project	Construction					
	Engineering / Inspection	30,000					
	Construction	1,000,000					
	Contingency	100,000					
	Department Overhead	10,000					
Total Expenditure		\$1,140,000	\$0	\$0	\$0	\$0	\$0
Revenue	Funding						
	044 Gas Tax (2103)	650,000					
	050 Gas Tax (TDA Transportation)	490,000					
Total Funding		\$1,140,000	\$0	\$0	\$0	\$0	\$0

Lacey Boulevard Resurfacing (CIR), Irwin Street to 11th Avenue

Project Background:

This project will involve the resurfacing of street pavement within Lacey Boulevard, from Irwin Street to 11th Avenue. Improvements to include recycling of existing pavement, adjusting manhole and gate valve covers, installation of accessibility ramps, asphalt concrete paving and restriping of the roadway.

Existing Conditions:

Lacey Boulevard is a four lane arterial street with a protected left turn lane. Current average daily traffic volume is approximately 17,000 vehicles per day. The existing roadway surface is deteriorating due to traffic loads and weather impacts and is in need of resurfacing.

Project Justification:

This project will extend the useful life of the street by approximately 12-15 years.

Fiscal Implications:

Funding for this project will be allocated from gas tax reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project	Construction					
	Engineering / Inspection	25,000					
	Construction	450,000					
	Contingency	45,000					
	Department Overhead	5,000					
Total Expenditure		\$525,000	\$0	\$0	\$0	\$0	\$0
Revenue	Funding						
	044 Gas Tax (2103)	525,000					
Total Funding		\$525,000	\$0	\$0	\$0	\$0	\$0

Bicycle Facility Improvements

Project Background:

The City's Pedestrian and Bicycle Master plan was accepted by Council action on February 16, 2016. The updated plan is compatible with the goals and objectives as set forth in the City's General Plan is currently in the process of being updated.

Existing Conditions:

The City's current bicycle facility network is a combination of Class II (striped bike lanes) and the Class III (bike routes or shared lanes) that is incomplete and does not provide a cohesive transportation network.

Project Justification:

This project will fund the installation of new Class II and Class III bicycle paths within existing roadways in conformance with the city's recently accepted Pedestrian and Bicycle Master Plan. The new facilities provide an alternative mode of transportation other than motorized vehicles and will provide air quality benefits as well.

Fiscal Implications:

Funding for this project will be allocated from Congestion Mitigation/Air Quality (CMAQ) funds and Gas Tax Reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project	Construction					
	Engineering / Inspection	50,000					
	Construction	455,000					
	Contingency	45,000					
	Department Overhead	15,000					
Total Expenditure		\$565,000	\$0	\$0	\$0	\$0	\$0
Revenue	Funding						
	052 RSTP Reserves	64,800					
	055 Congestion Mitigation/Air Quality (CMAQ)	500,200					
Total Funding		\$565,000	\$0	\$0	\$0	\$0	\$0

Traffic Signal at Douty Street and Sixth Street

Project Background:

This project includes the installation of a traffic signal system at the of Douty Street and Sixth Street. This roadway is currently widened to its' ultimate width.

Existing Conditions:

The current traffic control at this intersection is a four way stop. This intersection meets current traffic signal warrants and is included in the City's Traffic Signal Priority List.

Project Justification:

This project will increase traffic flow efficiency and reduce intersection congestion by allowing more free flow traffic movements through the intersection. The project will also provide air quality benefits by reducing vehicle idling times.

Fiscal Implications:

Funding for this project will be allocated from Congestion Mitigation/ Air Quality (CMAQ) funding and transportation impact fees.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project	Construction					
	Engineering / Inspection	30,000					
	Construction	280,000					
	Contingency	28,000					
	Department Overhead	12,000					
Total Expenditure		\$350,000	\$0	\$0	\$0	\$0	\$0
Revenue	Funding						
	181 Transportation Impact Fees	67,000					
	055 Congestion Mitigation/Air Quality (CMAQ)	283,000					
Total Funding		\$350,000	\$0	\$0	\$0	\$0	\$0

Capacity Improvements at 11th Avenue and Grangeville Boulevard

Project Background:

This project will involve widening this intersection to increase traffic capacity and improve safety. Improvements include the installation of a raised median within Grangeville Boulevard, accessibility ramps, and pavement widening to facilitate additional travel lanes.

Existing Conditions:

Increased traffic volumes and current intersection geometric constraints have lead to increased traffic congestion. In addition, raised medians exist only on the north leg of the intersection.

Project Justification:

This project will improve traffic flow efficiency, safety, and reduce intersection congestion by the installation of additional travel lanes and raised medians to prohibit conflicting movements.

Fiscal Implications:

Funding for this project will be allocated from CMAQ funding and gas tax reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project	Design	Construction				
	Engineering / Inspection	75,000	15,000				
	Right-of-Way	149,000					
	Construction		300,000				
	Contingency		30,000				
	Department Overhead		5,000				
Total Expenditure		\$224,000	\$350,000	\$0	\$0	\$0	\$0
Revenue	Funding						
	181 Transportation Impact Fees	92,000	40,000				
	055 Congestion Mitigation/Air Quality (CMAQ)	132,000	310,000				
Total Funding		\$224,000	\$350,000	\$0	\$0	\$0	\$0

Grangeville Boulevard Resurfacing (CIR), 12th Avenue to Centennial Drive

Project Background:

This project will involve the resurfacing of street pavement within Grangeville Boulevard, from 12th Avenue to Centennial Drive. Improvements to include recycling of existing pavement, adjusting manhole and gate valve covers, installation of accessibility ramps, asphalt concrete paving and restriping of the roadway.

Existing Conditions:

Grangeville Boulevard is a two lane arterial street with a protected left turn lane. Current average daily traffic volume is approximately 10,000 vehicles per day. The existing roadway surface is deteriorating due to traffic loads and weather impacts and is in need of resurfacing.

Project Justification:

This project will extend the useful life of the street by approximately 12-15 years.

Fiscal Implications:

Funding for this project will be allocated from gas tax reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project		Construction				
	Engineering / Inspection		25,000				
	Construction		600,000				
	Contingency		60,000				
	Department Overhead		5,000				
	Total Expenditure	\$0	\$690,000	\$0	\$0	\$0	\$0
Revenue	Funding						
	044 Gas Tax (2103)		350,000				
	052 RSTP Reserves		340,000				
	Total Funding	\$0	\$690,000	\$0	\$0	\$0	\$0

Traffic Signal at Grangeville Boulevard & 13th Avenue

Project Background:

This project will involve the installation of a traffic signal at the intersection of Grangeville Boulevard and 13th Avenue. Additional improvements will include pavement transition to facilitate the installation of additional travel lanes.

Existing Conditions:

The current traffic control at this intersection is a four way stop. This intersection meets current traffic signal warrants and is included in the City's Traffic Signal Priority List.

Project Justification:

This project will increase traffic flow efficiency and reduce intersection congestion by allowing more free flow traffic movements through the intersection. The project will also provide air quality benefits by reducing vehicle idling times.

Fiscal Implications:

Funding for this project will be allocated from CMAQ funding and Transportation Impact Fees.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project		Construction				
	Engineering / Inspection		20,000				
	Right of Way		50,000				
	Construction		430,000				
	Contingency		43,000				
	Department Overhead		7,000				
Total Expenditure		\$0	\$550,000	\$0	\$0	\$0	\$0
Revenue	Funding						
	181 Transportation Impact Fees		63,000				
	055 Congestion Mitigation/Air Quality (CMAQ)		487,000				
	Total Funding	\$0	\$550,000	\$0	\$0	\$0	\$0

12th Avenue Widening/Resurfacing, Hanford-Armona Road to Springcrest St.

Project Background:

This project will involve the widening and reconstruction of 12th Avenue, between Hanford-Armona Road and 300 feet south of Springcrest Street, to facilitate two lanes in each direction of travel plus turn lanes. Improvements include the recycling of existing pavement, adjusting of manholes and gate valves, installation of accessibility ramps, asphalt concrete paving, and restriping of the roadway.

Existing Conditions:

12th Avenue between Hanford-Armona Road and Springcrest Street is currently a two lane arterial roadway. Current average daily traffic volume is approximately 6,500 vehicles per day. The existing roadway surface is deteriorating due to traffic loads and weather impacts and is in need of resurfacing. Traffic volumes are anticipated to increase substantially with the development of proposed subdivisions in the area.

Project Justification:

This project will improve traffic flow capacity and safety by providing additional travel lanes and a protected left turn lane. Drainage and pedestrian safety will also be improved with the addition of curb, gutter, sidewalks and street lighting.

Fiscal Implications:

Funding for this project will be allocated from gas tax reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project		Construction				
	Engineering / Inspection		30,000				
	Construction		500,000				
	Contingency		50,000				
	Department Overhead		10,000				
Total Expenditure		\$0	\$590,000	\$0	\$0	\$0	\$0
Revenue	Funding						
	044 Gas Tax (2103)		590,000				
Total Funding		\$0	\$590,000	\$0	\$0	\$0	\$0

Signage Replacement

Project Background:

This project would replace four internally illuminated street signs that are out of date and do not meet the current California MUTCD specifications along with replacing for eliminated speed limit signs at two school locations that are out of date and beyond repair.

Existing Conditions:

The city of Hanford maintains internally illuminated street signs to identify each signalized intersection within our jurisdiction. Currently there are four internally illuminated street signs that are unrepairable and outdated. The city of Hanford also provides lighted speed limit signs at two locations for a total of four signs that are currently in significant disrepair and need to be replaced.

Project Justification:

The current internally illuminated street signs are not functioning properly and do not meet current standards. Upgrading the signs would provide better service ability to the general public and emergency response vehicles, while saving energy by replacing them with new LED fixtures. The eliminated school speed limit signs are out of date, faded, and are no longer repairable. Replacing them with high visibility solar powered signage would bring better attention to the school area and provide a safer environment for the students.

Fiscal Implications:

Funding for this project will be allocated from gas tax reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project		Construction				
	Engineering / Inspection		2,000				
	Construction		25,000				
	Contingency		2,500				
	Department Overhead		500				
Total Expenditure		\$0	\$30,000	\$0	\$0	\$0	\$0
Revenue	Funding						
	044 Gas Tax (2103)		30,000				
Total Funding		\$0	\$30,000	\$0	\$0	\$0	\$0

Traffic Signal Battery Backup Retrofit

Project Background:

The City operates and maintains 50 traffic signals. Currently the City has 41 of those signals that are equipped with a battery backup system in the event of a short power outage. The current systems we have and use are out of date and becoming ineffective.

Existing Conditions:

Currently the city has 41 of its traffic signals on a battery backup system. There are three different backup systems currently in place. The Clary system has operational life expectancy of 8 to 10 years, and the Sentinel system only provides a four way flash for short period of time. Having three different backup systems is becoming difficult and costly to maintain. In addition, when a battery backup fails we have to wait for parts which could take one or two months to obtain.

Project Justification:

By updating all the city traffic control battery backup systems, the City can essentially ensure zero lag time in the event of a major power outage as the new system will be a simple system aligned for fast exchange between locations. The current systems require the use of car type batteries that are hazardous and costly to dispose of. The new system, which is made of recycled products comes with a five year warranty and can be exchanged for a discount once replacement is necessary.

Fiscal Implications:

Funding for this project will be allocated from gas tax reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project		Construction	Construction			
	Engineering / Inspection		2,500	2,500			
	Construction		160,000	160,000			
	Contingency		16,000	16,000			
	Department Overhead		1,500	1,500			
Total Expenditure		\$0	\$180,000	\$180,000	\$0	\$0	\$0
Revenue	Funding						
	044 Gas Tax (2103)		180,000	180,000			
Total Funding		\$0	\$180,000	\$180,000	\$0	\$0	\$0

STORM DRAINAGE PROJECTS - SIX YEAR CAPITAL PLAN

PROJECT TITLE	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
Curb and Gutter Installation	20,000	20,000	20,000	20,000	20,000	20,000
Increase Flow Capacity of Main Branch of Peoples Ditch	25,000	25,000	25,000	25,000	25,000	25,000
Storm Drainage System Oversizing Requirements	50,000	50,000	50,000	50,000	50,000	50,000
Stonecrest Basin Pump Equipment Installation	135,000	0	0	0	0	0
Flat Grate Conversion	95,000	95,000	0	0	0	0
SCADA Installation on Storm Drain Lift Stations	250,000	0	0	0	0	0
Youth Athletic Complex - Storm Drain Outfall Structure	25,000	0	0	0	0	0
Storm Drainage Pump Station No. 39 Upgrade	0	35,000	0	0	0	0
Glendale Avenue Storm Drain Outfall Pipeline	0	150,000	0	0	0	0
Sand Slough Houston Avenue Pipeline Project	0	0	150,000	0	0	0
Lamplight Estates Main Replacement	0	0	0	400,000	0	0
Mussel Slough / YMCA Pump Installation	0	0	0	0	100,000	0
Magnolia Street / Amber Way Main Replacement	0	0	0	0	325,000	0
Brown Street Main Addition - HWY 198 to Brown Street Basin	0	0	0	0	0	250,000
TOTAL	\$600,000	\$375,000	\$245,000	\$495,000	\$520,000	\$345,000
FUNDING SOURCES						
358 Storm Drainage Capital	550,000	275,000	145,000	445,000	420,000	295,000
184 Storm Drainage Impact Fees	50,000	100,000	100,000	50,000	100,000	50,000
TOTAL	\$600,000	\$375,000	\$245,000	\$495,000	\$520,000	\$345,000

Curb and Gutter Installation

Project Background:

This project involves the installation of new or replacement concrete curb & gutter to facilitate proper street drainage. Projects may include replacement of existing dilapidated curbs & gutter or installation of new curb & gutter in existing developed areas currently void of these improvements.

Existing Conditions:

A portion of the City's streets were not constructed with curb and gutter improvements. These improvements are necessary to ensure proper drainage and to alleviate localized flooding.

Project Justification:

Storm Drainage collection in the City is necessary to reduce localized flooding and damage to existing properties.

Fiscal Implications:

Funding for this project will be allocated for storm drainage reserves.

Project Budget Summary:

		5-Year Funding Allocation					
	Program or Project	2017	2018	2019	2020	2021	2022
		Construction	Construction	Construction	Construction	Construction	Construction
Expenditure	Engineering/Inspection	3,000	3,000	3,000	3,000	3,000	3,000
	Construction	15,000	15,000	15,000	15,000	15,000	15,000
	Contingency	1,500	1,500	1,500	1,500	1,500	1,500
	Department Overhead	500	500	500	500	500	500
Total Expenditure		\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
Revenue	Funding						
	358 Storm Drainage Capital	20,000	20,000	20,000	20,000	20,000	20,000
	Total Funding	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000

Increase Flow Capacity of Main Branch of Peoples Ditch

Project Background:

The City, by agreement, has drainage rights with Peoples Ditch Company which allows discharge in Peoples Ditch under certain parameters. This project provides funds for shared maintenance costs and improvements to increase the capacity in both the east and west branches of Peoples Ditch within city limits.

Existing Conditions:

Portions of the ditch can be improved to allow for additional on and off peak pumping into the ditch which assists in lowering the standing water in the City's basins. Pumping to the ditch provides additional capacity in these basins to reduce the potential for flooding.

Project Justification:

Projects would be performed in cooperation with Peoples Ditch Company and would include culvert repair/enlargements, ditch realignment and piping, turn-out basins, control structure modifications, and additional ditch maintenance.

Fiscal Implications:

Funding for this project will be allocated from storm drainage reserves.

Project Budget Summary:

		6-Year Funding Allocation					
	Program or Project	2017	2018	2019	2020	2021	2022
		Construction	Construction	Construction	Construction	Construction	Construction
Expenditure	Construction	25,000	25,000	25,000	25,000	25,000	25,000
Total Expenditure		\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Revenue	Funding						
	358 Storm Drainage Capital	25,000	25,000	25,000	25,000	25,000	25,000
	Total Funding	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000

Storm Drainage System Oversizing Requirements

Project Background:

The City reimburses developers that are required to upsize their storm drainage improvements to provide additional capacity in compliance with the Storm Drainage Master Plan.

Existing Conditions:

Project Justification:

As provided by City Ordinance, these funds will be used to reimburse developers for the costs attributed to over sizing drainage systems to provide service for future growth.

Fiscal Implications:

Funding for this project will be allocated from storm drainage impact fee reserves.

Project Budget Summary:

		6-Year Funding Allocation					
	Program or Project	2017	2018	2019	2020	2021	2022
		Construction	Construction	Construction	Construction	Construction	Construction
Expenditure	Construction	50,000	50,000	50,000	50,000	50,000	50,000
Total Expenditure		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Funding							
Revenue	184 Storm Drainage Impact Fees	50,000	50,000	50,000	50,000	50,000	50,000
Total Funding		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000

Stonecrest Basin Pump Equipment Installation

Project Background:

This project consists of equipping the Stonecrest Basin with an electrical service, control panel, pump, and related piping equipment for dewatering the basin to accommodate additional development and routine maintenance.

Existing Conditions:

This basin was constructed in 1997 with the Stonecrest Subdivision. The basin has a capacity of 36.6 ac.ft. which accommodates the subdivision as well as the discharge from Tank 6 located across the railroad tracks. A storm drain wet well and related piping exist for the pumping of this basin to the People's Ditch.

Project Justification:

This project will provide for dewatering of the basin to provide routine maintenance, assist in mosquito abatement activities, and increase storage capacity.

Fiscal Implications:

Funding for this project will be allocated from storm drainage reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project	Construction					
	Engineering / Inspection	33,000					
	Construction	90,000					
	Contingency	9,000					
	Department Overhead	3,000					
Total Expenditure		\$135,000	\$0	\$0	\$0	\$0	\$0
Revenue	Funding						
	358 Storm Drainage Capital	135,000					
	Total Funding	\$135,000	\$0	\$0	\$0	\$0	\$0

Flat Grate Conversion

Project Background:

This project consists of replacing current outdated flat grate catch basins with catch basins designed to current City Standards.

Existing Conditions:

These catch basins were installed many years ago and plug up frequently during storm events which requires significant manhours to clean to ensure the system functions correctly.

Project Justification:

This project will provide for removal and replacement of a significant number of flat grate catch basins in various locations around the City. It will update them to current standards which increase surface flow into the catch basin and allow for debris to be caught while still allowing flow. It will significantly reduce manhours attributed to checking and cleaning these areas during storm events.

Fiscal Implications:

Funding for this project will be allocated from storm drainage reserves.

Project Budget Summary:

		6-Year Funding Allocation					
	Program or Project	2017	2018	2019	2020	2021	2022
		Construction	Construction				
Expenditure	Engineering / Inspection	10,000	10,000				
	Construction	75,000	75,000				
	Contingency	7,500	7,500				
	Department Overhead	2,500	2,500				
Total Expenditure		\$95,000	\$95,000	\$0	\$0	\$0	\$0
Revenue	Funding						
	358 Storm Drainage Capital	95,000	95,000				
	Total Funding	\$95,000	\$95,000	\$0	\$0	\$0	\$0

SCADA Installation on Storm Drain Lift Stations

Project Background:

This project consists of installing equipment and programming the existing Wonderware system to utilize SCADA's controls to operate and control Storm Drain lift Stations that pump into People's Ditch during storm events.

Existing Conditions:

Currently City staff have to manually check all lift stations during storm events which requires significant manhours that could be utilized repairing, cleaning, or monitoring other parts of the storm system. The addition of these lift stations to SCADA will allow remote startup and help staff to optimize pumping during storms without having to manually visit each pump.

Project Justification:

This project will allow staff to utilize SCADA to determine if pumps start as required and to minimize high level faults. In addition, during storm events, staff will be able to minimize labor travelling to each station which will assist in better storm response to other issues.

Fiscal Implications:

Funding for this project will be allocated from storm drainage reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project	Construction					
	Equipment/Installation	250,000					
Total Expenditure		\$250,000	\$0	\$0	\$0	\$0	\$0
Revenue	Funding						
	358 Storm Drainage Capital	250,000					
Total Funding		\$250,000	\$0	\$0	\$0	\$0	\$0

Youth Athletic Complex - Storm Drain Outfall Structure

Project Background:

This project consist of replacing an existing Strom Drainage outfall structure located within the YAC Drainage Basin with a new facility to improve Storm Drainage capacity.

Existing Conditions:

The existing outfall structure providing service to the County Complex and Surrounding City Streets is undersized and restricts flow capacity.

Project Justification:

This project will impove drainage service to the County Complex and surrounding City streets by removing a flow restriction in the existing outfall structure.

Fiscal Implications:

Funding for this project will be allocated from storm drainage reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project	Construction					
	Engineering / Inspection	2,500					
	Construction	20,000					
	Contingency	2,000					
	Department Overhead	500					
Total Expenditure		\$25,000	\$0	\$0	\$0	\$0	\$0
Revenue	Funding						
	358 Storm Drainage Capital	25,000					
Total Funding		\$25,000	\$0	\$0	\$0	\$0	\$0

Storm Drainage Pump Station No. 39 Upgrade

Project Background:

Storm Drainage Pump Station No. 39 is located at Mulberry Drive and People's Ditch has a large service area and has not been upgraded.

Existing Conditions:

This station was constructed in the 1996 and has not been updated. The condition of the station as well as availability of parts for the aged equipment contributes to the need to replace the existing control panel and pumps.

Project Justification:

This project is necessary to increase system reliability and provide a means for adequately maintaining the pump station by City staff.

Fiscal Implications:

Funding for this project will be allocated from storm drainage reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project		Construction				
	Engineering / Inspection		1,500				
	Construction		30,000				
	Contingency		3,000				
	Department Overhead		500				
Total Expenditure		\$0	\$35,000	\$0	\$0	\$0	\$0
Revenue	Funding						
	358 Storm Drainage Capital		35,000				
Total Funding		\$0	\$35,000	\$0	\$0	\$0	\$0

Glendale Avenue Storm Drain Outfall Pipeline

Project Background:

This project will construct a storm drain pipeline to connect east Glendale Avenue to the Hansen Basin to accommodate the future extension of Glendale Avenue to Campus Drive.

Existing Conditions:

There is no existing storm drainage system in this area.

Project Justification:

This project will provide a storm drain connection to the Hansen Basin that will facilitate the orderly development of Glendale Avenue east of 12th Avenue and the future connection to Campus Drive.

Fiscal Implications:

Funding for this project will be allocated from storm drainage reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project		Construction				
	Engineering / Inspection		19,000				
	Construction		115,000				
	Contingency		11,500				
	Department Overhead		4,500				
Total Expenditure		\$0	\$150,000	\$0	\$0	\$0	\$0
Revenue	Funding						
	358 Storm Drainage Capital		100,000				
	184 Storm Drainage Impact Fees		50,000				
Total Funding		\$0	\$150,000	\$0	\$0	\$0	\$0

Sand Slough Houston Avenue Pipeline Project

Project Background:

This project will pipe the north end of the existing Sand Slough across Houston Avenue into the southern portion of Sand Slough in order to provide additional capacity of the slough.

Existing Conditions:

The slough has been utilized as a drainage basin and storm water storage for many years. Due to development over the years, the existing size of the slough north of Houston Avenue is inadequate and needs to be expanded.

Project Justification:

This project is identified in the Storm Drain Master plan as a proposed improvement to provide additional capacity to the system and to connect sand slough which will increase storage both north and south of Houston Avenue.

Fiscal Implications:

Funding for this project will be allocated from storm drainage capital and storm drain impact fee reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project			Construction			
	Engineering / Inspection			19,000			
	Construction			115,000			
	Contingency			11,500			
	Department Overhead			4,500			
Total Expenditure		\$0	\$0	\$150,000	\$0	\$0	\$0
Revenue	Funding						
	358 Storm Drainage Capital			100,000			
	184 Storm Drainage Impact Fees			50,000			
Total Funding		\$0	\$0	\$150,000	\$0	\$0	\$0

Lamplight Estates Main Replacement

Project Background:

This project will provide for the replacement of an undersized main within Lamplight Estates subdivision, located South of Leland Drive, and west of 9-1/4 Avenue.

Existing Conditions:

The collector mains in this area are undersized to serve proposed future development on the east side of town. The proposed modifications will increase the ability to pump down the Freedom Park Drainage Basin which will in turn enhance the recreational value of the park drainage facility.

Project Justification:

This project is identified in the Storm Drain Master plan as a proposed improvement to provide additional capacity to the system.

Fiscal Implications:

Funding for this project will be allocated from storm drainage reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project				Construction		
	Engineering / Inspection				20,000		
	Construction				340,000		
	Contingency				34,000		
	Department Overhead				6,000		
Total Expenditure		\$0	\$0	\$0	\$400,000	\$0	\$0
Revenue	Funding						
	358 Storm Drainage Capital				400,000		
Total Funding		\$0	\$0	\$0	\$400,000	\$0	\$0

Mussel Slough / YMCA Pump Installation

Project Background:

This project consists of equipping the YMCA Basin with an electrical service, control panel, pump, and connection to existing piping for dewatering the basin to accommodate additional development and routine maintenance.

Existing Conditions:

This basin serves as a terminus basin for other basins in the Storm Drain system. The storm drain wet well and piping exist for the pumping of this basin to People's Ditch.

Project Justification:

This project will provide for dewatering of the basin to provide routine maintenance, assist in mosquito abatement activities, and increase storage capacity.

Fiscal Implications:

Funding for the project will be allocated from storm drainage capital and storm drainage impact fee reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project					Construction	
	Engineering / Inspection					10,000	
	Construction					77,000	
	Contingency					7,700	
	Department Overhead					5,300	
Total Expenditure		\$0	\$0	\$0	\$0	\$100,000	\$0
Revenue	Funding						
	358 Storm Drainage Capital					50,000	
	184 Storm Drainage Impact Fees					50,000	
Total Funding		\$0	\$0	\$0	\$0	\$100,000	\$0

Magnolia Street / Amber Way Main Replacement

Project Background:

This project consists of replacing undersized storm drainage mains located in Magnolia Street and Amber Way in order to provide adequate drainage capacity to the area.

Existing Conditions:

Existing storm drain mains are undersized and cause localized flooding. During prolonged storm events the system will backup excessively into the street and cause safety concerns.

Project Justification:

This project will increase the capacity of the system in accordance with the Storm Drainage Master Plan.

Fiscal Implications:

Funding for this project will be allocated from storm drainage reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project					Construction	
	Engineering / Inspection					29,000	
	Construction					260,000	
	Contingency					26,000	
	Department Overhead					10,000	
Total Expenditure		\$0	\$0	\$0	\$0	\$325,000	\$0
Revenue	Funding						
	358 Storm Drainage Capital					325,000	
Total Funding		\$0	\$0	\$0	\$0	\$325,000	\$0

Brown Street Main Addition - HWY 198 to Brown Street Basin

Project Background:

This project consists of installing a new main in Brown Street to provide additional drainage capacity for the downtown area.

Existing Conditions:

The storm drainage system in the downtown area is under capacity and needs to be improved. During prolonged storm events this system will backup excessively into the street and cause safety concerns.

Project Justification:

This project will improve drainage service to portions of downtown in accordance with the Storm Drainage Master Plan.

Fiscal Implications:

Funding for this project will be allocated from storm drainage reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project						Construction
	Engineering / Inspection						20,000
	Construction						205,000
	Contingency						20,500
	Department Overhead						4,500
Total Expenditure		\$0	\$0	\$0	\$0	\$0	\$250,000
Revenue	Funding						
	358 Storm Drainage Capital						250,000
	Total Funding	\$0	\$0	\$0	\$0	\$0	\$250,000

WASTEWATER PROJECTS - SIX YEAR CAPITAL PLAN

PROJECT TITLE		2017	2018	2019	2020	2021	2022
Sanitary Sewer Main Oversizing Requirements		50,000	50,000	50,000	50,000	50,000	50,000
Unscheduled Main Extensions / Replacements		50,000	50,000	50,000	50,000	50,000	50,000
Sanitary Sewer Video Inspection		20,000	20,000	20,000	20,000	20,000	20,000
12th Avenue Sewer Trunk Main Oversizing		100,000	100,000	100,000	100,000	100,000	100,000
Wastewater Treatment Plant Expansion Reserve		0	0	400,000	400,000	400,000	400,000
Manhole Repair and Coating Project		95,000	0	95,000	0	95,000	0
Sanitary Sewer Lift Station No. 47 Upgrade		45,000	0	0	0	0	0
Sanitary Sewer Lift Stations No. 16/54 Electrical Panel Upgrad		55,000	0	0	0	0	0
Sanitary Sewer Lift Station No. 41 Upgrade		0	42,000	0	0	0	0
Soil Cement Sludge Bed Renovation Project		0	0	0	0	150,000	150,000
TOTAL		\$415,000	\$262,000	\$715,000	\$620,000	\$865,000	\$770,000
FUNDING SOURCES							
363	Wastewater Capital	265,000	112,000	565,000	470,000	715,000	620,000
186	Wastewater Impact Fees	50,000	50,000	50,000	50,000	50,000	50,000
161	12th Avenue Sewer Benefit Assessment District	100,000	100,000	100,000	100,000	100,000	100,000
TOTAL		\$415,000	\$262,000	\$715,000	\$620,000	\$865,000	\$770,000

Sanitary Sewer Main Oversizing Requirements

Project Background:

The City reimburses developers that are required to upsize their main installation to provide additional capacity in compliance with the City's Sanitary Sewer Master Plan.

Existing Conditions:

Project Justification:

As provided by City Ordinance, these funds will reimburse developers for the costs attributed to oversized sewer mains to provide service for future growth demands.

Fiscal Implications:

Reimbursement funds for oversized improvements will be allocated from Wastewater Impact Fee reserves.

Project Budget Summary:

		6-Year Funding Allocation					
	Program or Project	2017	2018	2019	2020	2021	2022
		Construction	Construction	Construction	Construction	Construction	Construction
Expenditure	Construction	50,000	50,000	50,000	50,000	50,000	50,000
Total Expenditure		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Funding							
Revenue	186 Wastewater Impact Fees	50,000	50,000	50,000	50,000	50,000	50,000
Total Funding		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000

Unscheduled Main Extensions / Replacements

Project Background:

These funds are for unanticipated projects which occur when a developer is connecting to our sanitary sewer system and requires the main to be extended beyond the project boundaries. These funds could also be utilized for replacement of undersized or deteriorated sewer mains.

Existing Conditions:

Project Justification:

These funds will be used to reimburse developers for costs attributed to extending sewer mains beyond their project frontage in order to provide service to their project. This account could also be utilized for unscheduled emergency repairs on deteriorated or undersized mains within the sewer system.

Fiscal Implications:

Funding for Unscheduled Main Extensions/Replacements will be allocated from Wastewater Capital reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project	Construction	Construction	Construction	Construction	Construction	Construction
	Construction	50,000	50,000	50,000	50,000	50,000	50,000
Total Expenditure		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Revenue	Funding						
	363 Wastewater Capital	50,000	50,000	50,000	50,000	50,000	50,000
Total Funding		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000

Sanitary Sewer Video Inspection

Project Background:

This project involves video camera inspection of the City's sanitary sewer mains and recording the resulting data. All mains are to be videotaped and catalogued as to their current condition.

Existing Conditions:

The existing condition of each main is to be analyzed and catalogued to determine if and when repair, rehabilitation, or replacement is necessary.

Project Justification:

In order to determine the existing condition of a sewer main, a video inspection needs to be completed to determine if there are intrusions, breaks, slope restrictions, and/or deterioration of pipe.

Fiscal Implications:

Funding for Video Inspection Services will be allocated from Wastewater Capital reserves.

Project Budget Summary:

		6-Year Funding Allocation					
	Program or Project	2017	2018	2019	2020	2021	2022
		Construction	Construction	Construction	Construction	Construction	Construction
Expenditure	Consultant Services	17,000	17,000	17,000	17,000	17,000	17,000
	Contingency	1,500	1,500	1,500	1,500	1,500	1,500
	Department Overhead	1,500	1,500	1,500	1,500	1,500	1,500
Total Expenditure		\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
Funding							
Revenue	363 Wastewater Capital	20,000	20,000	20,000	20,000	20,000	20,000
Total Funding		\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000

12th Avenue Sewer Trunk Main Oversizing

Project Background:

The City reimburses developers that are required to upsize the trunk sewer main within 12th Avenue to provide additional capacity for future growth.

Existing Conditions:

Project Justification:

As provided by City Ordinance, these funds will reimburse developers for the costs attributed to oversized sewer mains to provide service for future growth demands.

Fiscal Implications:

Funding for 12th Avenue Sewer Trunk Main Oversizing will be allocated from 12th Avenue Sewer Benefit Assessment District reserves.

Project Budget Summary:

		6-Year Funding Allocation					
	Program or Project	2017	2018	2019	2020	2021	2022
		Construction	Construction	Construction	Construction	Construction	Construction
Expenditure	Construction	100,000	100,000	100,000	100,000	100,000	100,000
Total Expenditure		\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Revenue	Funding						
	161 12th Ave. Sewer Benefit District	100,000	100,000	100,000	100,000	100,000	100,000
	Total Funding	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000

Wastewater Treatment Plant Expansion Reserve

Project Background:

These funds will be deposited into a separate account to fund the next expansion of the Wastewater Treatment Plan (WWTP).

Existing Conditions:

Project Justification:

Annual contributions to this account will reduce the amount of long term financing that will be needed to increase treatment capacity at the WWTP from 8.0 million gallons per day (MGD) to 10.5 MGD. The construction costs are estimated at a present value of \$8,000,000.00.

Fiscal Implications:

Funding for the WWTP expansion will be allocated from Wastewater Capital reserves.

Project Budget Summary:

		6-Year Funding Allocation					
	Program or Project	2017	2018	2019	2020	2021	2022
		Construction	Construction	Construction	Construction	Construction	Construction
Expenditure	Construction			400,000	400,000	400,000	400,000
Total Expenditure		\$0	\$0	\$400,000	\$400,000	\$400,000	\$400,000
Revenue	Funding						
	363 Wastewater Capital			400,000	400,000	400,000	400,000
	Total Funding	\$0	\$0	\$400,000	\$400,000	\$400,000	\$400,000

Manhole Repair and Coating Project

Project Background:

This project provides for repair and coating of damaged sanitary sewer manholes and lift stations where corrosion is affecting concrete surfaces.

Existing Conditions:

Project Justification:

In order to limit damage to sewer facilities from corrosion, this project provides for repairing and coating the facilities.

Fiscal Implications:

Funding for the Manhole Repair and Coating Project will be allocated from Wastewater Capital reserves.

Project Budget Summary:

		6-Year Funding Allocation					
	Program or Project	2017	2018	2019	2020	2021	2022
		Construction		Construction		Construction	
Expenditure	Engineering / Inspection	5,000		5,000		5,000	
	Construction	80,000		80,000		80,000	
	Contingency	8,000		8,000		8,000	
	Department Overhead	2,000		2,000		2,000	
Total Expenditure		\$95,000	\$0	\$95,000	\$0	\$95,000	\$0
Revenue	Funding						
	363 Wastewater Capital	95,000		95,000		95,000	
	Total Funding	\$95,000	\$0	\$95,000	\$0	\$95,000	\$0

Sanitary Sewer Lift Station No. 47 Upgrade

Project Background:

This station is located at 9-1/4 Avenue and Lacey Boulevard. This project will replace both of the obsolete submersible pumps along with the guide rails, check valves, and the electrical control panel.

Existing Conditions:

This station was constructed in 1985. With the additional development on east Lacey Boulevard, the equipment is undersized and parts are no longer available for repairs. This station has an increasing service area and requires modification to electrical equipment and pumps.

Project Justification:

The original parts from this lift station have served their useable life. The new pumps, guide rails, and electrical control panel will allow for a decreased maintenance effort and an increasing service area.

Fiscal Implications:

Funding for the Sanitary Sewer Lift Station No. 47 Upgrade will be allocated from Wastewater Capital reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project	Construction					
	Engineering / Inspection	5,000					
	Construction	35,000					
	Contingency	3,500					
	Department Overhead	1,500					
Total Expenditure		\$45,000	\$0	\$0	\$0	\$0	\$0
Revenue	Funding						
	363 Wastewater Capital	45,000					
	Total Funding	\$45,000	\$0	\$0	\$0	\$0	\$0

Sanitary Sewer Lift Stations No. 16/54 Electrical Panel Upgrade

Project Background:

This project will replace the obsolete electrical control panels for two existing sanitary sewer lift stations located along Kensington Way and Rodgers Road.

Existing Conditions:

These stations were both constructed prior to 1994 and the equipment has not been updated since construction. The electrical panels have served their useful life and parts are no longer available for repairs.

Project Justification:

Installation of new control panels will reduce operational maintenance time and costs and increase system reliability.

Fiscal Implications:

Funding for the Sanitary Sewer Lift Stations No. 16 and 54 Electrical Panel Upgrade will be allocated from Wastewater Capital reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project	Construction					
	Engineering / Inspection	3,500					
	Construction	45,000					
	Contingency	4,500					
	Department Overhead	2,000					
Total Expenditure		\$55,000	\$0	\$0	\$0	\$0	\$0
Revenue	Funding						
	363 Wastewater Capital	55,000					
Total Funding		\$55,000	\$0	\$0	\$0	\$0	\$0

Sanitary Sewer Lift Station No. 41 Upgrade

Project Background:

This lift station is located on Industry Avenue in the Industrial Park and was constructed in 1977 and has had minimal upgrades to facilitate more efficient operation.

Existing Conditions:

This lift station is antiquated and has not been upgraded since its completion. Due to age of the equipment, excessive wear, and the inability to get replacement parts, the control panel, pump, and deck lid are in need of replacement.

Project Justification:

Due to age of the equipment, excessive wear, and the inability to get replacement parts, the control panel, pump, and deck lid are in need of replacement.

Fiscal Implications:

Funding for the Sanitary Sewer Lift Station No. 41 Upgrade will be allocated from Wastewater Capital reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project		Construction				
	Engineering / Inspection		2,500				
	Construction		35,000				
	Contingency		3,500				
	Department Overhead		1,000				
Total Expenditure		\$0	\$42,000	\$0	\$0	\$0	\$0
Revenue	Funding						
	363 Wastewater Capital		42,000				
Total Funding		\$0	\$42,000	\$0	\$0	\$0	\$0

Soil Cement Sludge Bed Renovation Project

Project Background:

The Wastewater treatment plant has six soil- cement lined sludge beds that were constructed in 2003. This project provides for repair of the sludge beds over a two year period.

Existing Conditions:

Over the years the existing soil-cement has deteriorated in to a powder form making it difficult to pile and remove dried sludge without removing the soil-cement that is in powder form . This effectively increases our biosolids removal cost.

Project Justification:

The sludge beds should have a concrete like surface with sufficient strength to support the operation of front-end loaders and other sludge handling equipment . This project provides for renovation of the sludge beds to a concrete surface

Fiscal Implications:

Funding for the Soil Cement Sludge Bed Renovation Project will be allocated from Wastewater Capital reserves.

Project Budget Summary:

		6-Year Funding Allocation					
	Program or Project	2017	2018	2019	2020	2021	2022
						Construction	Construction
Expenditure	Engineering					5,000	5,000
	Construction					130,000	130,000
	Contingency					13,000	13,000
	Department Overhead					2,000	2,000
Total Expenditure		\$0	\$0	\$0	\$0	\$150,000	\$150,000
Revenue	Funding						
	363 Wastewater Capital					150,000	150,000
	Total Funding	\$0	\$0	\$0	\$0	\$150,000	\$150,000

WATER - SIX YEAR CAPITAL PLAN

PROJECT TITLE		2017	2018	2019	2020	2021	2022
Unscheduled Main Extensions / Replacements		50,000	50,000	50,000	50,000	50,000	50,000
Water Main Oversizing Requirements		50,000	50,000	50,000	50,000	50,000	50,000
Meter Replacement Program		300,000	300,000	300,000	300,000	300,000	300,000
AMR Replacement Program		230,000	230,000	230,000	230,000	230,000	230,000
AMR System Upgrade / Replacement		930,000	0	0	0	0	0
Magnetic Meter Replacement		180,000	0	0	0	0	0
Water System Security Upgrades		80,000	80,000	50,000	50,000	50,000	50,000
Water Main Replacement Program		0	700,000	0	700,000	0	700,000
Flat to Meter Conversion		0	2,000,000	0	0	0	0
New Water Supply Well		0	460,000	1,540,000	0	460,000	1,540,000
Industrial Park Water Storage Facility		0	0	310,000	4,190,000	0	0
Water Distribution Main Extension Program		0	0	1,200,000	0	1,200,000	0
Demolition of Abandoned Water Storage Tanks and Buildings		0	0	0	0	350,000	0
TOTAL		\$1,820,000	\$3,870,000	\$3,730,000	\$5,570,000	\$2,690,000	\$2,920,000
FUNDING SOURCES							
391	Water Capital	1,770,000	3,820,000	2,880,000	5,520,000	1,840,000	2,870,000
185	Water Impact Fees	50,000	50,000	850,000	50,000	850,000	50,000
TOTAL		\$1,820,000	\$3,870,000	\$3,730,000	\$5,570,000	\$2,690,000	\$2,920,000

Unscheduled Main Extensions / Replacements

Project Background:

These funds are for unanticipated projects which occur when a developer is connecting to our water system and requires the main to be extended beyond the project boundaries. These funds could also be utilized for replacement of undersized or deteriorated water mains.

Existing Conditions:

Project Justification:

These funds will be used to reimburse developers for the costs attributed to extending water mains beyond their project frontage in order to provide service to their project. This account could also be utilized for unscheduled emergency repairs on deteriorated or undersized mains within the water system.

Fiscal Implications:

Funding for Unscheduled Main Extensions/Replacements will be allocated from water capital reserves.

Project Budget Summary:

		6-Year Funding Allocation					
	Program or Project	2017	2018	2019	2020	2021	2022
		Construction	Construction	Construction	Construction	Construction	Construction
Expenditure	Construction	50,000	50,000	50,000	50,000	50,000	50,000
	Total Expenditure	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
	Funding	2017	2018	2019	2020	2021	2022
		Construction	Construction	Construction	Construction	Construction	Construction
Revenue	391 Water Capital	50,000	50,000	50,000	50,000	50,000	50,000
	Total Funding	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000

Water Main Oversizing Requirements

Project Background:

The City reimburses developers that are required to upsize their main installation to provide additional capacity in compliance with the Water Master Plan.

Existing Conditions:

Project Justification:

As provided by City Ordinance, these funds will reimburse developers for the costs attributed to oversized water mains to provide service for future growth demands.

Fiscal Implications:

Reimbursement funds for over sizing improvements will be allocated from water impact fee reserves.

Project Budget Summary:

		6-Year Funding Allocation					
	Program or Project	2017	2018	2019	2020	2021	2022
		Construction	Construction	Construction	Construction	Construction	Construction
Expenditure	Construction	50,000	50,000	50,000	50,000	50,000	50,000
Total Expenditure		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Funding							
Revenue	391 Water Capital						
	185 Water Impact Fees	50,000	50,000	50,000	50,000	50,000	50,000
Total Funding		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000

Meter Replacement Program

Project Background:

This project will set aside funds into an account that will be utilized in the future to replace meters on a citywide basis that are no longer reading accurately and are unable to be repaired.

Existing Conditions:

The City replaced almost all of the 14500 meters within the City's system in 2010. This was due to the age of the meters and their reliability. Since the water system operates on the sale of water as a commodity, it is imperative that the meters read accurately. The normal replacement cycle for a meter is 15 years.

Project Justification:

Setting aside funds to replace meters on a Citywide basis follow City policy regarding preparing for future large expenses by establishing replacement funds and collecting those costs on an annual basis to plan for large future expenditures.

Fiscal Implications:

Funding for the Meter Replacement Program will be allocated from water capital reserves.

Project Budget Summary:

		6-Year Funding Allocation					
	Program or Project	2017	2018	2019	2020	2021	2022
		Construction	Construction	Construction	Construction	Construction	Construction
Expenditure	Equipment	300,000	300,000	300,000	300,000	300,000	300,000
Total Expenditure		\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000
Revenue	Funding						
	391 Water Capital	300,000	300,000	300,000	300,000	300,000	300,000
	Total Funding	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000

AMR Replacement Program

Project Background:

This project will set aside funds into an account that will be utilized in the future to replace the automated meter reading devices on a citywide basis that are no longer reading accurately and are unable to be repaired.

Existing Conditions:

The City converted all of the 14500 meters within the City's system to an automated meter reading program in 2010. Since the water system operates on the sale of water as a commodity, it is imperative that the meter reading devices read accurately. The normal replacement cycle for a reading device is 10 years.

Project Justification:

Setting aside funds to replace meter reading devices on a Citywide basis follows City policy regarding preparing for future large expenses by establishing replacement funds and collecting those costs on an annual basis to plan for large future expenditures.

Fiscal Implications:

Funding for the Meter Replacement Program will be allocated from water capital reserves.

Project Budget Summary:

		6-Year Funding Allocation					
	Program or Project	2017	2018	2019	2020	2021	2022
		Construction	Construction	Construction	Construction	Construction	Construction
Expenditure	Equipment	230,000	230,000	230,000	230,000	230,000	230,000
Total Expenditure		\$230,000	\$230,000	\$230,000	\$230,000	\$230,000	\$230,000
Revenue	Funding						
	391 Water Capital	230,000	230,000	230,000	230,000	230,000	230,000
	Total Funding	\$230,000	\$230,000	\$230,000	\$230,000	\$230,000	\$230,000

AMR System Upgrade / Replacement

Project Background:

This project will replace all of the old Datamatic equipment that is no longer under warranty and no longer serviceable due to bankruptcy of the company.

Existing Conditions:

The City has approximately 8000 metered connections that are still utilizing the Datamatic equipment that is no longer under warranty and no longer serviceable. The City has migrated to Zenner's AMR system and has had significant success.

Project Justification:

The existing Datamatic product is failing at a significant rate. Staff is unable to continue to service those devices and is required to replace them as they fail. Staff is unable to keep up with the failure rates and is having to hand read more meters which is causing significant labor costs.

Fiscal Implications:

Funding for the AMR System Upgrade / Replacement will be allocated from water capital reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project	Construction					
	Engineering / Inspection	25,000					
	Construction	850,000					
	Contingency	50,000					
	Department Overhead	5,000					
	Total Expenditure	\$930,000	\$0	\$0	\$0	\$0	\$0
Revenue	Funding						
	391 Water Capital	930,000					
	Total Funding	\$930,000	\$0	\$0	\$0	\$0	\$0

Magnetic Meter Replacement

Project Background:

This project will replace all of the magnetic meters on City wells that measure flow out of the well to ensure accurate reporting of water pumped from underground.

Existing Conditions:

Project Justification:

Fiscal Implications:

Funding for the Magnetic Meter Replacement will be allocated from water capital reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project	Construction					
	Engineering / Inspection	10,000					
	Construction	150,000					
	Contingency	15,000					
	Department Overhead	5,000					
Total Expenditure		\$180,000	\$0	\$0	\$0	\$0	\$0
Revenue	Funding						
	391 Water Capital	180,000					
	Total Funding	\$180,000	\$0	\$0	\$0	\$0	\$0

Water System Security Upgrades

Project Background:

This project will fund the installation of system security measures as identified in the City Water Vulnerability Assessment. The project proposes lighting, hatch intrusion shut down systems, and perimeter alarms.

Existing Conditions:

Project Justification:

In compliance with the U.S. Bureau of Homeland Security, the City developed a Vulnerability Study to determine what types of security measures should be taken to ensure delivery and quality of the water system. This project provides funds to protect our well sites and tank sites from potential contamination.

Fiscal Implications:

Funding for the Water System Security Upgrade Project will be allocated from water capital reserves.

Project Budget Summary:

		6-Year Funding Allocation					
	Program or Project	2017	2018	2019	2020	2021	2022
		Construction	Construction	Construction	Construction	Construction	Construction
Expenditure	Equipment	50,000	50,000	20,000	20,000	20,000	20,000
	Installation	30,000	30,000	30,000	30,000	30,000	30,000
Total Expenditure		\$80,000	\$80,000	\$50,000	\$50,000	\$50,000	\$50,000
Revenue	Funding						
	391 Water Capital	80,000	80,000	50,000	50,000	50,000	50,000
	Total Funding	\$80,000	\$80,000	\$50,000	\$50,000	\$50,000	\$50,000

Water Main Replacement Program

Project Background:

This project will replace existing small mains and older mains that do not meet City standards for fire protection or for delivery of water to consumers.

Existing Conditions:

Project Justification:

Projects will include replacement of steel and cast iron mains, undersized mains causing low pressure areas, and in-fill in areas where minor adjustments to the distribution system will enhance system performance.

Fiscal Implications:

Funding for the Water Main Replacement Program will be allocated from water capital reserves.

Project Budget Summary:

		6-Year Funding Allocation					
	Program or Project	2017	2018	2019	2020	2021	2022
			Construction		Construction		Construction
Expenditure	Engineering / Inspection		38,000		38,000		38,000
	Construction		600,000		600,000		600,000
	Contingency		60,000		60,000		60,000
	Department Overhead		2,000		2,000		2,000
Total Expenditure		\$0	\$700,000	\$0	\$700,000	\$0	\$700,000
Funding							
Revenue	391 Water Capital		700,000		700,000		700,000
Total Funding		\$0	\$700,000	\$0	\$700,000	\$0	\$700,000

Flat to Meter Conversion

Project Background:

This project will replace all of the old flat rate accounts within the City to metered services.

Existing Conditions:

The City has approximately 2500 non-metered connections that are still within the City's service area. The City has been required by the State of California to expedite the installation of meters on all accounts.

Project Justification:

Fiscal Implications:

Funding for the Flat to Meter Conversion will be allocated from water capital reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project		Construction				
	Engineering / Inspection		50,000				
	Construction		1,850,000				
	Contingency		92,500				
	Department Overhead		7,500				
Total Expenditure		\$0	\$2,000,000	\$0	\$0	\$0	\$0
Revenue	Funding						
	391 Water Capital		2,000,000				
	Total Funding	\$0	\$2,000,000	\$0	\$0	\$0	\$0

New Water Supply Well

Project Background:

This project funds the installation of a new deep water well and associated pumping equipment to provide additional City water supply and service reliability.

Existing Conditions:

The City water system currently has 13 active water supply wells and one standby emergency well. The wells have a total production capacity of approximately 26 million gallons per day.

Project Justification:

As development occurs the need to provide additional water capacity and service reliability is necessary. This project would provide funding to install a new deep well as needed.

Fiscal Implications:

Funding for the new water supply well will be allocated from water capital reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project		Design	Construction		Design	Construction
	Engineering		35,000			35,000	
	Consultant		50,000			50,000	
	Equipment		350,000			350,000	
	Construction			1,400,000			1,400,000
	Contingency			140,000			140,000
	Department Overhead		25,000			25,000	
	Total Expenditure	\$0	\$460,000	\$1,540,000	\$0	\$460,000	\$1,540,000
Revenue	Funding						
	391 Water Capital		460,000	1,540,000		460,000	1,540,000
	Total Funding	\$0	\$460,000	\$1,540,000	\$0	\$460,000	\$1,540,000

Industrial Park Water Storage Facility

Project Background:

the City's existing Industrial Park Infrastructure Master Plan identifies the need to provide additional water storage capacity to support expansion of the Industrial Park. New developments are currently required to provide their own fire flow storage facilities on site to meet the City's fire flow standards.

Existing Conditions:

The City's Industrial Park currently has one 500,000 gallon water storage tank and pumping facility. The City's Industrial park Infrastructure Master Plan identifies the need to provide approximately 1,000,000 gallons of additional storage to meet the demands of water supply and fire flow capacity for future development.

Project Justification:

Additional water supply storage is necessary to support expansion of the Kings Industrial Park, which provides jobs and economic benefits to our community. The additional infrastructure will allow the City to be more competitive in our continued efforts to attract new industrial facilities to our Industrial Park.

Fiscal Implications:

Funding for the Industrial Park Water Storage Facility will be allocated from water capital reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project			Design	Construction		
	Engineering / Inspection			300,000	200,000		
	Construction				3,600,000		
	Contingency				360,000		
	Department Overhead			10,000	30,000		
Total Expenditure		\$0	\$0	\$310,000	\$4,190,000	\$0	\$0
Revenue	Funding						
	391 Water Capital			310,000	4,190,000		
Total Funding		\$0	\$0	\$310,000	\$4,190,000	\$0	\$0

Water Distribution Main Extension Program

Project Background:

This project includes replacing undersized distribution mains or extending distribution mains in various locations throughout the City to enhance system performance.

Existing Conditions:

Project Justification:

Projects will include replacing undersized distribution mains and extending distribution mains within in-fill and growth areas to enhance system performance and to facilitate orderly growth of the City.

Fiscal Implications:

Funding for the Water Distribution Main Extension Program will be allocated from water capital and water impact fee reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project			Construction		Construction	
	Engineering / Inspection			120,000		120,000	
	Construction			960,000		960,000	
	Contingency			96,000		96,000	
	Department Overhead			24,000		24,000	
Total Expenditure		\$0	\$0	\$1,200,000	\$0	\$1,200,000	\$0
Revenue	Funding						
	391 Water Capital			400,000		400,000	
	185 Water Impact Fees			800,000		800,000	
Total Funding		\$0	\$0	\$1,200,000	\$0	\$1,200,000	\$0

Demolition of Abandoned Water Storage Tanks and Buildings

Project Background:

This project funds the demolition and disposal of two existing dilapidated buildings and the abandoned elevated water storage tanks that are no longer in use.

Existing Conditions:

Water Storage Tanks No. 1 and 2, and two out buildings are located at Fifth Street and Irwin Street. Water Storage Tank No. 3 is located within Earl F. Johnson Park. These structures are no longer in service for the water utility division and need to be removed.

Project Justification:

Removal of the tank and out buildings will reduce the amount of maintenance time and money that is spent covering graffiti and deterring vandalism at this sites.

Fiscal Implications:

Funding for the Demolition of Abandoned Water Storage Tanks and Buildings will be allocated from water capital reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project					Construction	
	Engineering					20,000	
	Abatement					50,000	
	Construction					250,000	
	Contingency					25,000	
	Department Overhead					5,000	
Total Expenditure		\$0	\$0	\$0	\$0	\$350,000	\$0
Revenue	Funding						
	391 Water Capital					350,000	
Total Funding		\$0	\$0	\$0	\$0	\$350,000	\$0

DOWNTOWN PROJECTS - SIX YEAR CAPITAL PLAN

PROJECT TITLE		<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
Downtown Reinvestment Zone		50,000	50,000	50,000	50,000	50,000	50,000
Parking Lot / Alley Seal Coat Treatment		10,000	10,000	10,000	10,000	10,000	10,000
Downtown 2010 Plan Projects		50,000	50,000	50,000	50,000	50,000	50,000
China Alley Streetscape Improvements		0	0	130,000	0	0	0
Police Department Parking Lot Expansion		0	0	50,000	0	0	0
TOTAL		\$110,000	\$110,000	\$290,000	\$110,000	\$110,000	\$110,000
FUNDING SOURCES							
004	Accumulated Capital Outlay	100,000	100,000	280,000	100,000	100,000	100,000
025	Central Parking and Business Improvement	10,000	10,000	10,000	10,000	10,000	10,000
TOTAL		\$110,000	\$110,000	\$290,000	\$110,000	\$110,000	\$110,000

Downtown Reinvestment Zone

Project Background:

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

Existing Conditions:

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

Project Justification:

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

Fiscal Implications:

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

Project Budget Summary:

		6-Year Funding Allocation					
	Program or Project	2017	2018	2019	2020	2021	2022
		Construction	Construction	Construction	Construction	Construction	Construction
Expenditure	Construction	50,000	50,000	50,000	50,000	50,000	50,000
Total Expenditure		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Revenue	Funding						
	004 Accumulated Capital Outlay	50,000	50,000	50,000	50,000	50,000	50,000
	Total Funding	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000

Parking Lot / Alley Seal Coat Treatment

Project Background:

These funds are used to seal City parking lots and/or alleys to extend the useful life of the pavement surface.

Existing Conditions:

Project Justification:

Pavement seal coat treatments protect the wearing surface of parking lots and alleys, inhibit water infiltration, and extend the serviceable life of asphalt concrete surfaces.

Fiscal Implications:

Funds for the Parking Lot/Alley Seal Coat Treatment Project shall be allocated from Central Parking and Business Improvement District Funds.

Project Budget Summary:

		6-Year Funding Allocation					
	Program or Project	2017	2018	2019	2020	2021	2022
		Construction	Construction	Construction	Construction	Construction	Construction
Expenditure	Construction	10,000	10,000	10,000	10,000	10,000	10,000
Total Expenditure		\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Revenue							
Total Funding		\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000

Downtown 2010 Plan Projects

Project Background:

This project provides funds to implement projects identified in the Downtown 2010 Plan.

Existing Conditions:

The Downtown 2010 Plan was adopted in 1997. The plan identified projects to be completed that would enhance the aesthetics and feel of the Downtown Area. The plan included projects for parking lot upgrades, Civic Center Park renovation, streetscape improvements, landscaping and street trees, and street light upgrades.

Project Justification:

This project provides funds on an annual basis for implementation of the Downtown 2010 Plan.

Fiscal Implications:

Funding for this project will be allocated from Accumulated Capital Outlay (ACO) Reserves.

Project Budget Summary:

		6-Year Funding Allocation					
	Program or Project	2017	2018	2019	2020	2021	2022
		Construction	Construction	Construction	Construction	Construction	Construction
Expenditure	Engineering / Inspection	2,000	2,000	2,000	2,000	2,000	2,000
	Construction	45,000	45,000	45,000	45,000	45,000	45,000
	Contingency	2,500	2,500	2,500	2,500	2,500	2,500
	Department Overhead	500	500	500	500	500	500
Total Expenditure		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Revenue	Funding						
	004 Accumulated Capital Outlay	50,000	50,000	50,000	50,000	50,000	50,000
	Total Funding	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000

China Alley Streetscape Improvements

Project Background:

This project intends to provide funding for the restoration of China Alley and enhancing the streetscape of the China Alley area of Downtown Hanford.

Existing Conditions:

China Alley was constructed in the late 1800's. The alley is located in the Downtown Hanford Enhancement Project Area and in the Downtown East Planning Study Area. Some of the buildings and streets in China Alley are in need of repair and restoration in order to bring this area up to current standards.

Project Justification:

China Alley is a jewel in the heart of Downtown Hanford. Many visitors each year visit China Alley making it a significant tourist attraction for the City. This project will assist in restoring China Alley to its former glory.

Fiscal Implications:

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

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project		Construction	Construction			
	Engineering / Inspection			15,000			
	Construction			100,000			
	Contingency			10,000			
	Department Overhead			5,000			
Total Expenditure		\$0	\$0	\$130,000	\$0	\$0	\$0
Revenue	Funding						
	004 Accumulated Capital Outlay			130,000			
	Total Funding	\$0	\$0	\$130,000	\$0	\$0	\$0

Police Department Parking Lot Expansion

Project Background:

This project will provide for the reconfiguration of existing parking spaces located east of the Police Station to provide for additional and more efficient parking.

Existing Conditions:

Existing parking areas located east of the police station (east of alley) are inefficient and function poorly.

Project Justification:

The reconfiguration of parking in this area will add four parking stalls and allow for more efficient use of the space.

Fiscal Implications:

Funds for the Police Department Parking Lot Expansion Project shall be allocated Accumulated Capital Outlay (ACO) Reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project			Construction			
	Engineering / Inspection			5,000			
	Construction			40,000			
	Contingency			4,000			
	Department Overhead			1,000			
Total Expenditure		\$0	\$0	\$50,000	\$0	\$0	\$0
Revenue	Funding						
	004 Accumulated Capital Outlay			50,000			
	Total Funding	\$0	\$0	\$50,000	\$0	\$0	\$0

AIRPORT PROJECTS- SIX YEAR CAPITAL PLAN

PROJECT TITLE		<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
Hanger Taxilane Rehabilitation - Phases 2 & 3		1,180,000	850,000	0	0	0	0
PCN Evaluation and Analysis		35,000	0	0	0	0	0
Runway 14-32 Pavement Slurry Seal		0	0	60,000	635,000	0	0
TOTAL		\$1,215,000	\$850,000	\$60,000	\$635,000	\$0	\$0
FUNDING SOURCES							
300	Airport	121,500	85,000	6,000	63,500	0	0
023	Special Aviation (FAA Grant)	1,093,500	765,000	54,000	571,500	0	0
TOTAL		\$1,215,000	\$850,000	\$60,000	\$635,000	\$0	\$0

Hanger Taxilane Rehabilitation - Phases 2 & 3

Project Background:

Project includes rehabilitation of the hanger taxilanes.

Existing Conditions:

The taxilanes to the hangers are in various stages of decline based upon the age of the pavement. The existing pavement surface is in need of repair.

Project Justification:

The hanger taxilanes are necessary for safe operation function of the Airport. The pavement surface is in disrepair and in need of rehabilitation. This project will extend the useful life of the facility.

Fiscal Implications:

Federal Aviation Administration(FAA) provides funding for this project which requires a 10% match from Airport Capital Reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project	Construction	Construction				
	Engineering / Inspection	290,000	180,000				
	Construction	800,000	600,000				
	Contingency	80,000	60,000				
	Department Overhead	10,000	10,000				
Total Expenditure		\$1,180,000	\$850,000	\$0	\$0	\$0	\$0
Revenue	Funding						
	300 Airport	118,000	85,000				
	023 FAA Grant	1,062,000	765,000				
Total Funding		\$1,180,000	\$850,000	\$0	\$0	\$0	\$0

PCN Evaluation and Analysis

Project Background:

This project will evaluate the existing pavement conditions to establish the Pavement Classification Number (PCN) which indicates the strength of a runway, taxiway, or airport apron and is required now by the Federal Aviation Administration (FAA)

Existing Conditions:

As part of the requirements for submitting pavement rehabilitation projects to the FAA, the City needs to establish PCN's at the Hanford Municipal Airport.

Project Justification:

The project requires significant geotechnical testing and analysis to determine the PCN's in order to determine the need for pavement rehabilitation and meet the FAA grant requirements.

Fiscal Implications:

Federal Aviation Administration(FAA) provides funding for this project which requires a 10% match from Airport Capital Reserves.

Project Budget Summary:

		6-Year Funding Allocation					
	Program or Project	2017	2018	2019	2020	2021	2022
		Study					
Expenditure	Engineering/Inspection	35,000					
Total Expenditure		\$35,000	\$0	\$0	\$0	\$0	\$0
Revenue	Funding						
	300 Airport	3,500					
	023 FAA Grant	31,500					
	Total Funding	\$35,000	\$0	\$0	\$0	\$0	\$0

Runway 14-32 Pavement Slurry Seal

Project Background:

Project includes pavement sealing and resurfacing of Runway 14-32.

Existing Conditions:

The existing runway needs to be slurry sealed approximately every 5-7 years to ensure pavement durability and reliability and to comply with the guidelines for pavement management by the Federal Aviation Administration.

Project Justification:

This project includes design and construction of the runway slurry seal to improvement the pavement's useable life.

Fiscal Implications:

Federal Aviation Administration(FAA) provides funding for this project which requires a 10% match from Airport Capital Reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project			Design	Construction		
	Engineering / Inspection			60,000	80,000		
	Construction				500,000		
	Contingency				50,000		
	Department Overhead				5,000		
Total Expenditure		\$0	\$0	\$60,000	\$635,000	\$0	\$0
Revenue	Funding						
	300 Airport			6,000	63,500		
	023 FAA Grant			54,000	571,500		
Total Funding		\$0	\$0	\$60,000	\$635,000	\$0	\$0

INDUSTRIAL PARK PROJECTS - SIX YEAR CAPITAL PLAN

PROJECT TITLE		<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
Pavement Treatment Various Streets		50,000	50,000	50,000	50,000	50,000	50,000
Landscape Renovation		0	0	50,000	0	0	0
Identification Signs		0	0	30,000	0	0	0
Landscape R-O-W Areas		0	0	0	300,000	0	0
TOTAL		\$50,000	\$50,000	\$130,000	\$350,000	\$50,000	\$50,000
FUNDING SOURCES							
004	Accumulated Capital Outlay	50,000	50,000	130,000	350,000	50,000	50,000
TOTAL		\$50,000	\$50,000	\$130,000	\$350,000	\$50,000	\$50,000

Pavement Treatment Various Streets

Project Background:

This project provides funds to perform various pavement rehabilitation / surfacing treatments to extend the useful life of streets in the Industrial Park. Pavement treatment may include reclamite, crack filling, cape seal coating or deep patching.

Existing Conditions:

The Kings Industrial Park consists of 1,000 acres of developed and vacant land. The park is mostly developed with most infrastructure in place. Infrastructure in the park dates back to the 1970's. Streets in the park are heavily used by semi-trucks and vehicles and as a result are in varying degrees of disrepair.

Project Justification:

The Kings Industrial Park provides significant jobs to the City. Infrastructure must be in good repair in order to attract new businesses and keep the existing businesses content. This is an effective way to make the Industrial Park more business friendly. This will attract new investment, core jobs and lead to a fully occupied Industrial Park.

Fiscal Implications:

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

Project Budget Summary:

		6-Year Funding Allocation					
	Program or Project	2017	2018	2019	2020	2021	2022
		Construction	Construction	Construction	Construction	Construction	Construction
Expenditure	Construction	50,000	50,000	50,000	50,000	50,000	50,000
Total Expenditure		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Revenue	Funding						
	004 Accumulated Capital Outlay	50,000	50,000	50,000	50,000	50,000	50,000
	Total Funding	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000

Landscape Renovation

Project Background:

This project provides for the renovation of landscaping along the frontage of 11th Avenue from Industry Avenue to Iona Avenue and along Iona Avenue between 11th Avenue and Burlington Northern Santa Fe Railroad.

Existing Conditions:

The Kings Industrial Park consists of 1,000 acres of developed and vacant land. The park is developed with most infrastructure in place. There are 18 businesses in the park. Landscaping currently exists in the right-of-way along Iona Avenue, 11th Avenue, and Industry Avenue.

Project Justification:

Landscaping is important for business attraction and retention. This project will renovate existing landscaping along the street frontages of Iona, 11th and Industry Avenues. Work will include installation of a new irrigation system and planting of additional trees and shrubs.

Fiscal Implications:

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

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project			Construction			
	Engineering / Inspection			5,000			
	Construction			40,000			
	Contingency			4,000			
	Department Overhead			1,000			
Total Expenditure		\$0	\$0	\$50,000	\$0	\$0	\$0
Revenue	Funding						
	004 Accumulated Capital Outlay			50,000			
Total Funding		\$0	\$0	\$50,000	\$0	\$0	\$0

Identification Signs

Project Background:

This project provides for the construction of two (2) monument-type Industrial Park entrance signs strategically located at the intersections of 11th and Idaho Avenues and 10th and Idaho Avenues.

Existing Conditions:

The Kings Industrial Park consists of 1,000 acres of developed and vacant land. The park is developed with most infrastructure in place. There are 18 businesses in the park. There are two existing industrial park signs: one located at the southeast corner of Iona Avenue and Crown Avenue, and one located at the northeast corner of 11th Avenue and Industry Avenue.

Project Justification:

Signage is important in order for businesses to be found in the Industrial Park and for business attraction. Additional signage is necessary subsequent to the Industrial Park expansion south of Industry Avenue. There is currently no signage north of Industry Avenue.

Fiscal Implications:

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

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project			Construction			
	Engineering / Inspection			2,000			
	Construction			25,000			
	Contingency			2,500			
	Department Overhead			500			
Total Expenditure		\$0	\$0	\$30,000	\$0	\$0	\$0
Revenue	Funding						
	004 Accumulated Capital Outlay			30,000			
Total Funding		\$0	\$0	\$30,000	\$0	\$0	\$0

Landscape R-O-W Areas

Project Background:

This project provides for the installation of landscaping along the frontage of 11th Avenue from Industry Avenue to Idaho Avenue and on Idaho Avenue between 11th Avenue and the Burlington Northern Santa Fe Railroad.

Existing Conditions:

The Kings Industrial Park consists of 1,000 areas of developed and vacant land. The park is developed with most infrastructure in place. There are 18 businesses in the park. Landscaping currently exists in right-of-way along Iona Avenue, 11th Avenue, and Industry Avenue.

Project Justification:

Landscaping is important for business attraction and retention. Additional landscaping is necessary along 11th Avenue and Idaho Avenue, which serves as the western and southern boundaries of the Industrial Park. This project will complete the landscaping on the west side of the park.

Fiscal Implications:

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

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project				Construction		
	Engineering / Inspection				20,000		
	Construction				250,000		
	Contingency				25,000		
	Department Overhead				5,000		
Total Expenditure		\$0	\$0	\$0	\$300,000	\$0	\$0
Revenue	Funding						
	004 Accumulated Capital Outlay				300,000		
Total Funding		\$0	\$0	\$0	\$300,000	\$0	\$0

Hidden Valley Park - West Addition Design

Project Background:

This project will consist of the conceptual design, community involvement, and public meetings to facilitate the expansion of Hidden Valley Park to the westerly vacant 20 acre parcel.

Existing Conditions:

The 20 acre parcel is currently undeveloped and only weed abatement is currently being done.

Project Justification:

As a result of Council direction and citizen input, the development of the westerly vacant parcel will create additional recreational space for the residents of the City of Hanford.

Fiscal Implications:

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

Project Budget Summary:

		6-Year Funding Allocation					
		2015	2016	2017	2018	2019	2020
Expenditure	Program or Project	Construction					
	Architectural Design	100,000					
Total Expenditure		\$100,000	\$0	\$0	\$0	\$0	\$0
Revenue	Funding						
	180 Park Impact Fees	100,000					
Total Funding		\$100,000	\$0	\$0	\$0	\$0	\$0



AGENDA STAFF REPORT

MEETING DATE: 6/21/2016	AGENDA SECTION: A
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SUBJECT:

Community Development: Adoption of Resolution 16-27-R, upholding Appeal 2016-02 and overruling the Planning Commission's approval of Conditional Use Permit 2016-01, a proposal to construct a 75-foot Verizon wireless telecommunication tower facility in the "PF" Public Facility Zone District, located on the Hidden Valley Park premises, 11th Avenue and Cortner Street (APN 008-360-006).

Recommended Motion:

I move to approve Resolution 16-27-R upholding Appeal 2016-02 and overruling the Planning Commission's approval of Conditional Use Permit 2016-01 based on the following findings:

- a. That the document reflects the City of Hanford's independent judgment.
- b. That the decision is based on the full record of the proceedings, including any public testimony, comments and/or evidence submitted to the City of Hanford.

The City Council may also add additional findings to support the decision to deny Conditional Use Permit 2016-01.

BACKGROUND

On May 17, 2016, staff presented Appeal No. 2016-02 to City Council. The City Council held a public hearing and took public comment. A motion to approve a resolution sustaining the Planning Commission approval was made and a vote was taken. The motion failed with two votes in favor, three votes against. The City Council took no further action. After review of the vote, it was determined that the failed motion does not result in any action by the Council, therefore the Planning Commission approval would stand. It was clear to staff and the public that the intent of the Council was to overturn the Planning Commission's decision and deny the Conditional Use Permit 2016-01. To finalize the intent of the City Council, a resolution has been prepared to uphold Appeal 2016-02, therefore overruling the Planning Commission's approval of

Conditional Use Permit 2016-02.

FISCAL IMPACT:

ATTACHMENTS:

Appeal Reso CUP 2016-01 revised

RESOLUTION NO. 16-27-R

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD
UPHOLDING APPEAL 2016-02 AND OVERRULING THE PLANNING COMMISSION'S
APPROVAL OF CONDITIONAL USE PERMIT 2016-01**

At a regular meeting of the City Council of the City of Hanford duly called to order and held on **June 21, 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 approved:

WHEREAS, Conditional Use Permit 2016-01, filed by Verizon Wireless, proposing to construct a 78-foot Verizon wireless telecommunication tower facility in the "PF" Public Facility Zone District, located on the Hidden Valley Park premises, 11th Avenue and Cortner Street (APN 008-360-006), was presented to the City of Hanford Planning Commission and approved on April 12, 2016; and

WHEREAS, James and Jean Leonard and Jack and Suzanne Willis filed an appeal requesting reversal of the Planning Commission's approval of CUP 2016-01 in accordance with Section 17.70.030; and

WHEREAS, the City of Hanford City Council, at its regularly scheduled meeting on May 17, 2016, held a public hearing and received testimony and evidence for and against the Appeal No. 2016-02; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hanford hereby upholds Appeal No. 2016-02 and overrules the Planning Commission's approval of Conditional Use Permit 2016-01.

THEREFORE, BE IT RESOLVED on the basis of the application, the documentation and information provided in the staff report, the evidence and testimony submitted at the public hearing, other evidence contained within the administrative record for this matter, the City

Attachment: Appeal Reso CUP 2016-01 revised [Revision 1] (1539 : Appeal No. 2016-02)

Council hereby makes the following findings and decisions pursuant to Section 17.70.030 of the Zoning Ordinance:

1. That the document reflects the City of Hanford's independent judgment.
2. That the decision is based on the full record of the proceedings, including any public testimony, comments and/or evidence submitted to the City of Hanford.

PASSED, ADOPTED AND APPROVED this ____ day of _____, 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: Appeal Reso CUP 2016-01 revised [Revision 1] (1539 : Appeal No. 2016-02)



AGENDA STAFF REPORT

MEETING DATE: 6/21/2016

AGENDA SECTION: B

SUBJECT:

Administration: Budget for 125th Birthday Celebration

RECOMMENDATION:

That the Council, by motion, approve a budget for Main Street Hanford, Chamber of Commerce, and Carnegie Museum for the 125th Birthday Celebration.

BACKGROUND:

At a previous Council meeting, the City Council requested that the Carnegie Museum, Chamber of Commerce, and Main Street Hanford submit proposals of the events and related costs that they would like to be approved for in regards to activities to celebrate Hanford's 125th Birthday.

Main Street Hanford has requested a total of \$500 for a band.

The Chamber of Commerce has requested a total of \$5,500, and the details are attached to the staff report.

The Carnegie Museum has requested a total of \$3,400 and the details are also attached for your consideration.

FISCAL IMPACT:

If the entire amounts requested are approved, an allocation of \$9,400 will be taken from ACO.

ATTACHMENTS:

Chamber of Commerce
Carnegie Museum

Hanford Chamber of Commerce
Hanford's 125th Birthday Bash
August 12, 2016
4p.m-10p.m.

The Hanford City Birthday Bash will be held in Hanford Civic Park! Advertising will be done through Facebook in multiple locations as well as TV, radio and surrounding newspapers. The birthday bash will include a kid's zone featuring bounce houses, carousel rides, Freddy the fire truck rides, trackless train rides and activities. Entertainment will include 3 local bands performing on the Budweiser stage as well as a covered wagon pull and corn hole tournament. The event will feature a 3d cake of historical buildings in Hanford, a Mega Mixer-Vendors including Food and informational booths, Beer Garden and Raffle items throughout the day.

Entertainment/ Sound:	\$2500.00
Parade/Cruise Night:	No cost
Bean Feed:	Donated
Kids Zone:	\$800.00
Displays:	Donated
Cake:	\$1000.00
Security:	\$200.00
Insurance & Permits:	\$200.00
Advertising:	\$500.00
Total:	\$5,500.00

Hanford Carnegie Museum and Tourist Information Center
125th Hanford Birthday Celebration
August 13, 2016
10:00 am to 5:00 pm

This celebration is going to transport our guests back to Hanford's Beginnings. Everything will be as it was in the 1890's to the 1930's, all entertainment, food, booths, information, etc., must be in that time period.

We will have a DJ to MC, Entertain, and providing the Sound System.

Locations: Civic Park, Courthouse

Advertising: Social Media (Website, Facebook), Fresno Bee, Hanford Sentinel, Bakersfield (Californian), T.V., KFVN, Valley Voice

Permits: Working on logistics

Equipment: Electricity, Tables, Chairs, Canopies

Insurance: Riders

Kick-Off: Equestrian Parade– Starting point is 7th and Harris, West to Douty, North on Douty to 8th Street, West on 8th Street to Irwin, North on Irwin and end on Dewey

Entertainment: VIP Historical Tour– Patricia Dickerson will take the VIP's on a Special Tour through Downtown Hanford.

Regular Historical Tours– Hanford Carnegie Museum Tour Guides will be at various locations to guide guests to Historical Locations. We would like to use Freddie to take guests from one location to the next.. (Kart)

We have special maps that will lead guests to different locations throughout the Downtown District. When the maps are complete the guests bring them back for a Commemorative Prize.

Fiddlers, Dixieland Band, Square dancing, Barbershop Quartet, and other time period acts.

Interactive Fashion Show– Museum Volunteers will dress in period clothing and roam through the crowds and talk about their clothing.

Square Dancing-We will have a Square Dance to end the festivities

Booths: Information Booths, All booths will be Time Period Appropriate 1890's to 1930's. Booths will include: Food, Craftsmen, Historic Booths, Children's Old Time Games, DIY Booths, Model A's, Model T's, Native American Flute Music, Steam Engines, and more.

Pictorial Display: Courthouse, and booths

Commemorative Memorabilia

Hanford Carnegie Museum and Tourist Information Center
125th Hanford Birthday Celebration
August 13, 2016
10:00 am to 5:00 pm

Budget:

<u>Parade</u>	\$500.00
<u>Exhibits</u>	\$400.00
<u>Entertainment</u>	\$900.00
<u>Sound System</u>	\$500.00
<u>Historical Tours</u>	\$300.00
<u>Printing</u>	\$400.00
<u>Commemorative Memorabilia</u>	\$400.00
<u>Budget Total</u>	\$3,400.00



AGENDA STAFF REPORT

MEETING DATE: 6/21/2016	AGENDA SECTION: C
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SUBJECT:

Police: Introduce and waive the first reading, and pass to a second reading Ordinance 16-05 to add Chapter 9.10 of the Hanford Municipal Code to add a Loud or Annoying Noises Ordinance, and to delete Section 9.040.40 relating to Music Boxes and Musical Instruments

RECOMMENDATION:

That the City Council by motion introduce and waive the first reading, and pass to a second reading Ordinance 16-05 adding to the Hanford Municipal Code Chapter 9.10 of Title 9, Relating to Loud or Annoying Noises as they constitute a public nuisance, and that Hanford Municipal Code Section 9.04.040 Music Boxes and Musical Instruments-Hours of Operation, be removed from the Hanford Municipal Code.

BACKGROUND:

The City of Hanford does not have an enforceable loud noises ordinance, currently if officers attempt to enforce a loud noise complaint we use the California Penal Code and must have a victim in order to proceed. This creates a lot of frustration with our citizens and officers. Our officers get tired of responding to the same address for the same problem and our citizens are reluctant to file a complaint on a neighbor, but still expect our officer to handle the problem.

This new ordinance uses a newer and more relevant standard known as a plainly audible standard that relies on officers hearing the problem and being a certain distance from the source. This newer standard has been upheld in court as acceptable and will allow our officers to enforce loud noise calls without the reporting party having to become a victim.

In the last year the Hanford Police Department responded to 1081 loud music and loud noise complaints. We were only able to issue 1 violation of the penal code on those complaints. This new ordinance will give the officers the tools they need to handle these types of incidents effectively and alleviate the frustration of the officer and community. We believe that this new ordinance will solve the problem that we have in our ability to enforcement loud noise complaints.

FISCAL IMPACT:**ATTACHMENTS:**

Noise Ordinance

ORDINANCE NO. 16-05**AN ORDINANCE OF THE CITY OF HANFORD ADDING CHAPTER 9.10 OF TITLE 9, PERTAINING TO LOUD OR ANNOYING NOISES AND REPEALING SECTION 9.04.040 PERTAINING TO MUSIC BOXES AND MUSICAL INSTRUMENTS**

The City Council of Hanford does ordain as follows:

Section 1. Chapter 9.10 of Title 9 is added to the Hanford Municipal Code, to read as follows:

CHAPTER 9.10**LOUD OR ANNOYING NOISES**

- 9.10.010 Findings.**
- 9.10.020 Purpose and intent.**
- 9.10.030 Scope.**
- 9.10.040 Definitions.**
- 9.10.050 General Prohibition.**
- 9.10.060 Noises Prohibited.**
- 9.10.070 Exemptions.**
- 9.10.080 Enforcement.**
- 9.10.090 Penalties for Violation.**
- 9.01.100 Appeals.**
- 9.10.110 Severability.**

9.10.010 Findings.

The City Council of Hanford finds and declares as follows:

- A. Loud and raucous noise degrades the environment of the City to a degree that:
 - 1. Is harmful to the health, welfare, and safety of its inhabitants and visitors;
 - 2. Interferes with the comfortable enjoyment of life and property;
 - 3. Interferes with the well being, tranquility, and privacy of the home; and

Attachment: Noise Ordinance [Revision 1] (1504 : Noise Ordinance Change)

4. Both causes and aggravates health problems.

B. Both the effective control and the elimination of loud and raucous noise are essential to the health and welfare of the City's inhabitants and visitors, and to the conduct of the normal pursuits of life, including recreation, work, and communication.

C. The use of sound amplification equipment creates loud and raucous noise that may, in a particular manner and at a particular time and place, substantially and unreasonably invade the privacy, peace and freedom of inhabitants of, and visitors to, the City.

D. Certain short-term easing of noise restrictions is essential to allow the construction and maintenance of structures, infrastructure and other elements necessary for the physical and commercial vitality of the City.

E. The obligation to draft regulations that affect speech in a content-neutral fashion is of paramount importance to protect the freedom of expression guaranteed by the First Amendment of the United States Constitution. This ordinance enacts narrowly drawn, content-neutral regulations that are to be interpreted as such so as not to infringe upon constitutionally protected rights.

9.10.020 Purpose and intent

It is the purpose and intent of this chapter to protect, preserve, and promote the health, safety, welfare, and peace and quiet of the citizens of Hanford through the reduction, control, and prevention of loud and raucous noise, or any noise which unreasonably disturbs, injures, or endangers the comfort, repose, health, peace, or safety; or causes public inconvenience, annoyance or alarm to reasonable persons of ordinary sensitivity.

9.10.030 Scope.

This Ordinance applies to the control of all sound originating within the jurisdictional limits of the City.

9.10.040 Definitions.

For purposes of this chapter, these words and phrases shall be defined as follows:

A. "Emergency" means any occurrence or set of circumstances involving the actual or imminent physical trauma or property damage demanding immediate attention.

B. "Emergency work" means any work performed for the purpose of preventing or alleviating physical trauma or property damage, whether actually caused or threatened by an emergency, or work by private or public utilities when restoring utility service.

C. "City" means the City of Hanford.

- D. “City Manager” means the City Manager of the City and/or his/her designee.
- E. “Noise sensitive institutions” or “noise sensitive areas” includes, schools, churches, hospitals and other facilities at which healthcare services are provided, courts and public libraries.
- F. “Person” means any individual, firm, association, partnership, joint venture, corporation, or business entity.
- G. “Plainly audible” means any sound that can be readily heard by a reasonable person of ordinary sensitivities using his or her unaided hearing faculties.
- H. “Public right-of-way” means any street, avenue, boulevard, highway, sidewalk, alley, or similar place normally accessible to the public which is owned or controlled by a government entity.
- I. “Public space” means any real property or structures on real property, owned by a government entity and normally accessible to the public, including but not limited to parks and other recreational areas.
- J. “Residential” means any real property which contains a structure or building in which one or more persons reside, provided that the structure or building is properly zoned, or is legally nonconforming, for residential use in accordance with the terms and maps of the City's zoning ordinance.
- K. “Unreasonable noise” means any noise that is plainly audible from a distance of fifty (50) feet from any boundary line of a property from which the noise originates.

9.10.050 General Prohibition.

- A. Unless an exemption identified in this Chapter 9.10 applies, no person shall make, continue, or cause to be made or continued:
1. any unreasonable noise; or
 2. any noise which unreasonably disturbs, injures, or endangers the comfort, repose, health, peace, or safety of reasonable persons of ordinary sensitivity, within the jurisdictional limits of the City; or
 3. any noise which is so harsh, prolonged, unnatural, or unusual in time or place as to occasion unreasonable discomfort to any persons within the neighborhood from which said noise emanates, or as to unreasonably interfere with the peace and comfort of neighbors or their guests, or operators or customers in places of business, or as to detrimentally or adversely affect such residences or places of business.
- B. For purposes of subsection A.2 and A.3 above, factors for determining whether a sound is prohibited include, but are not limited to, the following:

1. the proximity of the sound to sleeping facilities, whether residential or commercial;
2. the land use, nature, and zoning of the area from which the sound emanates and the area where it is received or perceived;
3. the time of day or night the sound occurs;
4. the duration of the sound; and
5. whether the sound is recurrent, intermittent, or constant.
6. if the noise is produced by a commercial or otherwise permitted activity, and whether the noise is one that could reasonably be expected from the commercial or permitted activity.

9.10.060 Noises Prohibited.

A. In addition to the acts that generate unreasonable noise, the following are declared to be noises prohibited by Sections 9.10.050.A.2 and/or 9.10.050.A.3 above and are per se violations of this Ordinance, unless an exemption identified in this Chapter 9.10 applies. These enumerations do not constitute an exclusive list of noises that are prohibited by Section 9.10.050.A. above:

1. **Unreasonable Noises:** The unreasonable making of, or knowingly and unreasonably permitting to be made, any unreasonably loud, boisterous or unusual noise, disturbance, commotion or vibration in or in any proximity to any boarding facility, dwelling, place of business or other structure, or upon any public street, park, or other place or building.
2. **Vehicle Horns, Signaling Devices, and Similar Devices:** The sounding of any horn, signaling device, or other similar device, on any automobile, motorcycle, or other vehicle on any right-of-way or in any public space of the City, for more than ten (10) consecutive seconds. The sounding of any horn, signaling device, or other similar device, as a danger warning, is exempt from this prohibition.
3. **Non-Emergency Signaling Devices:** Sounding or permitting the sounding of any amplified signal from any bell, chime, siren, whistle or similar device, intended primarily for non-emergency purposes, from any place or vehicle for more than ten (10) consecutive seconds. The reasonable sounding of such devices by the City for traffic control purposes is exempt from the operation of this provision. Furthermore, this restriction does not apply to the daylight operation of sound systems of vehicles used for advertising, or in parades, political or other special events.
4. **Emergency Signaling Devices:** The intentional sounding or permitting the sounding outdoors of any emergency signaling device including fire, burglar, civil defense alarm, siren, whistle, or similar emergency signaling device, except in an emergency or except as provided in subsections a. and b., below:

- a. Testing of an emergency signaling device shall occur between 7:00 a.m. and 8:00 p.m. Any testing shall use only the minimum cycle test time. In no case shall such test time exceed ten (10) minutes. Testing of the emergency signaling system shall not occur more than once in each calendar month.
- b. Sounding or permitting the sounding of any exterior burglar or fire alarm or any motor vehicle burglar alarm, shall terminate within fifteen (15) minutes of activation unless an emergency exists. If a false or accidental activation of an alarm occurs more than twice in a calendar month, the owner or person responsible for the alarm shall be in violation of this Ordinance.
5. Radios, Televisions, Boom Boxes, Phonographs, Stereos, Musical Instruments and Similar Devices. The use or operation of a radio, television, boom box, phonograph, stereo, musical instrument, or similar device that produces or reproduces sound in a manner that is plainly audible to any person other than the player(s) or operator(s) of the device, and those who are voluntarily listening to the sound, and unreasonably disturbs the peace, quiet, and comfort of neighbors in residential, commercial, public space or noise sensitive areas.
6. Loudspeakers, Amplifiers, Public Address Systems, and Similar Devices: The unreasonably loud and raucous use or operation of a loudspeaker, amplifier, public address system, or other similar device for producing or reproducing sound between the hours of 10:00 p.m. and 7:00 a.m. on weekdays, and 10:00 p.m. and 8:00 a.m. on weekends and holidays in the following areas: (1) Within or in proximity to residential or noise-sensitive areas; (2) Within public space if the sound is plainly audible across the real property line of the public space from which the sound emanates. This restriction shall not, however, apply to any public performance, gathering, parade, or other event for which a permit has been obtained from the City or event exempted by this Ordinance, and noise caused by such exempt activities shall not be an unreasonable noise for purposes of this Chapter.
7. Yelling, Shouting, and Similar Activities: Yelling, shouting, hooting, whistling, or singing in or in proximity to residential or noise sensitive areas or in public places, between the hours of 10:00 p.m. and 7:00 a.m., or at any time or place so as to unreasonably disturb the quiet, comfort, or repose of reasonable persons of ordinary sensitivities. This section applies only to those situations where the disturbance is not a result of the content of the communication but due to the volume, duration, location, timing or other factors not based on content. This restriction shall not, however, apply to any public performance, gathering, parade, or other event for which a permit has been obtained from the City or event exempted by this ordinance under section 9.10.070, and noise caused by such exempt activities shall not be an unreasonable noise for purposes of this Chapter

8. Animals and Birds: Please reference Hanford Municipal Code Section 6.08.020 G.
9. Loading or Unloading Merchandise, Materials, Equipment: The creation of unreasonably loud, raucous, and excessive noise in connection with the loading or unloading of any vehicle at a place of business or residence.
10. Construction or Repair of Buildings, Excavation of Streets and Highways: The construction, demolition, alteration or repair of any building or the excavation of streets and highways other than between the hours of 7:00 a.m. and 8:00 p.m. In cases of emergency, construction or repair noises are exempt from this provision. In non-emergency situations, the City Manager, or his designee, may issue a permit, upon application, if the City Manager, or his designee, determines that the public health and safety, is affected by loud and raucous noise caused by construction or repair of buildings or excavation of streets and highways between the hours of 8:00 p.m. and 7:00 a.m. will not be impaired, and if the City Manager, or his designee, further determines that loss or inconvenience would otherwise result. The permit shall grant permission in non-emergency cases for a period of not more than three (3) days. The permit may be renewed once for a period of three (3) days or less.
11. Noise Sensitive Institutions: The creation of any unreasonably loud and raucous noise in proximity to any noise sensitive institution while it is in use, which unreasonably interferes with the workings of the institution or which disturbs the persons in these institutions.
12. Blowers, Mowers, Trimmers, and Similar Devices: In or in proximity to residential or noise sensitive areas, between the hours of 8:00 p.m. and 7:00 a.m., the operation of any noise-creating blower, mower, trimmer, power fan, or any battery/electrical-powered or internal-combustion-powered equipment, provided that the noise can be heard across the property line of the property from which it emanates.
13. Commercial Establishments Adjacent to Residential Property: Unreasonably loud and raucous noise from the premises of any commercial establishment, including any outdoor area which is part of or under the control of the establishment, between the hours of 10:00 p.m. and 7:00 a.m., which is plainly audible at any residential property or noise sensitive institution and which is not exempt per Section 9.10.70.K. below.
14. Train Whistles: No provision regarding train whistles is proposed at this time due to preemption by the federal government.

9.10.070 Exemptions.

- A. Motor vehicles on traffic ways of the City, provided that the prohibition of Section 9.10.060.A.2. continues to apply. Noise from vehicles on traffic ways shall be regulated

in a manner provided for by the California Vehicle Code. This exemption does not include the use of compression release engine brakes (also known as “jake brakes”) in a manner that creates a noise prohibited by Section 9.10.050.A.2 and/or 9.10.050.A.3 above.

B. Repairs of utility structures which pose a clear and immediate danger to life, health, or significant loss of property.

C. Sirens, whistles, or bells lawfully used by emergency vehicles, or other alarm systems used in case of fire, collision, civil defense, police activity, or imminent danger, provided that the prohibition contained in Section 9.10.060 A.4. continues to apply.

D. The emission of sound for the purpose of alerting persons to the existence of an emergency or the emission of sound in the performance of emergency work.

E. Repairs or excavations of bridges, streets, highways, and other public improvements by or on behalf of the City, the State, or the federal government, between the hours of 8:00 p.m. and 7:00 a.m., when public welfare and convenience renders it impractical to perform the work between 7:00 a.m. and 8:00 p.m.

F. Outdoor School and Playground Activities. Reasonable activities conducted on public playgrounds and public or private school grounds, which are conducted in accordance with the manner in which such spaces are generally used, including but not limited to, school athletic and school entertainment events.

G. Other Outdoor Events. Outdoor gatherings, public dances, shows and sporting events, and other similar outdoor events, provided that a permit has been obtained from the appropriate permitting authority.

H. Generators required for medical purposes; Power outages: Noise from generators required for medical purposes or during power outages.

I. Blowers, Mowers, Trimmers, and Similar Devices: In or in proximity to residential or noise sensitive areas, between the hours of 7:00 a.m. and 8:00 p.m., the operation of which is being conducted for its intended purpose.

J. Noises, sounds, commotions, and vibrations at levels normally associated with activities occurring at or in proximity to residences which occur between the hours of 7:00 a.m. to 10:00 p.m. and which are considered by a reasonable person to be the ordinary, usual, and/or incidental to residential activity that do not unreasonably disturb the peace and comfort of adjacent properties. .

K. Noises, sounds, commotions, and vibrations caused by business operations coming from a commercial or industrial property regardless of the hour that are considered to be of a routine nature and that are consistent with the noises, sounds, commotions, and vibrations

generated by businesses of similar nature, including without limitation, nighttime unloading of freight at a retail establishment.

9.10.080 Enforcement.

A. This Ordinance shall be enforced by the City Manager, Police Chief and their appointed designees, who will have primary responsibility for the enforcement of the noise regulations contained in this Ordinance. Nothing in this Ordinance shall prevent the City Manager, Police Chief or their designees from obtaining voluntary compliance by way of warning, notice or education.

B. When enforcing this Ordinance, the City Manager, Police Chief and their designees shall take into account and appropriately note the following factors:

- a. Their own observations of the violation;
- b. The time of day/night;
- c. The number of complaints received on the same incident; and
- d. Other factors contained in this Ordinance.

9.10.090 Penalties for Violation.

A. Any person violating any of the provisions of this chapter shall be guilty of a misdemeanor and subject to a maximum penalty of six (6) months imprisonment in the County Jail or a fine of not more than one thousand dollars (\$1,000.00), as well as any civil or administrative penalties set forth in [the Hanford Municipal Code](#), as may be amended. Furthermore, violators shall be subject to any other enforcement remedies available to the City under any applicable state or federal statute or pursuant to any other lawful power the City may possess.

B. Each day a violation continues and every violation of this chapter shall constitute a separate violation and shall be subject to all remedies. Multiple violations can be deemed to have occurred during a one (1) day period.

C. In addition to or in lieu of the penalties identified in this Section 9.10.090, the City may impose any criminal, civil, and/or administrative penalties authorized by statute, regulation, or other legal authority, including, without limitation, this municipal code, for violation of this Chapter 9.10. In the event any civil or administrative suit or action is brought by the City to enforce the provisions of this chapter, the person or persons responsible for such violation shall be liable to the City for costs of the suit, including, but not limited to, attorneys' fees.

9.10.100 Appeals.

Any administrative enforcement citation may be appealed in accordance with the appeal provisions of this municipal code.

9.10.110 Severability.

If any part or subsection of this chapter is for any reason held to be invalid, unlawful, or unconstitutional, such invalidity, unlawfulness, or unconstitutionality shall not affect the validity, lawfulness, or constitutionality of any other part of this chapter.

Section 2. Section 9.04.040 is hereby repealed.

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

Passed and adopted at a regular meeting of the City Council of the City of Hanford, duly called and held on the ____ day of _____, 2016, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

APPROVED

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 ordinance was duly introduced at a regular meeting of the City Council of the City of Hanford on the ____ day of _____, 2016, and it was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the ____ day of _____, 2016.

Dated: _____

Jennifer Gomez, City Clerk

Attachment: Noise Ordinance [Revision 1] (1504 : Noise Ordinance Change)



AGENDA STAFF REPORT

MEETING DATE: 6/21/2016	AGENDA SECTION: D
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SUBJECT:

City Clerk: Adopt Resolution 16-31-R approving the City Council Handbook of Rules and Procedures

RECOMMENDATION:

That the Council, by motion, adopt Resolution 16-31-R approving the City Council Handbook of Rules and Procedures.

BACKGROUND:

Past City Councils have adopted various policies and rules pertaining to City Council meetings, decorum, appointments to Commissions, and several other subjects. These policies have lived as resolutions, ordinances, and regular documents that have been approved at Council meetings. In order to easily refer to all rules and procedures, staff has prepared this comprehensive document to eliminate the multiple references to other regulations. This document will also be easier to review and amend in the future by a single resolution.

There are a few specific changes that staff wanted to bring to the Council's attention.

Chapter 2, Section A: Rules of Order

The Council adopted Robert's Rules of Order, but based on the current order of business and rules that have been approved or established by past practice, the City Council does not adhere to Robert's Rules. For clarification, the Council can stay with Robert's but state that they are also incorporating the rules and procedures set forth in this Handbook. Another option is to adopt Rosenberg's Rules of Order which is a simpler format along with the rules and procedures set forth in this Handbook. The City Council has the authority to adopt its own Rules of Order, so a third option could be to follow a basic parliamentary procedure and the rules and procedures set forth in this Handbook.

Chapter 2, Section H: Call to Order

The current policy calls for a vote to determine who will call the meeting to order if the Mayor

and Vice Mayor are both absent. To simplify this selection, staff proposes that the most senior Council Member will call the meeting to order in their absence.

Chapter 2, Section N: Adjournment of Meeting

If meetings run past 10:00 p.m., the current procedure requires a vote by the City Council to proceed with the agenda. The need for a formal vote seems to be unnecessary, so staff proposes that the agenda can continue past 10:00 p.m. by a majority consensus.

Chapter 5, Section B: Attendance

Currently, any commission member that misses three consecutive meetings without prior notification to staff shall be removed from their seat. This could lead to an abuse of calling shortly before a meeting multiple times over the year, but not be a cause to be removed. This has had staff question whether a rule should be established to remove commission members for excessive absences whether they were excused or not. Therefore, staff recommends adding additional language stating that if a member attends less than 70% of the meetings, then he or she may be removed unless extenuating circumstances apply.

After this Handbook has been adopted, staff will bring back at a future meeting any sections to the Municipal Code that may need to be amended or repealed so it does not contradict or duplicate information that is in the Handbook.

FISCAL IMPACT:

ATTACHMENTS:

Resolution for Handbook of Rules and Procedures
Handbook of Rules and Procedures 2016

RESOLUTION 16-31-R**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD APPROVING
THE HANDBOOK OF RULES AND PROCEDURES OF THE CITY COUNCIL OF THE
CITY OF HANFORD**

WHEREAS, the Hanford City Council has established past rules and procedures through ordinances, resolutions, and other policies for the conduct of its proceedings; and

WHEREAS, the policies, rules and procedures set forth in the attached Handbook will be useful to the City Council, Commissions, Staff, and the General Public by eliminating multiple references; and

WHEREAS, pursuant to Government Code Section 36813, the Council may establish rules for the conduct of its proceedings; and

WHEREAS, this Handbook may be amended by resolution to modify or establish other policies relative to the City Council.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hanford does hereby approve the attached Handbook of Rules and Procedures.

PASSED, ADOPTED AND APPROVED this ____ day of _____, 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

HANDBOOK OF RULES AND PROCEDURES

HANFORD CITY COUNCIL



PREFACE

As provided by California Government Code Section 36813, the City Council of the City of Hanford established the Handbook of Rules and Procedures contained therein. The Handbook shall be in effect upon adoption by the City Council and shall remain in effect until such time as it is amended or new rules are adopted in the manner provided herein.

In addition to the Handbook of Rules and Procedures, the City Council has included in this document other information which may be useful to the City Council, Commissions, administrative staff, and the general public. This document is to be known as "The Handbook of Rules and Procedures of the City Council of the City of Hanford."

Adopted _____

Resolution _____

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CHAPTER 1 GENERAL INFORMATION, POWERS AND DUTIES

A. THE CITY OF HANFORD

The City of Hanford has a City Council/City Manager form of government.

Under this form of government the elected City Council sets the policies for the operation of the Hanford City Government. The Council is responsible to the citizens for:

- Establishing community-wide goals that address short and long range needs.
- Formulating policies that define a course of action that shape city operations.
- Providing quality services within available resources.
- Acting as a link between the professional staff and local citizens.

City Council members are local leaders. The electorate expects the Council to set the tone and direction for municipal operations. Strategic planning and goal setting are the tools that enable a Council to define their vision and determine methods for accomplishing their goals.

The administrative responsibility of the city rests with the City Manager, who is appointed by the City Council. The City Manager has the responsibility to apply and administer Council's policies through the day-to-day operation of the city. The City Manager is the chief administrative officer of the city and directs the totality of city operations.

Teamwork between the Council and the City Manager is a key element of the council-manager form of government. The pooling of skills is essential to resolve the many complex problems that face the city today. The council-manager form of government seeks to enhance the effectiveness of local policy-making and municipal operations by bringing together skilled lawmakers, community representatives, and experts in municipal administration and management.

B. COUNCIL ELECTIONS

The City Council consists of five members, elected by district. Each Council Member serves four-year staggered terms, without limit. Elected Officials serve until his/her successor has been elected and qualified. Elections are held in November of even numbered years.

C. VACANCIES

Vacancies on the City Council shall be filled in accordance with California Government Code 36512.

California Government Code Section 36502 specifies the conditions under which a vacancy occurs.

D. MAYOR/VICE MAYOR SELECTION

The Mayor and Vice Mayor are members of the City Council and selected by the Council and not elected by the voters. These positions typically serve a period of one year.

E. MAYOR AS PRESIDING OFFICER AND DUTIES THERETO

The Mayor shall be recognized as the official head of the City of Hanford for all ceremonial purposes and by the Governor for military purposes. In the time of public danger or emergency, the Mayor may, with the consent of the City Council, cause order to be maintained and enforce laws. The Mayor shall act as the Presiding Officer at all meetings of the City Council and perform such other duties consistent with the office as may be imposed by the City Council. The Mayor may move, second, and debate from the Chair, subject to such limitations of debate as are imposed on all Council Members by these rules and shall not be deprived of any of the rights and privileges of a Council Member as such Presiding Officer. The Mayor shall possess no veto power.

The Mayor shall preserve strict order and decorum at all times. The Mayor shall state each item coming before the City Council, and shall upon conclusion of said presentation related thereto call for the vote. Following the vote, the Mayor shall announce the results of the vote. The Mayor is eligible to vote on all motions, and shall direct the order of participation of Council Members. The Mayor shall, in all instances, have the last chance to speak. The Mayor shall sign all ordinances and resolutions adopted by the City Council during the Mayor's presence. The Mayor shall sign all agreements and/or contracts, except where otherwise instructed or set forth by policy.

F. VICE MAYOR

In the absence of the Mayor, the Vice Mayor shall possess and perform the power and duties of the Mayor. In that capacity, the Vice Mayor shall sign ordinances and resolutions adopted in his/her presence. The Vice Mayor shall also sign all agreements and/or contracts, except where otherwise instructed or set forth by policy.

G. COMPENSATION

Salaries for the City Council Members may be fixed in accordance with Section 36516 of the Government Code of the State of California. Council Members may be reimbursed for actual and necessary expenses incurred in the performance of their official duties as allowed by Government Code Section 36514 and any resolutions or ordinances adopted by the City.

H. CITY MANAGER

The City Manager, appointed by the City Council, is responsible for the overall administration of the City in response to the policies and programs established by the City Council. The City Manager is responsible for forecasting the program and service needs of the City and its related financial, personnel, and capital improvement requirements. The City Manager is a significant liaison with the community and other levels of government.

I. CITY CLERK

The City Clerk is appointed by the City Manager and is the local official for elections, local legislation, the Public Records Act, the Political Reform Act, and the Brown Act (open meeting laws). The City Clerk, in consultation with the City Attorney, ensures that actions are in compliance with all federal, state and local statutes and regulations and that all actions are properly executed, recorded, and archived.

The statutes of the State of California prescribe the basic functions and duties of the City Clerk, and the Government Code and Election Code provide precise and specific responsibilities and procedures to follow.

The Office of the City Clerk is a service department within the municipal government upon which the City Council, all City departments, and the general public rely on for information regarding the operations and legislative history of the City. The City Clerk serves as the liaison between the public and City Council and provides related municipal services. The City Clerk provides clerical support to the City Council.

J. CITY ATTORNEY

The City Attorney, appointed by the City Council, is responsible for providing necessary legal services and guidance to the City Council, the City Manager, department heads, and city boards, commissions and committees to ensure that city functions are performed on a sound legal basis.

In the event that it is deemed necessary and in the best interest of the City to contract for either Special or Conflict Counsel to act in the place of the City Attorney, the City Manager shall bring forth a recommendation to the City Council

for approval at a regular or special meeting and be designated to execute the necessary documentation to facilitate those contracts. If outside legal counsel is required due to a reason other than a conflict of interest affecting the City Attorney, the City Manager shall confer with the City Attorney regarding the hiring of Special Counsel.

Communications from the City Attorney's Office may be confidential and shall be treated as attorney-client privilege. Only the City Council, as an entire body, may waive the privilege, and not individual Council Members.

During the normal course of a Council Member carrying out the duties of office, it is common practice to discuss issues or ask questions of City Staff, including the City Attorney. For the purpose of this policy statement, the intent is to regulate an individual Council Member's authority to cause work to be performed by the City Attorney.

When an individual Council Member poses a question to the City Attorney, the City Attorney shall estimate the amount of time required to answer the question. In the event the City Attorney believes the amount of time for research involved in answering the question will generate a bill in excess of \$2,000.00, the City Attorney will notify the Council Member that the answer will exceed policy limitations. If the submitting Council Member continues to seek an answer to the question, the Council Member will pose the question to the Council, as a body, at a Council Meeting and must obtain a consensus of the majority of the Council Members present at the meeting in order for the City Attorney to work on the question.

Legal work involving a question or inquiry that require less than \$2,000.00 in billable hours by the City Attorney may be authorized by the submitting Council Member without the need of obtaining the Council's approval.

K. TRIANGLE OF POLICY, PROCESS & PRODUCT

The City Council establishes the Policy—establishing vision and direction for the community's future.

The City Clerk, in consultation with the City Attorney oversees the Process—ensuring that the decision-making process complies with federal, state, and local regulation and that it is properly recorded.

The City Manager provides the Product—which is the primary reason for the existence of local government: to provide services to the taxpayer that the taxpayers cannot (or will not) provide for themselves.

L. MUNICIPAL CODE

The Hanford Municipal Code sets forth the regulatory, penal and administrative laws of general application to the city. These laws are enforceable by the City, and violation constitutes a misdemeanor or infraction.

Other directives and policies of the City Council are recorded in resolutions or by minute action of the Council.

M. INTERFERENCE IN STAFF FUNCTIONS

The City Council shall deal with the administrative services of the City through the City Manager, except for the purpose of inquiry, and neither the City Council nor any member thereof, shall give orders to subordinates of the City Manager. No member of the City Council shall publicly criticize or censure any staff member of the City, and shall instead relay any criticism of a staff member privately through the City Manager.

The City Council shall deal with the Office of the City Attorney only through the City Attorney or his/her designees, except for the purpose of inquiry, and neither the City Council nor any member thereof, may give orders to subordinates of the City Attorney without the City Attorney's consent.

N. CITY DEPARTMENTS

Administration – In addition to the City Manager and City Clerk, the administrative office also includes Human Resources and Information Technology. Human Resources is responsible for risk management and the city's comprehensive personnel program, including recruitment, classification, compensation, employee benefits, safety administration, and employee training.

Information technology is responsible for design and maintenance of the city's software systems and administration of the City's Local/Wide Area Network. This division also manages the City's web services and intranet.

Finance – The finance department is composed of two divisions, the accounting division and utility billing division. The accounting division is responsible for cash management, financial management services, payroll, purchasing, accounts payable and receivable, business license administration and insurance services.

The utility billing division is responsible for customer services for refuse, sewer, and water operations. This includes all billing, collections, and adjustments as necessary.

Community Development – The community development department includes three divisions: planning, building, and housing. The planning division is

responsible for administering the city's general plan and zoning ordinance, and provides support services to the planning commission.

The building division is responsible for ensuring that construction activities in the city meet all requirements of the *Uniform Building Code*. The division issues building permits and provides inspections as needed to ensure that buildings are constructed in accordance with the approved plans. The building division also provides city-wide code enforcement services and abates dangerous buildings to ensure they do not pose a hazard to the community.

The housing division is responsible for assisting in the development, rehabilitation and maintenance of affordable housing in our community. This division provides funds for the CDBG Housing Rehabilitation Grant Program, the BEGIN/HOME Programs, First-Time Homebuyers Program, and the processing and monitoring of all housing rehabilitation projects.

Parks & Recreation – The recreation division operates recreational and leisure activities for the community of Hanford. It is composed of administrative services, sports, youth/cultural/special events, Longfield Center, aquatics, senior center, teen center, facilities management, and therapeutic recreation. Hanford's recreation department offers a full range of recreational activities for nearly every segment of our community. The parks and recreation department provides recommendations to the Parks and Recreation Commission.

The parks division is responsible for maintaining the aesthetic and recreation value of city property including City parks, street medians, athletic fields, City parking lot landscapes, the Industrial Park, Airport Park, and the Intermodal Station. The division designs and constructs streetscape improvement projects within the Downtown District; administers the Landscape Assessment District contracts; repairs citywide irrigation systems; performs annual playground safety inspections; and conducts repairs and upgrades to existing playgrounds.

Public Works – The most complex department in the City of Hanford is the public works department. It is composed of administration/engineering, streets, building maintenance, refuse, fleet, wastewater, airport operations, and utilities.

The administration and engineering division is responsible for the design and supervision of all capital improvement projects as well as administering the entire public works department. This division is also responsible for providing recommendations to the City Council and Commissions.

The streets division is composed of two programs: street maintenance and street cleaning. Street maintenance is primarily responsible for maintenance of local streets and city parking lots as well as supervising painting activities, maintenance of traffic signals and streetlights, and other maintenance activities. The street-cleaning program is responsible for sweeping all downtown streets each business day and all other city streets at least once per week.

The building maintenance division is responsible for the maintenance and repair of all city owned facilities. This includes the civic auditorium, city offices, veterans building, historic courthouse, intermodal facility, public works corporation yard, wastewater treatment plant, Longfield Center, aquatics facility, police department, and fire stations. This is accomplished through a staff of full time and part-time employees.

The wastewater treatment plant is a sophisticated, multimillion dollar facility responsible for the treatment and recycling of nearly 1.8 billion gallons of sewage each year. This division is also responsible for maintaining the sanitary sewer collection system. The plant uses state of the art techniques and continues to meet all applicable water quality standards.

The refuse division provides refuse pickup, recycling, and disposal services for all businesses and residents of the city, as well as some residents located in unincorporated areas around the city.

The fleet maintenance division is responsible for maintaining and managing a diverse fleet of equipment including sedans, police vehicles, street sweepers, refuse trucks, motor graders, sewer cleaning equipment, fire vehicles, and other specialized pieces of large and small equipment. The city's fleet maintenance program is set up as a leasing operation with all costs accumulated in this program and charged out to city departments.

The utilities division is composed of two program areas: storm sewer maintenance and water operations. The storm sewer maintenance section is responsible for maintaining storm drain facilities within the city. The water operations section is responsible for the operation and maintenance of the city water system.

Airport operations oversee all matters pertaining to the airport.

Police – The police department is responsible for providing police services to preserve the peace and ensure the general safety and welfare of city residents and visitors. The department is organized into multiple areas: support services, records and communications, operations, narcotics task force, traffic enforcement, school resource officer program, and the problem oriented policing (POP) program. These divisions work cooperatively to maintain a low crime rate with a community approach to law enforcement.

The support services division is responsible for the overall administration of the police department and investigative services. This division also administers the Gang Resistance Education (G.R.E.A.T.) program in conjunction with the Hanford Elementary School District and Hanford Joint Union High School District.

The records and communications division is responsible for providing communications, clerical support, and police records management for the police department.

The operations division is responsible for patrol services, traffic enforcement, and development of a highly responsible force for both emergency and service needs.

The traffic enforcement division focuses on traffic education and enforcement, driving under the influence enforcement, seat belt and child restraint education, and bicycle and pedestrian safety in our community.

The School Resource Officer (SRO) program is a cooperative program with the Hanford Joint Union High School District and the purpose of the program is to provide guidance to our youth and to maintain a safe environment at the three (3) Hanford High School campus sites.

The Problem Oriented Policing (POP) program provides specialized police services through community partnerships with citizens to reduce criminal activities in our community. The division concentrates its efforts on developing specific strategies and projects to solve issues within the community.

Fire - The fire department is responsible for the prevention and suppression of fires in the community. The department is broken into two divisions: administration/suppression and fire prevention.

The administration/suppression division is responsible for administering the department, as well as providing suppression services when fires occur.

The prevention division is responsible for building inspections, plan review, weed abatement, and citizen education programs.

CHAPTER 2 CITY COUNCIL MEETINGS

A. RULES OF ORDER

The City Council shall determine its own rules of order and amend them from time to time, or adopt new rules as it deems necessary. The City of Hanford shall follow Rosenberg's Rules of Order and incorporate the procedures set forth in this chapter.

The City Attorney acts as the parliamentarian and advises the Mayor when points of order are raised.

B. REGULAR MEETINGS

Regular meetings of the City Council shall be open to the public and held on the first and third Tuesdays of every month, at the hour of 7:00 p.m. The business to be considered during the council meeting is detailed on a printed agenda. State law (the Ralph M. Brown Act) requires that public notice be given at least 72 hours before the regular meeting indicating the time and place of the meeting. An agenda of each meeting is posted at City Hall. Regular meetings may be adjourned or continued to a specified time and place.

Whenever the day fixed for any regular meeting of the City Council falls upon a day designated as a holiday, such meeting may be held at the same hour on the next succeeding day, not a holiday, as if it were a regular meeting or the meeting may be cancelled.

C. SPECIAL MEETINGS

A special meeting may be ordered whenever the public business may require it or upon the request from three members of the City Council. Whenever a special meeting shall be called, notice of such meeting shall be provided at least 24 hours prior to the time of the meeting pursuant to State law.

Ordinances **may not** be adopted at special meetings; only urgency ordinances may be adopted at such meetings. Items not listed on the agenda shall not be considered at the special meeting.

D. STUDY SESSIONS

The City Council may meet in a "study session" for the purpose of acquiring information on a particular subject(s) or hold "work sessions" for the purpose of collaborating with the public. These sessions are special meetings that shall be open to the public and comply with the Brown Act.

E. CLOSED SESSIONS

Consistent with Government Code Section 54954.2 the Council may hold closed sessions during any regular or special meeting, or any time otherwise authorized by law to consider or hear any matter which is authorized by State law to be heard or considered in closed session.

The general subject matter for consideration shall be expressed in an open meeting before such session is held. After closed session the legislative body must reconvene to open session and may be required to disclose action taken, if any.

Closed sessions may be held to discuss certain matters specified by law, including:

- Personnel matters to consider the appointment, employment, performance, or dismissal of a public employee
- Matters of national and public safety
- Labor negotiations
- License applications by persons with criminal records
- Real estate negotiations
- Anticipated litigation

The legislative body in a closed session can consider only matters covered in its agenda descriptions. City Council Members shall keep all written materials and verbal information provided to them in closed session in complete confidence in accordance with Government Code section 54963. No mention of information in these materials should be made to anyone unless allowed by this statute.

If the City Council in closed session has provided direction to City staff on proposed terms and conditions for any type of negotiations whether it be related to property acquisition or disposal, a proposed or pending claims or litigation, and/or employee negotiations, all contact with the other party should be by the designated representative handling the negotiations or litigation. A Council Member should not have any contact or discussions with the other party or its representative(s) involved concerning the negotiation during this time and not communicate any discussion conducted in closed sessions. All public statements, information, press releases, should be handled by the designated representative or spokesperson.

Government Code Section 54963 (a) – (f) outlines the injunctive relief and disciplinary actions that may be imposed on those who divulge confidential closed session discussions, without first receiving authorization from the legislative body.

F. EMERGENCY MEETINGS

Emergency meetings may be called by the City Council with one-hour notice to its members and local news media. The City Council **may not** meet in closed session during an emergency meeting. Except for the 24-hour notice requirement, the special meeting requirements set forth above shall apply in emergency meetings.

G. AGENDA

In order to facilitate the orderly conduct of the business of the citizens of Hanford, the City Manager and City Clerk shall set the agenda, in addition to any direction by the City Council. The City Clerk shall arrange such matters as may have been timely provided, for inclusion in the agenda. Copies of the agenda are available at City Hall and at the council meeting, as well as posted on the city's website.

H. CALL TO ORDER

The meetings of the City Council shall be called to order by the Mayor, or in the Mayor's absence, by the Vice Mayor. In the absence of the Mayor and Vice Mayor, the meeting shall be called to order by the most senior Council Member present. This person shall serve as the Council's presiding officer until the arrival of the Mayor or Vice Mayor, or until adjournment of the meeting.

I. QUORUM

Three members of the City Council shall constitute a quorum for the transaction of business. A majority of a quorum shall be sufficient to pass any action taken by the City Council except on such matters, which, by law, require a greater majority. All ordinances require at least three affirmative votes. Approval of resolutions and all orders for the payment of money also require an affirmative vote by a majority of the entire Council.

J. LACK OF QUORUM

If a majority of the City Council are absent from any meeting, the remaining members of the City Council may declare the meeting adjourned or if no member of the City Council is present, the City Clerk may adjourn the meeting. If a meeting is adjourned for less than five calendar days, no new agenda need be posted so long as a new item of business is not introduced. A copy of the order of adjournment must be posted within 24 hours after the adjournment, at or near the door of the place where the meeting was held.

K. RULES OF DISCUSSION

1. Motions

Action items listed on the council agenda in accordance with applicable law, or added as an action item on a council agenda in accordance with applicable law, may be voted on by the council.

Following a presentation of the item by staff, the Mayor will open discussion to the City Council for questions and comments. When there appears to be no further discussion or all of the Council Members have had the opportunity to speak, the Mayor may call for a motion.

Motions may be made by any member of the council, including the presiding officer, providing that before a motion is offered by the presiding officer, the opportunity for making a motion should be offered to the other members of the council. Any member of the council, other than the person offering the motion, may second a motion. Following a motion and a second, and any further discussion, the Mayor shall call upon the City Clerk for the vote.

2. Voting

The City Council, in the absence of an electronic voting device, votes by “voice vote” on all matters before it, unless a roll call vote is required by law or is requested by the Mayor. Unless a Council Member states that he or she is not voting, silence shall be recorded as an affirmative vote. The Presiding Officer shall announce the results of the vote.

A majority, also known as a simple majority, is a subset of a group that is more than half of the members present.

A two-thirds majority means that two-thirds of the quorum must agree to the proposition. It is much stronger than a simple requirement. In the event of an absence the vote would have to be unanimous.

3. Abstention/Recuse: Conflict of Interest

Council Members shall disqualify themselves if they have a financial conflict of interest or any other disqualification prescribed by law in a matter before the City Council. In such event, they may not participate in the discussion or the vote. Council Members shall state the specific reason for such disqualification. The disqualified Council Member shall leave the Council dais until the conclusion of the agenda item unless applicable State law or regulations permit otherwise.

It should be noted, however, a Council Member may speak as a member of the public, on his/her own behalf – as opposed to on behalf of someone else – on a matter that directly affects his/her financial interest even when conflicted out. Thus, while a Council Member would have to disqualify

him/herself on a matter affecting a piece of property in which the Council Member has a financial interest, he/she could address the Council, speaking to what the impact would be to his/her property.

In some instances, a Council Member may determine that it is appropriate to abstain from voting on a matter even though no financial conflict of interest exists. If a City Council member abstains from voting, their vote will count as a negative. A Council Member is counted as present for quorum purposes, but his/her abstention is effectively a negative vote. For example, if a matter requires three affirmative votes for approval and one Council Member abstains, at least three other Council Members must cast affirmative votes for the matter to be approved.

4. Tie Votes

A tie vote results in a lost motion. In such an instance, any member of the Council may offer a motion for further action. If there is no action by an affirmative vote, the result is no action. If the matter involves an appeal, and affirmative vote does not occur, the result is that the decision appealed stands as decided by the decision-making person or body from which the appeal was taken.

L. RECOGNITION TO SPEAK, COUNCIL MEMBER

Every Council Member desiring to speak shall address the Mayor and, upon recognition by the Mayor, shall confine his or her remarks to the item coming before the City Council.

1. Interruptions:

A Council Member, once recognized, may voice concerns, comments or ask staff to provide explanation or clarification of the item before the City Council, without interruption, unless out of order with the rules and procedures established herein and/or the Mayor call the item to order.

2. Public Hearings:

Council Members should not speak to the merits of an issue, other than to ask questions, until the public comment has been closed.

M. COUNCIL MEMBERS' OBLIGATION AFTER ABSENCE

When a Council Member is absent from an earlier meeting at which a matter was discussed, it shall be the duty of that Council Member to become acquainted with the issues discussed by reading the documents presented, reviewing the minutes from the meeting in which that item was discussed, listening to or viewing the taped recording of the meeting missed in order to further participate in future discussions and/or vote on the item.

N. ADJOURNMENT OF MEETING

Regular meetings shall conclude no later than 10:00 p.m., unless the time is extended by a majority consensus of the Council.

The Mayor shall adjourn the meeting. In the instance of the lateness of the hour the Mayor may also adjourn the meeting to a date and time specific to continue discussions on either the remainder of the agenda or on a specific item for discussion.

O. RECESS

At any point during a meeting the Mayor may call for a brief recess.

P. AGENDA ITEMS OUT OF ORDER

The Mayor may with the consent of the City Council modify the order of the agenda at the meeting, if such modifications would promote fluidity in the process and discussions.

Q. AUDIO RECORDINGS

All regular meetings (except closed sessions) of the City Council are audio recorded, as well as special meetings. Workshops or meetings that require extensive interaction with the public, staff, and City Council may not be recorded if the length of the meeting is anticipated to be unusually long or if simultaneous discussions are expected to occur.

R. VIDEO RECORDINGS

The City of Hanford allows the use of recordings as long as they are not being disruptive to the proceedings or to those in attendance. Any equipment being used should not block aisles, exits, or the view of others. If the use of equipment is determined to be disruptive by the legislative body, the use of said equipment may be banned.

S. AGENDA FORMAT FOR MEETINGS

The agenda format for the Hanford City Council and Commission meetings will be prepared to allow for an efficient method to conduct city business. The format and order of business will be established by the City Clerk, unless modifications are approved by the City Council.

T. COMPONENTS OF MEETING

The following sections of a regular meeting agenda shall set forth the guidelines of decorum for each respective section of the agenda.

1. **Public Comments**

For regular meetings, this is the time for citizens to comment on subject matters within the jurisdiction of the Hanford City Council, including matters listed on the meeting's agenda and other matters not appearing on the agenda. For special meetings, citizen comments are limited to matters on the agenda. The Council cannot legally discuss or take official action on citizen requests that are introduced under this section.

This is also the time for citizens to comment on items listed under the Consent Calendar or General Business, or to request an item from the Consent Calendar be pulled for discussion purposes. Comments related to Public Hearing items will be heard at the time the item is discussed.

Each speaker will be allowed **five minutes**, but the Mayor has the discretion to shorten the time limit to make an efficient use of the Council's time. As a courtesy, but not required, the speaker should state his/her name and provide their city of residence.

2. **Staff Communications**

Staff will provide updates to the City Council on events or projects that may be of interest. Any documents submitted by a member of the public to the City Clerk for the purposes of handing out to the City Council will be distributed and made a part of the record. The City Clerk will not read the documents out loud, but note who the correspondence was from.

3. **Consent Calendar**

All 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, in which event the item will be removed from the Consent Calendar to be discussed and voted upon by a separate motion.

4. **Public Hearings**

Staff will provide a report on the item, then the Mayor will open the hearing to public comments. Public comments are subject to the rules and regulation of Hanford Municipal Code section 2.04.191. After closing public comments, the Mayor will allow the Council to provide questions or comments to the staff prior to making a motion. Once public comments are closed it is inappropriate for the public to speak except to answer an inquiry of a Council Member addressed through the Mayor. However, public comments may be re-opened by a majority approval by the Council to hear new information.

5. **General Business**

Any other remaining items requiring action may be placed in this section. Items that do not need action, but are to provide informational or receive direction from the City Council may also be placed under General Business.

6. **Council Reports/Comments**

The City Council may report on other meetings or community events that they have recently attended. General announcements that may be of interest to the other Council Members or the public may be made at this time. If a Council Member receives any written correspondence that they would like to be a part of the record, they may announce that they received said correspondence and that it will be given to the City Clerk for distribution.

Any Council Member may request a matter which is not otherwise scheduled on a City Council agenda to be placed on a future agenda. The Council Member referring the item shall provide sufficient information as to the nature of the item. The City Council by concurrence may direct the City Manager to put the item on a future agenda.

U. **ORDINANCES**

Ordinances are the laws of the municipality. City councils are given the power to pass ordinances by Government Code Section 37100 as long as those ordinances are not in conflict with the laws and Constitution of the State of California or the United States. Approval of an ordinance requires a first reading or introduction and a second reading and adoption, with at least five days between readings (except an urgency ordinance). The passage of an ordinance requires the affirmative votes of at least three (3) council members. The ordinance or a summary is then published in the local newspaper and becomes effective thirty (30) days later. The thirty (30) day time frame is known as a referendum period. A referendum period is required by state law and is a time frame in which any citizen can file a petition challenging the legality of a recently adopted ordinance. An ordinance is an action that can be repealed or amended only by a subsequent ordinance.

In matters deemed by the City Council to warrant immediate action to preserve peace, public safety or health, an urgency/emergency ordinance may be passed immediately upon introduction at either a regular or special meeting, and can be effective immediately.

V. RESOLUTIONS

A resolution sets forth the action of the council on certain types of policy, procedural, or administrative matters. It requires only one reading and may be changed by subsequent resolution.

W. RECOGNITIONS/PROCLAMATIONS

The City Council may recognize individuals, organizations, or activities during the meetings. Other organizations may also present recognitions to the City.

X. MINUTES

The City Council utilizes summary minutes, which include the motions made, action taken, and a brief summary of council, staff and/or public comments. The audio recording may be used for reference, but it is not the official record of the meeting.

The City Clerk shall prepare the Minutes, and upon approval of the City Council, it shall become the official record.

Y. APPEALS

The filing of an appeal shall have the effect of staying the issuance of any permit or action until such time as the matter on appeal is resolved. If there are subsequent items to come before the Council that are subject to the outcome of the appeal, those items shall be listed following the item for appeal on the agenda, the decision of which shall be factored upon the Council's decision on appeal.

CHAPTER 3 DECORUM

A. ENFORCEMENT OF DECORUM

The City Manager shall designate the Chief of Police, or his/her designated representative as a sergeant-at-arms when necessary to attend City Council meetings for the purpose of maintaining order and decorum in the City Council Chambers, lobby, or other designated meeting location. Upon instructions from the Mayor, the sergeant-at-arms shall eject any person from the City Council Chambers, in conformance with State law.

B. CONDUCT IN THE CITY COUNCIL CHAMBERS

1. Council Chambers Defined

Council Chambers shall be, in addition to the usual and customary meeting location, any location or facility wherein a majority of the legislative body may meet for an open and public meeting as defined by the Brown Act, whether it be a regular meeting, special meeting, or emergency meeting.

2. Council Dais

The City Council seating area, most commonly referred to as the Council Dais is restricted to Council and City Staff at all times. Loitering or the dissemination of materials are not permitted in the area directly in front of the City Council seating area, commonly referred to as the well, unless invited by a Council Member to step forward. Written or photographic materials are to be handed to the City Clerk for dissemination to the Council, and made part of the record.

3. Rules of Decorum for the Public

Members of the audience shall not engage in disorderly or boisterous conduct, including the utterance of loud, threatening or abusive language, clapping, whistling, and stamping of feet or other acts which disturb, disrupt, impede or otherwise render the orderly conduct of the City meeting infeasible. A member of the audience engaging in any such conduct shall, at the discretion of the presiding officer or a majority of the City Council, be subject to ejection from the meeting per Government Code Section 54954.3(c).

4. Rules of Conduct and Safety

When the City Council is in session, all persons present must preserve safety and order. Members of the public should sit in the seats provided, subject to ADA compliance, unless addressing the Council or entering or leaving the Council Chambers. Members of the public shall not block the aisles or exits in any manner. Members of the public should not bring

audible equipment into the Council Chambers, including cellular phones or pagers, without first either turning said equipment off or to a silent mode.

5. Removal from the Council Chambers

Any person who commits the following acts in respect to a meeting of the City shall be removed from the Council Chambers per Government Code Section 54957.9.

- (a) Disorderly, contemptuous or insolent behavior toward the City or any member thereof, tending to interrupt the due and orderly course of said meeting; and,
- (b) A breach of the peace, boisterous conduct or violent disturbance, tending to interrupt the due and orderly course of said meeting; and,
- (c) Disobedience of any lawful order of the Mayor, which shall include an order to be seated or to refrain from addressing the City Council; and,
- (d) Any other unlawful interference with the due and orderly course of said meeting.

C. COURTESY

1. Council Members

Council Members shall accord the utmost courtesy to each other, City employees and the public appearing before the City Council, and shall refrain at all times from rude and derogatory remarks, public criticism of staff, remarks as to integrity, abusive comments and statement as to motives and personalities.

2. Public Speakers

Members of the public have the right to attend City Council meetings and to address the City Council on specific agenda items and under the Public Comments section of the agenda. The right of the public to address the City Council includes their right to criticize the policies, procedures, programs, or services of the City, and the acts or omissions of the City Council members. Criticisms that do not relate to City business will not be tolerated.

While the City Council meeting is in session, all persons must preserve order and decorum. A person who addresses the City Council under a specific agenda item or under Public Comments may not engage in speech or conduct which is likely to provoke others to violent or riotous behavior, which disturbs the peace of the meeting by loud and unreasonable noise, which is outside of the Council's jurisdiction, repetitive, or which disrupts, disturbs, or otherwise impedes the orderly conduct of any City Council meeting.

The Mayor or other presiding officer shall request that a person who is breaching the rules of decorum cease such conduct. If, after receiving such a warning, the person persists in breaching the rules of decorum, the Mayor or other presiding officer may order the person to leave the City Council meeting. If such person does not leave, the Mayor or presiding officer may request any law enforcement officer who is on duty at the meeting as sergeant-at-arms to remove the person from the Council Chambers. In the event there is no one from law enforcement present, the Mayor or presiding officer may direct the City Manager to contact law enforcement.

3. Appointed members of Commissions and Committees

Appointed members of Commissions and Committees of the City shall observe the same rules of order and decorum applicable to the City Council.

D. DISCIPLINING A DISRUPTIVE MEMBER

If one member engages in disruptive behavior, it is the responsibility of the City Council to remind the disruptive member about their duties. The failure of the governing body to deal with a misbehaving member or commissioner can also have legal consequences for the locality. For example:

1. A City Council member or Commissioner that mistreats staff members by using inappropriate language, asking the staff member to perform personal tasks, hugging or touching staff in an appropriate manner, etc. may be putting the locality at risk for a lawsuit alleging harassment or a hostile work environment. If the governing body does not take appropriate steps to avoid the appearance of agreement with the objectionable behavior of a fellow member or commissioner, the inappropriate behavior may be considered to have been sanctioned by the governing body.
2. A member that leaks a confidential legal opinion of the local government attorney can result in the loss of the attorney client privilege and with the loss of the attorney client privilege it is possible the opinion can be used in court against the locality. In order to protect the attorney client privilege the other members of the governing body need to take affirmative action against the member that leaked the opinion.

In some instances meeting one-on-one outside of a public meeting can rectify a misunderstanding or correct inappropriate behavior. The manner in which a situation is addressed may be on a case by case basis. If the behavior continues or if the actions are more severe, the City Council may determine other methods of discipline.

The Mayor, with the approval by a majority of the Council, may remove a Commissioner from their seat. Similarly, a Council Member may be removed

from his or her standing committee assignments as well as assignments to outside committees.

One of the most common forms of discipline is for the governing body to “censure” a fellow council member. A censure is a public statement condemning the member’s inappropriate behavior with the hopes of reforming him or her so that he or she will not behave in the same way again. Members can be censured for misconduct at meetings, failing to follow proper procedures, violating confidentiality, illegal or immoral conduct, absenteeism, lying, disloyalty, working against the organization, conspiracy, and violating other values that the Hanford City Council holds dear. With a consensus of the Council, a censure may be placed on a future agenda. Censures are then approved by a resolution.

E. NOISE IN THE LOBBY

Noise emanating from the lobby outside the City Council Chambers which disrupts City Council meetings shall not be permitted.

F. DISTRIBUTION OF LITERATURE AND OTHER MATERIALS IN CITY COUNCIL CHAMBERS

No person, other than City staff, shall distribute flyers, leaflets, placards or other literature or circulate any petition within the City Council Chambers.

Flyers, leaflets, placards or literature may only be distributed to the Council by a member of the public under Public Comments, or by a project applicant/appellant pertaining to City business as may be referenced on the agenda, by approaching the City Clerk and requesting such material be distributed on their behalf.

Hand-held signs are permitted in the Council Chambers, but they cannot block the view of others in the audience or prevent the public from freely entering or exiting the room.

CHAPTER 4

PROCLAMATIONS, CERTIFICATES, AND OTHER ACCOLADES

A. PURPOSE

The purpose of this policy is to establish uniform procedures, criteria, and identify authority.

B. GUIDELINES

The following are basic guidelines for recognition.

Proclamations – Generally proclaims certain periods of time (days, weeks, or months) in honor of an event or activity. Proclamations also may recognize individuals for extraordinary contributions they have made to the community. They contain several biographical or informational paragraphs. Examples include Fire Prevention Week, Arbor Day, and American Red Cross Month.

Certificates – Certificates are prepared in response to the type of recognition desired and are to express appreciation for exemplary service or performance to individuals, teams, or organizations.

Other Tokens of Appreciation – These items include various forms of Hanford memorabilia and are distributed at the discretion of individual City Council Members, City Clerk or City Manager. For example, the City Clerk is often contacted for lapel pins and forwards them to the requesting parties.

C. POLICY

It is the policy of the City of Hanford to recognize individuals and/or organizations for their outstanding performance, or honor special events and dates with proclamations, certificates, plaques, or other tokens of appreciation in accordance with the criteria set forth below.

1. Request for proclamations, certificates or plaques from City Council Members, city departments, residents, and local organizations must be submitted to the City Clerk's office.
2. Requests should specify:
 - (a) Reason why recognition should be granted; and
 - (b) Information that will assist the Mayor, City Council, or City Manager in arriving at a decision.
3. Requests by individuals or organizations for proclamations or certificates of recognition/appreciation are subject to approval by the Mayor and City Manager. The Mayor and City Manager will determine if it will be presented at a City Council meeting or will direct the City Clerk to forward the accolade to the recipient.

4. All requests for plaques, framed certificates, or custom gifts to visiting officials/dignitaries, elected officials, individuals or organizations shall be approved by the Mayor and City Manager.
5. Individual Council Members shall have the discretion to direct the City Clerk to prepare certificates (not framed) or another token of appreciation that he or she will personally present.
6. Requests for plaques, gifts or awards to city employees for dedicated service to the city shall be approved by the City Manager.
7. The Mayor and City Manager shall have the discretion to determine the appropriate type of honor for special or unusual circumstances that may arise and may warrant deviation from this policy.

CHAPTER 5 CITY COMMISSIONS

A. APPOINTMENTS

The mayor, with the approval of the City Council, appoints citizens to various commissions that carry out designated functions and advise the City Council on certain decisions and policy matters. All members serve at the pleasure of the City Council for designated terms. The City Council may remove a member by a majority vote of the Council without cause, notice or hearing.

Members of advisory bodies serve terms of four (4) years beginning in January. In no event shall any one member serve more than two consecutive terms on any one commission, exclusive of appointments to fill unexpired terms. After serving the maximum number of terms, an individual may not be reappointed to that commission for at least one year from the last date served.

The following is a summary of the specific scope of responsibility for each city advisory body.

Planning Commission - (five members)

The Planning Commission has the principal duty of establishing and maintaining the general plan of the community and advising on physical development, zoning, subdivision proposals, and special studies so that development values are maintained and protected.

Parks and Recreation Commission - (five members)

The Parks and Recreation Commission's duties are to study and advise on matters pertaining to the city's public park and recreation programs.

Parking and Traffic Commission - (five members)

The duties of the Parking and Traffic Commission are to investigate ways and means of improving parking and traffic movements and make appropriate recommendations.

B. ATTENDANCE

A compilation of members' attendance will be submitted to the City Council at the end of the calendar year and will be a factor in a request for reappointment.

Members may be removed by the City Council if they have three (3) consecutive absences or attend less than 70% of the meetings, unless extenuating circumstances apply and are noted for the record.

C. RELATIONSHIP TO COUNCIL, STAFF AND MEDIA

Advisory bodies should not become involved in the administrative or operational matters of City departments unless specifically provided in their prescribed powers and duties. Members may not direct staff to initiate major programs, conduct large studies, or establish department policy without specific approval of the City Council. City staff assigned to furnish staff services shall be available to provide general staff assistance, such as preparation of agenda/notice materials and minutes, general review of department programs and activities, and to perform limited studies, program reviews, and other services of a general staff nature. Additional or other staff support may be provided upon a formal request to the City Council. The responsibility for setting policies for the City rests with the City's duly elected representatives, the City Council.

Members should refer all media inquiries to City staff and not provide statements or positions on any issues on behalf of the City or the Advisory Body.

D. PUBLIC APPEARANCE AND REPRESENTATION BY MEMBERS

When a member appears in a non-official, non-representative capacity before the public, for example in a Council meeting, the member shall indicate that he or she is speaking only as an individual, not as a member of a Commission. Conversely, when a member who is present at a Council meeting is asked to address the Council on a matter pertaining to his or her Commission, the member should represent the viewpoint of the particular body as a whole, not a personal opinion. If during a Commission meeting, a member was directed by the body to attend another meeting to speak on their behalf, then that is permitted.

Members shall not act independently of their Commissions in conducting surveys, studies, or petitions, unless he or she is acting as an applicant or submitting a request as a citizen. Commissioners shall not use their positions for personal interest and must recuse themselves if conflicts of interest arise.

E. OTHER RULES AND PROCEDURES

Each Commission may adopt other rules and procedures, as it feels necessary to effectively and efficiently accomplish its duties. Such rules are subject to Council approval before becoming effective and should not be in conflict with this Handbook, or with any local, state, or federal laws.

CHAPTER 6 ADMINISTRATIVE RULES

A. RULES AND PROCEDURES ADMINISTRATION

1. **Review of City Council Rules and Procedures** – The Council will review and revise the Handbook of Rules and Procedures as needed.
2. **Adherence to Rules and Procedures** – During City Council discussions, deliberations and proceedings, the Mayor bears the primary responsibility to ensure that the City Council, staff and members of the public adhere to the Council's adopted protocol.
3. **City Attorney as Rules and Procedures Advisor** – With the consensus of a majority of the Council, the City Attorney may be directed to interpret the City Council's adopted Rules and Procedures and proposed changes.
4. **Applicability of Rules and Procedures** – The City of Hanford City Council Handbook of Rules and Procedures shall also apply to all Commissions and/or Committees as established by the City Council.

B. CONFLICT WITH CITY MUNICIPAL CODE, ADMINISTRATION POLICIES, STATE OR FEDERAL LAW

If there is any conflict contained hereinabove with the City Municipal Code, Administration Policies, State or Federal Law, such laws shall prevail.



AGENDA STAFF REPORT

MEETING DATE: 6/21/2016	AGENDA SECTION: E
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SUBJECT:

Administration: Consideration of Approving an Amended Employment Agreement Between the City Council and the City Manager at a Rate Equal to Local Labor Market Mean, as Established by the City Council, Plus 2% to remain constant through June 30, 2019

RECOMMENDATION:

That the City Council, by motion, authorize the Mayor to execute an employment agreement with the City Manager to reflect total compensation equal to the local labor market mean, as established by the City Council, plus 2%, though June 30, 2019.

BACKGROUND:

In August of 2015, the City Council conducted the annual performance evaluation of the City Manager. At the time of the evaluation, the City Manager recommended that the City Council obtain the “Mean plus 2%” calculation from the consultants hired to complete a city-wide Classification and Compensation Study to determine the average total compensation of the five comparable agencies identified by the City Council before any modification be made to the employment agreement. That calculation has been received and included as the total compensation value in the draft employment agreement.

This item was agendized for the March 1, 2016 Council Meeting, however a request was made to table the item until the City-wide Classification and Compensation Study was provided to the City Council.

The City Attorney has reviewed the draft employment agreement. The agreement has a specific term that would run through June 30, 2019 which would be the next time modifications to the employment agreement would be considered, unless agreed mutually agreed upon by both parties. The draft employment agreement has been attached for review.

FISCAL IMPACT:

Current fiscal year impact will come from existing General Fund appropriations. Future budgets would reflect agreed upon appropriations.

ATTACHMENTS:

CM EMPLOYMENT AGREEMENT 2016

EMPLOYMENT AGREEMENT

* * * * *

This Employment Agreement (“**Agreement**”) is made and entered into this 17th day of May, 2016, by and between the City of Hanford, California, a municipal corporation (“**City**”), and Darrel L. Pyle (“**Employee**”).

SECTION 1. DUTIES.

City hereby employs Employee as City Manager to perform the functions and duties specified in the laws of the State of California; Ordinances and Resolutions of the City of Hanford; and to perform such other duties and functions as the Council shall from time-to-time assign.

SECTION 2. TERM OF AGREEMENT.

This agreement shall commence May 18, 2016 (“**Commencement Date**”), and shall continue through June 30, 2019, or until terminated as set forth below.

SECTION 3. TERMINATION OF AGREEMENT.

A. Employee shall serve at the pleasure of the Hanford City Council (“**Council**”) and shall be an “AT-WILL” employee of City and may be terminated with or without cause.

B. This employment relationship may be terminated by City or Employee on any of the conditions set forth below:

- (1) By Employee, with prior written notice to City of at least thirty (30) calendar days.
- (2) By City, without cause, upon City’s cash payment to Employee of a severance amount equal to nine (9) months of aggregate then-current annual salary if Employee is terminated without cause.
- (3) By City, without payment of any severance or additional salary past the termination date, for any cause for disciplinary action under the City’s Policy of Administration for Executive Management Employees (“**Management Employee Policy**”), as may be amended, or any of the following:
 - a. Act of immoral or unprofessional conduct;
 - b. Violation of or refusal to obey any federal, state, or municipal laws or regulations;
 - c. Material breach of this Agreement; or

- d. Such other action as may be inconsistent with Employee's duties under this Agreement.

C. Notwithstanding the foregoing provisions, Employee's employment shall not be terminated, other than for cause, during or within a period of one hundred eighty (180) calendar days following the date of a regular election for one (1) or more seats on the Council.

D. Employee shall remain in the exclusive employ of City and shall not accept other employment until such time as Employee resigns or is terminated by City, or upon written approval of City.

SECTION 4. COMPENSATION.

City agrees to pay Employee for services rendered a monthly total compensation of SEVENTEEN THOUSAND NINE HUNDRED NINETY DOLLARS (17,990.00), which, including other benefits, is equal to the mean local labor market as established by the City Council, plus 2%, payable in installments at the same time as other employees of City are paid. Adjustments to Employee's compensation shall occur only through the amendment of this Agreement.

SECTION 5. BENEFITS.

A. Except as otherwise provided herein, Employee will receive the employment benefits received by City's executive management employees that are outlined in the Management Employee Policy, as may be amended, but in no case will any combination of salary and benefits exceed total compensation as stated in SECTION 4.

B. City will enroll Employee in the Public Employees' Retirement System ("PERS"), and City will pay the employer's required contribution. Employee shall pay, at his sole cost, the full employee share of PERS. City will maintain, in effect, the 3% @ 60 PERS retirement program for Employee.

C. Employee will either be assigned a fleet vehicle for his use while on duty or on call as the City Manager or receive a vehicle allowance to compensate for the use of his personal vehicle for this purpose. In either case, the value will be identified at \$500.00 per month, which will be counted toward the total compensation amount identified in Section 4 above. In the event the Employee utilizes a personal vehicle, Employee will maintain liability insurance on Employee's vehicle used for work purposes and will be responsible for all expenses associated with the ownership, operation, maintenance, repair, and regular replacement of such vehicle. Employee's automobile liability policy shall have a limit no less than ONE MILLION AND NO/100 DOLLARS (\$1,000,000.00) per accident for bodily injury and property damage. Employee shall maintain such insurance coverage through an insurer possessing a current A.M. Best's rating of no less than A:VII. Employee will cause his insurer to issue endorsements identifying City as an additional insured; indicating that Employee's liability coverage is primary and non-contributory with respect to any liability coverage maintained by City; and waiving the right of subrogation with respect to City. Employee's automobile liability policy will provide that coverage shall not be canceled without notice to City. Upon execution of this Agreement,

Employee will submit to City a Certificate of Insurance and the required endorsements as evidence of the satisfaction of the insurance requirements set forth herein.

SECTION 6. LEAVE.

A. Employee shall accrue vacation leave at six and 16/100 (6.16) hours per bi-weekly pay period (160 hours annually). As of the Commencement Date, City shall advance ten (10) hours into Employee's vacation time bank. Upon termination of this Agreement, Employee will be compensated for all accrued vacation time in the manner specified in Policy 10.02(d) of the Management Employee Policy, as may be amended. Prior to termination of this Agreement, Employee shall have the option to cash out any accrued vacation time.

B. Employee shall accrue sick leave at three and 69/100 (3.69) hours per bi-weekly pay period (96 hours annually). Upon termination of this Agreement, Employee shall forfeit all accumulated sick leave pursuant to Policy 10.03(b)(4) of the Management Employee Policy, as may be amended. Upon retirement, Employee may convert unused sick leave pursuant to Policy 10.03(b)(6) of the Management Employee Policy, as may be amended.

C. The accumulation of vacation and sick leave shall be limited in manner pursuant to Chapter 10 of the Management Employee Policy, as may be amended.

D. Except in an emergency, Employee will not be required to work on the holidays identified in Policy 10.01 of the Management Employee Policy, as may be amended.

SECTION 7. PERFORMANCE EVALUATION.

The Council shall review Employee's performance at least once a year utilizing a process, form, criteria, and format for the evaluation selected by the Council. A written evaluation shall be completed and delivered to Employee within thirty (30) calendar days after the completion of the Council's evaluation of Employee. This activity is expected to occur near the end of each fiscal year.

SECTION 8. PROFESSIONAL DEVELOPMENT.

City shall annually budget and allocate sufficient funds to pay the expenses of Employee's travel and subsistence while representing City at the Annual International City/County Management Association Conference, the Annual League of California Cities Conference, conferences of the City Managers' Department of the League of California Cities, and conferences or meetings of state committees or commissions upon which Employee serves as a member, said membership on said committees or commissions being subject to the approval of the Council, and for such other official meetings and/or travel as are reasonably necessary for Employee to carry out his responsibilities as City Manager.

SECTION 9. CREDIT CARD.

City will provide to Employee a credit card that Employee may utilize for City-related expenses. Employee shall only use City's credit card for City-related business. Any misuse of City's credit card shall be grounds for discipline, including immediate termination of employment for cause.

SECTION 10. EMPLOYEE'S DUTY TO REIMBURSE CITY.

A. If City terminates Employee without cause and Employee receives a severance amount pursuant to Section 3.B.(2) of this Agreement and Employee is convicted of a crime involving abuse of his office or position, as defined by California Government Code Section 53243.4, as may be amended, Employee shall immediately reimburse City the full severance amount that Employee received from City.

B. Employee acknowledges that this Agreement is subject to California Government Code Sections 53243-53243.4, the terms of which are incorporated herein by reference, that require Employee to reimburse City for certain City expenditures if Employee is convicted of a crime involving abuse of his office or position, as defined by California Government Code Section 53243.4. Employee will promptly reimburse City if required to do so pursuant to California Government Code Sections 53243-53243.4

SECTION 11. BONDING.

City shall bear the full cost of any fidelity or other bonds required of Employee under any law or ordinance.

SECTION 12. MANAGEMENT EMPLOYEE POLICY.

Employee shall be subject to the Management Employee Policy, as may be amended; provided however, if the terms of this Agreement conflict with the provisions of the Management Employee Policy, the former shall control.

SECTION 13. NOTICES.

Notices pursuant to this Agreement shall be in writing given by deposit in the custody of the United States Postal Service (certified mail, return receipt requested) or deposit in the custody of a nationally recognized delivery service, addressed as follows:

CITY:
City of Hanford
Attn: Mayor
319 N. Douty Street
Hanford, CA 93230

EMPLOYEE:
Darrel L. Pyle
6402 W. Mary Court
Visalia, CA 93277

Alternatively, notices required pursuant to this Agreement may be personally served in the same manner as is applicable to the civil judicial process. Notice shall be deemed given as of the date of personal service or as of the date of deposit of such written notice in the course of transmission of the United States Postal Service or nationally-recognized delivery service.

SECTION 14. GENERAL PROVISIONS.

A. The text herein shall constitute the entire agreement between the parties, and supersedes any and all other agreements, either oral or in writing, between the parties hereto with respect to the employment of Employee by City. Each party to this Agreement acknowledges that no representations, inducements, promises, or agreements, orally or otherwise, have been made by either party, or anyone acting on behalf of either party, which are not embodied herein, and that no other agreement, statement, or promise not contained in this Agreement shall be valid or binding on either party.

B. This Agreement shall be binding upon and inure to the benefit of the heirs at law and executors of Employee. This Agreement shall not be assignable by either party without the express written consent of the other.

C. If any provision, or any portion thereof, contained in this Agreement is held unconstitutional, invalid, or unenforceable, the remainder of this Agreement, or portion thereof, shall be deemed severable, shall not be affected and shall remain in full force and effect.

D. Any modification of this Agreement will be effective only if it is in writing and signed by both Employee and City.

E. No waiver or any breach of any term, condition or provision of this Agreement shall constitute a waiver of any other breach of any other term, condition or provision and no consent of one party to any departures by the other shall be effective unless such waiver shall be in writing and shall be signed by the non-waiving party or a duly authorized agent thereof and the same shall be effective only for a period, on the conditions, and for the specific instances and purposes specified in such writing. No notice to or demand on the non-waiving party in any case shall entitle the non-waiving party to any other or further notice or demand in similar or other circumstances.

F. This Agreement shall be governed by the laws of the State of California. The venue for any and all litigation arising from this Agreement shall be in the Superior Court for the County of Kings, California, if in state court, or the United States District Court, Eastern District of California, if in federal court.

G. In the event legal action is brought to enforce this Agreement, the party prevailing in such action shall be entitled to its reasonable attorneys' fees and costs, which will be paid by the non-prevailing party.

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

Dated: May 17, 2016

CITY
City of Hanford, a municipal corporation

By: _____
 Justin Mendes
 Mayor

EMPLOYEE

Dated: May 17, 2016

By: _____
 Darrel L. Pyle

APPROVED AS TO FORM:

ATTEST:

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

By: _____
 JENNIFER GOMEZ
 City Clerk

By: _____
 ROBERT M. DOWD
 City Attorney

Attachment: CM EMPLOYMENT AGREEMENT 2016 (1544 : City Manager Employment Agreement)



AGENDA STAFF REPORT

MEETING DATE: 6/21/2016	AGENDA SECTION: F
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SUBJECT:

Administration: Approve Cal-Card purchasing policy.

RECOMMENDATION:

That the City Council by motion approve the Cal-Card purchasing policy.

BACKGROUND:

The City currently utilizes Cal-Cards that are issued to each department head. The current policy for Cal-Card Purchases is inadequate and lacks direction on the appropriate use and approval process for authorizing purchases. This was also a finding brought to our attention by our auditors. This new policy is consistent with other Cities purchasing rules and was reviewed by the City Attorney and the Auditors. Staff then made the changes recommended by these entities.

Some of the problems that are currently being experienced by departments within the city are as follows:

1. More cards need to be issued to departments, the Hanford Police Department has 83 employees, 2 training managers, is in 3 buildings and has 1 card issued to them.
2. The same card is used by multiple people making it difficult to determine who is making a purchase.
3. The credit limits are not adequate for their intended use.
4. The department head approves his own purchases allowing for potential abuse.
5. We are increasingly finding that vendors will not accept purchase orders.

This new policy addresses these issues as well as many others and makes each department responsible to rectify for their credit card bill at the end of each month. It also specifies time periods in which these tasks are to take place. Additionally, every person receiving a Cal-Card will be required to sign a document acknowledging the policy and the Cal-Card use restrictions.

We believe this policy will help alleviate some of the workload in our finance department as this responsibility shifts to each division, improving our overall efficiency and accountability with regard to Cal-Card purchases.

FISCAL IMPACT:

No fiscal impact.

ATTACHMENTS:

City of Hanford Purchasing Card Policy - June 21, 2016



CITY OF HANFORD POLICIES AND PROCEDURES

Subject:	Cal-Card Policy
Issue Date:	
Revision Date:	N/A
Prepared By	Marissa Gonzales, Human Resources Mgr.
Approved By:	

CAL-CARD PURCHASE POLICY

PURPOSE:

The City of Hanford is providing purchasing cards to designated employees with purchasing authority as an alternative means to provide an efficient and cost effective method of purchasing and paying for goods and services within specific dollar limits, in accordance with this policy and all applicable purchasing policies and procedures. Any exceptions to this Policy must be approved in writing by the City Manager.

DEFINITIONS:

The following terms shall be defined for this policy as described below:

- "Cardholder" refers to a City of Hanford employee who has been issued and is authorized to use a purchasing card.
- "Department Head" is a department director responsible for reviewing and approving all purchasing card applications, and for designating the Approving Official and Backup Approver for their department.
- "City Manager" shall mean the City Manager of the City of Hanford or his/her designee.
- "Program Administrator" is the City's Purchasing Agent or his/her designee responsible for the overall administration of the Purchasing Card Program. The Program Administrator for the City of Hanford is the Director of Finance.
- "Approving Official" is the departmental representative designated by the Department Head, responsible for reviewing and approving all department transactions.
- "Backup Approver" is the department representative designated by the Department Head, responsible for reviewing and approving department transactions in the absence of the Approving Official.
- "Bank" is the Bank contracting with the State of California to provide the Cal-Card program (currently US Bank).
- "Cal-Card" is the purchasing card issued through a Master Services Agreement between the

CITY OF HANFORD – PURCHASING CARD POLICY

State of California and the contracting Bank for Visa bankcard services.

- "Merchant Category Code (MCC) Limit" is a spending restriction on purchases based on an industry specific code assigned to vendors. When the City blocks an MCC code on a card, all vendors within that category will be restricted.
- "Single Purchase Limit" is the maximum dollar amount the cardholder is authorized to expend in a single purchasing transaction.
- "30 Day Credit Limit" is the maximum dollar amount the cardholder is authorized to expend during any 30 day billing cycle.

POLICY:1. How to Obtain a Cal-Card

A City of Hanford Cal-Card Application is to be completed for each employee for whom a card is being requested. Each application is to be signed by the Department Head and submitted to the Program Administrator. The Program Administrator will process the application with the Bank provider. Cards will be issued within 15 days after completion of the application process.

The Department Head will request single transaction and 30 day credit limits consistent with the staffing limits identified in the Spending Limits section of this policy. In addition, the Department Head will also establish which Merchant Category Codes cardholders are authorized to use.

2. Responsibilities

Cardholders shall be responsible for the following:

- Keep the card secure. Ensure that no one uses it other than the cardholder. Authorization to use this card is restricted to the cardholder only, no member of the cardholder's staff, family, supervisor or anyone else may use this card.
- Use the Cal-Card for official City business in compliance with this policy and all applicable policies and procedures, including purchasing policies and the City's travel policy.
- Make purchases on behalf of the City as directed by the cardholder's Department Head.
- Receive and inspect all purchased goods and services, and resolve any issues directly with the vendor.
- Inform vendors that the City is subject to sales tax.
- Manage all returns or exchanges and ensure that proper credit is received from vendors for returned merchandise.
- Keep an accurate and detailed record of all purchases made with the card including receipts and invoices.
- Forward all original receipts, and other applicable purchase documentation, to the Approving Official within 5 working days
- Verify that all goods are received prior to payment. Payment will not be made on items not received.
- Ensure that all applicable sales or use tax is charged on purchase transactions.
- Set up and maintain an online account through the Bank's electronic access system.
- Review, reconcile, and approve all purchasing card transactions for payment, online within five working days after each purchase. All payment information, including account code

CITY OF HANFORD – PURCHASING CARD POLICY

allocation and item description, are to be entered directly into the Bank's electronic access system.

- Initiate transaction disputes with the Bank.
- In the event the card is lost or stolen, immediately call the Bank, and the Program Administrator.

Approving Officials or their Backup Approver shall be responsible for the following:

- Review, audit, and approve all Cal-Card account transactions for cardholders within their department. All approvals and any necessary adjustments will be completed within five business days after reconciliation by the cardholder and will be entered directly into the Bank's on-line electronic access system in preparation for payment by Accounts Payable.
- Maintain original sales receipts and supporting documentation and turn them into the Finance Department monthly at the close of each period.

Department Heads shall be responsible for the following:

- Review and approve all purchasing card applications.
- Designate the Approving Official and Backup Approver for their department.
- Notify the Program Administrator when a cardholder is transferred, resigns, or is otherwise terminated to ensure the card is cancelled.
- Collect and return all cancelled or revoked cards and return them to the Program Administrator.
- Determine which Merchant Category Codes cardholders are authorized to use.

The **City Manager** shall be responsible for the following:

- Determine spending limits for each of the various staffing categories based on the City's business needs.
- Review and determine final disposition of purchasing card privileges for cardholders.
- Review, audit, and approve all Cal-Card account transactions made by Department Heads.

The **Human Resources Manager**, or designee, shall be responsible for the following:

- Approve specific spending limit requests in excess of the guidelines determined by the City Manager for various staffing categories. All Spending limit increase requests will be submitted in writing to the Human Resources Manager. The requests shall include the new spending limit, the reason for the request, and the length of the request if it is not a permanent increase.

Accounts Payable shall be responsible for the following:

- Upon electronic approvals, pay the monthly consolidated Bank statement within the designated payment period.

The **Program Administrator** shall be responsible for the following:

- Act as liaison between the City and the Bank in the administration of this program.
- Communicate to the Bank the names and spending limits of City employees authorized to be

CITY OF HANFORD – PURCHASING CARD POLICY

issued purchasing cards.

- Approve and coordinate the issuance and cancellation of all purchasing cards.
- Ensure that all cardholders have been instructed on the proper use of the purchasing card and are aware of all program policies and procedures.
- Monitor program activities to ensure compliance with all City of Hanford purchasing and program requirements.
- Suspend, revoke, or terminate purchasing card privileges for cardholders not fully compliant with the Purchasing Card Program.

Although **the Bank** is not subject to the City's policies, they are responsible for performing the following functions:

- Activate and deactivate purchasing cards as requested by the Program Administrator.
- Provide cardholders with monthly account activity statements.
- Control pre-defined Cardholder limits as requested by the City's Program Administrator.
- Assist in resolving transaction disputes.

3. General Information

- a. Prior to receiving the purchasing card, the cardholder must sign a "City of Hanford Cardholder Purchasing Card Agreement." In signing this form the cardholder acknowledges:
 - Receipt of the card
 - A copy of this policy
 - The responsibilities associated with using the card
- b. The purchasing card has the name of the cardholder and the City of Hanford embossed on the card. No one other than the cardholder is authorized to use the card. Use of the card may not be delegated. The card has been specially designed to avoid confusion with personal credit cards.
- c. The purchasing card is the property of the City of Hanford. It has been issued to the cardholder under the credit of the City of Hanford. Although the card bears the name of the cardholder, the card issuer (the Bank) will not conduct a credit check on the cardholder's personal credit history, and no personal information will be provided to them.
- d. The card is to be used for official City business only and may not be used for personal purchases or cash advances.
- e. Purchases on the card shall not be split to stay within the single purchase limit or to circumvent purchasing regulations.
- f. All purchases on the card will comply with all applicable purchasing practices and procedures, and this policy. Any purchasing activity not in compliance with all of the above will be considered abuse of the Purchasing Card Program, which may result in the suspension, revocation, or termination of the cardholder's purchasing card privileges. In addition, noncompliance may further subject the cardholder to disciplinary action, up to and including termination of employment.
- g. If an Approving Official or the Program Administrator questions a purchase made on a card, the cardholder must be able to explain the nature of the purchase and substantiate that the purchase was necessary, authorized, and for official City use.

CITY OF HANFORD – PURCHASING CARD POLICY

- h. The Program Administrator may suspend, revoke, or terminate a cardholder's purchasing card privileges in the event of program abuse. When this occurs, the cardholder has the right to appeal this action to the City Manager. If the City Manager or his /her designee agrees with the appeal, the cardholder's purchasing card privileges will be reinstated.
- i. The cardholder shall ensure that all purchases are consistent with this policy.

4. Prohibited Purchases

The Cal-Card program automatically prohibits the following high risk or cash related transactions:

- Cash Advances
- Securities or Insurance
- Timeshares
- Court Costs, Bail, Bond Payments
- Fines
- Foreign Currency, Money Orders, Travelers Checks
- Wire Transfers
- Gaming, Betting, Track, Lotto, Casino
- Massage Parlors
- Dating and Escort Services
- Political Organizations
- Religious Organizations
- Personal Expenditures of any kind
- The purchase of gasoline for a personal vehicle, regardless of whether travel is for City business; for these types of transactions, employees should refer to the City's travel policy for reimbursement procedures.

In addition, Cardholders shall not purchase the following items with the purchasing card:

- Items for personal/non-City use
- Computer hardware, software, or communications equipment without prior approval from the Department Head
- Furniture other than theatrical props without prior approval from the City Manager
- Items that are to be delivered to a non-City location
- Employee Meals (refer to Individual unit MOU's, allowed with department head approval in emergencies when there is no time for normal finance transactions to take place.)
- Additional items that may be prohibited or restricted by the City Manager, the cardholder's Department Head, or the Program Administrator

5. Spending Limits

All cardholders are subject to a single transaction limit and a 30 day cumulative purchase limit. Limits include tax, shipping, and all other charges. Cardholders are not able to exceed established spending limits. A transaction that exceeds either limit will be rejected by the Bank. The City Manager has established the following purchase card limits based on the staff category of the cardholder:

CITY OF HANFORD – PURCHASING CARD POLICY

<u>Staffing Category</u>	<u>Position</u>	<u>Single Transaction Purchase Limit</u>	<u>30 Day Purchase Limit</u>
<u>Level I</u>	<u>Staff/Line Level Positions</u>	<u>\$300.00</u>	<u>\$1,000.00</u>
<u>Level II</u>	<u>Management Positions</u>	<u>\$1,000.00</u>	<u>\$3,000.00</u>
<u>Level III</u>	<u>Department Heads & Travel Coordinators</u>	<u>\$4,000.00</u>	<u>\$5,000.00</u>
<u>Level IV</u>	<u>City Manager</u>	<u>\$5,000.00</u>	<u>\$10,000.00</u>

Any purchase limit request outside the guidelines identified above will require prior approval from the Program Administrator, or designee. Department Heads will determine which Merchant Category Codes cardholders are authorized to use.

6. Using the Card

Cardholders may use their purchasing card at any merchant that accepts Cal Cards for the payment of purchases consistent with the following guidelines:

- a) Determine that the purchase is appropriate, within the cardholder's spending limits, and complies with the City's Purchasing Policy and all purchasing practices and procedures.
- b) Telephone, fax, or visit the merchant's website or place of business to place the order.
- c) Present the card to the merchant to make a purchase. The merchant will electronically submit the authorization to the Bank through a point of sale terminal or by telephone if manually imprinting the card information. The Bank will verify the cardholder account and that the transaction is within cardholder's dollar limits.
- d) Prior to signing the sales draft, cardholders should verify that the dollar amount is correct and that sales tax has been added.
- e) If the order is placed by phone, fax, or on-line, the merchant should be instructed to deliver the order to the City referencing the cardholder's name, and to include an itemized receipt with applicable sales tax and shipping charges, if appropriate.
- f) If possible go through normal city purchasing procedures by obtaining a P/O for the purchase. The Department head shall authorize any purchases not using a P/O.
- g) Cardholders are responsible for collecting, scanning, and forwarding all original receipts and other pertinent purchase documentation to their Approving Official.

7. After the Purchase

Within five working days after each purchase transaction, cardholders will be required to access their account using the Bank's electronic access system to review and reconcile each transaction that was posted to their purchasing card. The review process will include the following steps:

- a) Review the account activity for accuracy.
- b) Enter a complete description for each item purchased using the guidelines provided to capture the relevant data.
- c) Enter complete account code for each transaction and internal order number if applicable.
- d) Upon review and reconciliation, all original sales receipts and supporting documentation are to be forwarded to the Approving Official. If an original /invoice Receipt is missing, the Approving Official shall ensure a "Missing Receipt Certification" form is completed by the cardholder, which shall be signed and attached to the bank statement. Every effort

CITY OF HANFORD – PURCHASING CARD POLICY

should be made to obtain a replacement receipt when possible.

The Approving Official (or the Backup Approver in the absence of the Approving Official) is responsible for reviewing and approving all purchasing transactions for payment within three business days after reconciliation by the cardholder. At the end of each monthly cycle, the Approving Official shall print out a copy of each cardholder's monthly report, attach original sales receipts and supporting documentation, and forward them to the Finance Department to be maintained in accordance with the City's Records Retention Schedule.

Once approved by the Approving Official, the transaction, along with any corrections, are ready for payment by Accounts Payable. Accounts Payable will upload all transaction information directly from the U.S. Bank into the appropriate system for payment system.

Each department shall establish procedures meeting the requirements established by this policy to ensure that purchasing transactions are processed and approved in time for payment. The procedures should consider availability of the cardholder, the Approving Official, or Backup Approver.

8. Returning Merchandise

The cardholder is responsible for managing any returns/exchanges and for ensuring that proper credit is received from vendors for returned merchandise. Cardholders should complete the following when returning merchandise purchased with the purchasing card:

- a) Contact the merchant and obtain instructions for returning the item(s), such as a return authorization number. Be aware that some vendors may charge a restocking or handling fee.
- b) Obtain a credit receipt from the merchant when returning the item(s). Cardholders shall not accept cash for returned merchandise.
- c) The item should be approved and paid for when it shows up on the account activity, and the credit should be taken when it appears on the account activity.

If the merchandise is defective and the merchant refuses to replace/correct the faulty item, or if the item has been returned and the merchant has not processed the credit, the cardholder should contact the Bank to initiate the dispute process.

9. Disputing Transactions

Cardholders are responsible for regularly monitoring their account activity. During this review, cardholders may find questionable or unrecognized transactions that may require initiating a dispute. To initiate a dispute, cardholders are to go into the Bank's on-line system and complete the Cardholder Statement of Questioned Item form (CSQI). Include any documentation to support the dispute. The Bank will investigate all of the facts and determine whether to uphold or deny the dispute.

Disputed transactions are to be paid while the Bank investigates the dispute. If the dispute is upheld, the Bank will credit the cardholders account upon resolution. If the dispute is denied, the account will already have been paid and the City will not incur any additional charges.

Cardholders are responsible for maintaining an accurate accounting of all outstanding credits, disputed items, or returned items to ensure the adjustment appears on the account activity.

CITY OF HANFORD – PURCHASING CARD POLICY

10. Auditing Safeguards

Purchases on the purchasing card shall be audited. Each purchasing transaction shall be audited by the Approving Official to ensure the Cardholder has assigned the correct account code to each transaction, has attached all of the necessary backup documentation, and the purchase is for official City business consistent with this policy.

In addition, each transaction is subject to audit by one or more of the following:

- Accounts Payable
- The Program Administrator
- The Cardholder's Department Head
- The City Manager
- An external independent Auditor

The purpose of these audits is to ensure that all purchasing card transactions;

- Are budgeted and approved by the cardholder's department
- Are for official City business only, not for personal or other use
- Are not split in order to stay within single transaction purchase limits
- Do not include the purchase of prohibited items or items that are delivered to non-City locations
- Are charged to the correct account code, and are reconciled and paid in a timely manner
- Adhere to all applicable purchasing practices and procedures, and this policy

Any inappropriate use of the card inconsistent with the above will be considered abuse of the Purchasing Card Program, which may result in the suspension, revocation, or termination of the cardholder's purchasing card privileges. In addition, noncompliance may further subject the cardholder to disciplinary action, up to and including termination of employment.

11. Card Administration

Lost or Stolen Cards: In the event a purchasing card is lost or stolen, cardholders are to immediately notify the Program Administrator and call the Bank (currently US Bank at 800-344-5696) to cancel the card. Provide the following information:

- The cardholder's name
- The purchasing card number
- Any purchases that were made the day the card was lost or stolen.

A new card with a new account number will be issued within 3-5 business days after the card was reported lost or stolen.

Replacement card can be obtained by returning the worn out or damaged card along with a note or memorandum requesting a new card. The request shall be made to the Program Administrator.

Fraud: The Bank routinely monitors accounts and transactions to prevent fraudulent activity. If fraudulent activity is suspected, the Bank's fraud prevention unit may contact cardholders by telephone to inform them about the fraudulent use (or attempted use) of their purchasing card. In such an event, the cardholder shall notify the Program Administrator of the situation immediately.

CITY OF HANFORD – PURCHASING CARD POLICY

If the cardholder discovers a fraudulent charge, the cardholder shall immediately report the suspected fraud to the Program Administrator and the Bank at the telephone number provided above.

Terminations and Cancellations: Cardholders who terminate employment must return the Cal-Card to their Department Head prior to separation from the City. Department Heads are responsible for notifying the Program Administrator when cardholders cease employment with the City to ensure that the card and the account are deactivated.

Cardholders who fraudulently use the purchasing card after separation from the City may be subject to legal action.

Use of purchasing cards can be terminated by the City Manager or his/her designee at any time.

Transfers: Cardholders who are transferred to another department shall return the card to their Department Head prior to their transfer. Department Heads are responsible for notifying the Program Administrator when cardholders transfer to a different department. Failure to do so may result in purchase transactions being charged to the wrong department.



AGENDA STAFF REPORT

MEETING DATE: 6/21/2016	AGENDA SECTION: G
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SUBJECT:

Administration: Accept the Final Report from Lyle Sumek Associates regarding the City Council's Goals & Objectives.

RECOMMENDATION:

That the City Council, by motion, accept the Final Report from Lyle Sumek Associates regarding the City Council's Goals & Objectives.

BACKGROUND:

The City Council contracted with Lyle Sumek to conduct a series of meetings with staff, citizens, and the Council to identify Goals & Objectives. Mr. Sumek has completed his final report and copies of the Strategic Plan Executive Summary and the Action Agenda are attached for your review. He has identified priorities, actions, and timeframes to achieve those goals.

With the Council's approval, staff will be able to move forward in pursuing projects that will accomplish their priorities.

FISCAL IMPACT:

ATTACHMENTS:

Action Agenda
Strategic Plan

ACTION AGENDA 2016 – 2017

Mayor and City Council



Hanford, California
March 2016



Lyle Sumek Associates, Inc.
9 Flagship Court
Palm Coast, FL 32137-3373

Phone: (386) 246-6250
Fax: (386) 246-6252
E-mail: sumekassoc@gmail.com

City of Hanford Policy Agenda 2016 – 2017 Targets for Action

TOP PRIORITY

**General Plan
Zoning Ordinance
Re-Branding Program: Development and Funding
Downtown Incentives: Direction
Bastille Building Renovation/Lease
Ground Water Management
Eastside Trunk Sewer Main**

HIGH PRIORITY

**Downtown Buildings Upgrade: Direction
Countywide Public Safety Sales Tax
City Corporate Communications: Plan, Policy, Position, Funding
Development Impact Fees
Economic Development City Policy and Incentives
Downtown Plan/Ordinance
Code Enforcement
Community Cameras**

City of Hanford

Policy Agenda 2016 – 2017

► Targets for Action

1. General Plan
2. Zoning Ordinance
3. Re-Branding Program Development, Funding
4. Downtown Incentives: Direction
5. Bastille Building Renovation/Lease
6. Ground Water Management
7. Eastside Trunk Sewer Main
8. Downtown Buildings Upgrade: Direction
9. Countywide Public Safety Sales Tax
10. City Corporate Communications: Plan, Policy, Position, Funding
11. Development Impact Fees
12. Economic Development City Policy and Incentives
13. Downtown Plan/Ordinance
14. Code Enforcement
15. Community Cameras
16. Hidden Valley Park
17. Citywide Lighting Plan/Policy Review
18. Mayor's Downtown Committee
19. Sports Tourism
20. Pension and Benefits Unfunded Liabilities
21. City Owned Property Inventory, Direction
22. Grant Writer Position: Direction, Funding
23. Highway 198 Water Towers
24. Rotary Field Lighting

PRIORITY	PRIORITY	
	TOP	HIGH
Top	4	-
Top	4	-
Top	3	-
Top	3	-
Top	3	-
Top	3	-
Top	3	-
High	-	5
High	2	4
High	1	4
High	2	3
High	1	3
High	-	3
High	-	3
High	-	3
	2	1
	2	-
	1	2
	1	2
	1	1
	1	1
	-	-
	-	-

City of Hanford Management Agenda 2016 – 2017 Targets for Action

TOP PRIORITY

Union Negotiations

Demolition Policy and Process

Neighborhood Watch Expansion (10)

Classification and Compensation

POP Program: Expansion

HIGH PRIORITY

Strategic Planning

Pedestrian and Bicycle Master Plan: Funding

IT Master Plan: Staffing, Funding

Utility Infrastructure Master Plans

Urban Water Management Plan

Management/Employee Succession Planning and Programs

City of Hanford

Management Agenda 2016 – 2017

► Targets for Action

1. Union Negotiations
2. Demolition Policy and Process
3. Neighborhood Watch Expansion (10)
4. Classification and Compensation
5. POP Program: Expansion
6. Strategic Planning
7. Pedestrian and Bicycle Master Plan: Funding
8. IT Master Plan: Staffing, Funding
9. Utility Infrastructure Master Plans
10. Urban Water Management Plan
11. Management/Employee Succession Planning and Programs
12. Water Restrictions
13. 5th Street Property Sale and Development
14. Sidewalk Repair Ordinance
15. Main Street Agreement/Performance Report
16. Train Noise/Quiet Zone Report

PRIORITY	PRIORITY	
	TOP	HIGH
Top	4	-
Top	4	-
Top	4	-
Top	3	-
Top	3	-
High	1	4
High	1	4
High	2	3
High	1	3
High	1	2
High	1	2
	2	2
	2	1
	1	2
	1	1
	1	-

City of Hanford

Action Outlines 2016 – 2017

GOAL 1**FINANCIALLY SOUND CITY PROVIDING
EXCELLENT SERVICES****ACTION: RE-BRANDING PROGRAM: DEVELOPMENT
AND FUNDING****PRIORITY***Policy – Top*Key Issues

- Purposes
- Methods
- Marketing Program
- “Brand”
- Community Involvement
- Use Guidelines – Business, Community Organizations

Activities/Milestones

1. Identify, evaluate “Best Practices” – Methods, Brand, Marketing
2. Prepare report
3. Council Study Session: Report Review, Direction
4. Prepare budget proposal
5. Council Decision: Budget FY 2017 – 2018 Funding

Time

11/16

12/16

2/17

5/17

6/17

Responsibility: City Manager

ACTION: COUNTYWIDE PUBLIC SAFETY SALES TAX**PRIORITY***Policy – High*Key Issues

- Use of Dollars
- Police: Staffing
- Fire: Facilities, Staffing

Activities/Milestones

1. Public Education
2. County Election
3. Develop Plan: Police and Fire
4. Council Study Session: Presentation

Time

Ongoing

6/16

7/16

8/16

Responsibility: Police

ACTION: CITY CORPORATE COMMUNICATIONS: PLAN, POLICY, POSITION, FUNDING

PRIORITY

Policy – High

Key Issues

- Goals
- City Social Media Policy
- Plan
- Position or Contract
- Funding

Activities/Milestones

1. Identify, evaluate “Best Practices”
2. Prepare report
3. Council Study Session: Report Review, Direction
4. Prepare budget proposal
5. Council Decision: Budget FY 2017 – 2018 Funding

Time

11/16
12/16
2/17
5/17
6/17

Responsibility:

ACTION: CITY OWNED PROPERTY INVENTORY: DIRECTION

PRIORITY

Policy

Key Issues

- Hidden Valley Park – Adjacent Land
- Land Uses
- Restrictions

Activities/Milestones

1. Review City owned property – land use, restrictions
2. Finalize report
3. Council Study Session: Report Review, Direction

Time

9/16
9/16
10/16

Responsibility: Community Development

ACTION: GRANT WRITER POSITION

PRIORITY

Policy

Key Issues

- Direction
- Scope of Services
- Contract
- Funding Level

Activities/Milestones

1. Finalize reports with options
2. Prepare Budget FY 2016 – 2017 Proposal
3. Council Decision: Budget FY 2016 – 2017 Funding

Time

5/16
5/16
6/16

Responsibility: City Manager

ACTION: PENSION AND BENEFITS UNFUNDED LIABILITIES**PRIORITY***Policy*Key IssuesActivities/MilestonesTime

- | | |
|---|------|
| 1. Council Study Session: Overview | 5/16 |
| 2. Prepare report with options for funding the unfunded liabilities | 6/16 |
| 3. Council Study Session: Report, Direction | 6/16 |
| 4. Council Decision: Funding, Direction | 7/16 |

Responsibility: Finance

ACTION: UNION NEGOTIATIONS**PRIORITY***Mgmt – Top*Key IssuesActivities/MilestonesTime

- | | | |
|-------------------------|-----------------------|------|
| • Negotiating Framework | 1. Complete Agreement | 9/16 |
| | a. Executive | |
| | b. Mid Management | |
| | c. General Service | |
| | d. Police | |
| | e. Fire | |

Responsibility: Personnel

ACTION: CLASSIFICATION AND COMPENSATION**PRIORITY***Mgmt – Top*Key IssuesActivities/MilestonesTime

- | | | |
|------------------------|---|------|
| • Executive Management | 1. Finalize study report | 4/16 |
| • General Services | 2. Council Study Session: Review, Mean with Comparable Agencies | 5/16 |
| • Police | 3. Council Closed: Direction on Meet and Confer | 5/16 |
| • Fire | 4. Council Decision: Study Adoption | 6/16 |

Responsibility: Personnel

ACTION: STRATEGIC PLANNING**PRIORITY***Mgmt – High*Key IssuesActivities/MilestonesTime

- | | |
|---|------|
| 1. Finalize Strategic Plan and Action Agenda
2016 – 2017 | 4/16 |
| 2. Prepare final documents | 5/16 |
| 3. Council Decision: Plan Adoption | 6/16 |

Responsibility: City Manager

ACTION: IT MASTER PLAN**PRIORITY***Mgmt – High*Key IssuesActivities/MilestonesTime

- | | | |
|------------|---|------|
| • Staffing | 1. Develop budget proposal | 5/16 |
| • Funding | 2. Council Decision: Budget FY 2016 – 2017
Position, Funding | 6/16 |
| | 3. Develop IT Master Plan | 2017 |

Responsibility: Information Technology

**ACTION: MANAGEMENT/EMPLOYEE SUCCESSION
PLANNING AND PROGRAMS****PRIORITY***Mgmt – High*Key IssuesActivities/MilestonesTime

- | | | |
|------------------|---|-----|
| • Staffing Level | 1. Identify “retiring” individuals | [] |
| • Funding | 2. Identify options – individuals who may step up | [] |
| • Goals | 3. Develop job shadowing programs – funding
proposal | [] |
| • Process | | |

Responsibility: Personnel

► Management in Progress 2016

	TIME
1. MDT Replacement	Completed
2. SWAT Supervision: Revamp	Completed
3. Annual Audits and Financial Reports	Completed
4. Water Billing Rates: Schedule	Completed
5. Automatic Aid Agreement	Completed
6. Pay for Performance Program: Direction	Completed
7. OPEB Actuarial Valuation/GASB 45	4/16
8. Chamber of Commerce Performance Report	5/16
9. Utility and Wastewater Division Reorganization	6/16
10. School Resources Officer: Direction	6/16
11. Fire Marshall: Reorganization	7/16
12. Annual Inspection Fees: Guidelines	7/16
13. Cal Linx Program	8/16
14. Financial Management System: Upgrade	9/16
15. Police Take Home Vehicles: Direction	10/16
16. Fire RMS Business Files Data Base	12/16
17. Hazardous Material Unit: Update	12/16
18. Personnel Policy and Manual: Update	12/16
19. Firefighter (3 positions for 2 years)	12/16
20. Volunteer Firefighter: Recruitment	Ongoing
• SAFER Grant (5)	12/16
21. Police Desktop Computers and Standardized Software	2017
22. Police Rifle Replacement	2019

► Major Projects 2016

	TIME
1. Radio Meter Read Conversion	6/17
2. Fire Radio Upgrade	12/16
3. Front Counters Security	3/17
4. Finance/City Hall Floor Replacement	2017

GOAL 2**VIBRANT DOWNTOWN****ACTION: DOWNTOWN INCENTIVES: DIRECTION****PRIORITY***Policy – Top*Key Issues

- Goals
- City Role
- Types of Incentives

Activities/Milestones

1. Identify, evaluate “Best Practices”
2. Evaluate current incentives
3. Prepare a report with options
4. Council Study Session: Report Review, Direction

Time

9/16
10/16
12/16
1/17

Responsibility: Community Development

ACTION: BASTILLE BUILDING RENOVATION/LEASE**PRIORITY***Policy – Top*Key Issues

- Seismic
- ADA
- Structural
- Lease
- Broker

Activities/Milestones

- A. Structure Project
 1. Develop CIP Budget (\$600,000)
 2. Complete Plan (Structure)
 3. Council Decision: CIP Budget FY 2016 – 2017
 4. Issue Contract
 5. Select Contractor
 6. Begin Construction
 7. Complete Construction
- B. Lease
 1. Issue RFP for Lessee
 2. Select Lessor
 3. Council Decision: Lessee Selection
 4. Negotiate Lease Agreement
 5. Council Decision: Lease Approval

Time

4/16
6/16
6/16
8/16
9/16
10/16
6/17

9/16
11/16
11/16
12/16
12/17

Responsibility: Public Works

**ACTION: DOWNTOWN BUILDINGS UPGRADE:
DIRECTION****PRIORITY***Policy – High*Key Issues

- Public Safety
- City Role
- Policy Direction

Activities/Milestones

- Prepare inventory
- Prepare report
- Council Study Session: Report Review, Direction

Time

Completed
5/16
6/16

Responsibility: Community Development

ACTION: DOWNTOWN PLAN/ORDINANCE**PRIORITY***Policy – High*Key Issues

- Boundaries
- New Standards
- Zoning Restrictions
- Historic Regulations

Activities/Milestones

1. Address issues in General Plan
2. Prepare report implementation actions
3. Council Study Session: Report Review
4. Council Decision: Downtown Ordinance (Zoning Ordinance)

Time

8/16
9/16
9/16
9/16

Responsibility: Community Development

ACTION: MAYOR'S DOWNTOWN COMMITTEE**PRIORITY***Mgmt*Key Issues

- Purpose (s)
- Membership
- Deliverables

Activities/Milestones

1. Council Study Session: Concept, Direction

Time

4/16

Responsibility:

ACTION: MAIN STREET AGREEMENT/PERFORMANCE REPORT

PRIORITY

Mgmt

Key Issues

Activities/Milestones

Time

1. Council Decision: Agreement
2. Quarterly Reports to Mayor – City Council
3. Annual Performance Report

Completed
7/16
3/17

Responsibility: City Manager

► Major Projects 2016

1. Downtown – East Pedestrian Project

TIME

Completed

GOAL 3**UPGRADED CITY INFRASTRUCTURE AND FACILITIES****ACTION: GROUND WATER MANAGEMENT****PRIORITY***Policy – Top*Key Issues

- Join Agency
- Management Plan

Activities/Milestones

1. Council Decision: Groundwater Sustainable Agency Formation
2. Develop Groundwater Management Plan (Kings County Water District)

Time

11/16

2018

Responsibility: Public Works

ACTION: EASTSIDE TRUNK SEWER MAIN**PRIORITY***Policy – Top*Key Issues

- Funding
- Grant Funding

Activities/Milestones

1. Submit grant application
2. Receive response on grant (\$3 million)
3. Council Decision: Direction
4. Council Decision: Funding Source
5. Prepare Budget Amendment
6. Council Decision: Budget Amendment
7. Prepare plans, engineering design

Time

Completed

5/16

7/16

7/16

2/17

2/17

3/17

Responsibility: Public Works

ACTION: DEVELOPMENT IMPACT FEES**PRIORITY***Policy – High*Key Issues

- Fee Level
- Revenue Use

Activities/Milestones

1. Initiate study
2. Complete study
3. Council Study Session: Study Review, Direction

Time

8/16
2/17
3/17

Responsibility: Public Works

ACTION: CITYWIDE LIGHTING PLAN/POLICY: REVIEW**PRIORITY***Policy*Key Issues

- Standards
- Funding: Installation
- Funding: Maintenance
- City Role

Activities/Milestones

1. Review existing lighting, identify options, identify “dark spots” and gaps
2. Prepare report
3. Council Study Session: Review, Direction

Time

8/16
10/16
11/16

Responsibility: Public Works

ACTION: HIGHWAY 198 WATER TOWERS**PRIORITY***Policy*Key Issues

- Scope of Project
- Costs
- Funding
- Cell Tower Lease

Activities/Milestones

1. Prepare budget proposal
2. Council Decision: CIP Budget FY 2016 – 2017 (\$300,000)
3. Develop Lease with KCAO
4. Council Decision: Lease Approval
5. Issue Demolition Request
6. Council Decision: Award Contract
7. Complete Demolition

Time

5/16
6/16
6/16
7/16
10/16
12/16
4/17

Responsibility: Public Works

**ACTION: PEDESTRIAN AND BICYCLE MASTER PLAN:
FUNDING****PRIORITY***Mgmt – High*Key Issues

- Projects
- Priority
- Funding

Activities/Milestones

1. Prepare CIP proposal
2. Council Decision: CIP Budget FY 2016 – 2017
Project Funding

Time

5/16

6/16

Responsibility: Public Works

ACTION: UTILITY INFRASTRUCTURE MASTER PLANS**PRIORITY***Mgmt – High*Key Issues

- a) Storm Water
- b) Sanitary Sewer
- c) Water

Activities/Milestones

1. Complete Master Plan
2. Council Study Session: Review Plans
3. Council Decision: Plan Adoption

Time

7/16

7/16

8/16

Responsibility: Public Works

ACTION: URBAN WATER MANAGEMENT PLAN**PRIORITY***Mgmt – High*Key Issues

- Plan Adoption

Activities/Milestones

1. Complete Plan
2. Council Decision: Approval

Time

6/16

6/16

Responsibility: Public Works

ACTION: SIDEWALK REPAIR ORDINANCE**PRIORITY***Mgmt*Key Issues

- City Role
- Property Owner Responsibility
- Policy Framework
- Funding Mechanism

Activities/Milestones

1. Prepare ordinance
2. Council Study Session: Ordinance Review Direction
3. Council Decision: Ordinance Adoption

Time

10/16
11/16
12/16

Responsibility: Public Works

ACTION: TRAIN NOISE/QUIET ZONE REPORT**PRIORITY***Mgmt*Key Issues

- City Role
- Goals
- Project Scope
- Funding
- Relationship to Railroad

Activities/Milestones

1. Review existing plans
2. Council Study Session: Plans Review, Direction

Time

9/16
10/16

Responsibility: Public Works

► Management in Progress 2016**TIME**

1. Regional Communications/Dispatch Center: Direction
2. Solid Waste Program: Food Waste
3. Emergency Operations Center: Upgrade
4. Water Conservation Public Education Program: Ads, School Program

Mgmt

4/16
12/16
3/17
Ongoing

► **Major Projects 2016**

			TIME
1.	12 th Avenue/Highway 198 Interchange (Caltrans)		Completed
2.	East Lacey Street Re-Alignment and Roundabout		4/16 – 10/16
3.	Water Supply Well #50		6/16
4.	Houston Avenue/11 th Avenue Traffic Signal System Design		7/16 – 6/17
5.	Irwin Street/Hanford – Armona Road Traffic Signal System Design		7/16 – 6/17
6.	Harris Street Reconstruction (Cameron Street to Ivy Street)		7/16
7.	Electric Vehicle Charging Stations		8/16
8.	Lacey Boulevard Resurfacing Project (11 th Avenue to Mall Drive)		9/16
9.	12 th Avenue Resurfacing Project (Centennial Drive to Home Depot Drive)		9/16
10.	11 th Avenue Resurfacing Project (Ivy Street to Grangeville Boulevard)		9/16
11.	Fire Station 3	M/C	10/16 – 10/17
\$	12. Grangeville Boulevard/13 th Avenue Traffic Signal Design	Mgmt	6/17
	13. Police Building Renovation		12/17

GOAL 4**BALANCED AND MANAGED GROWTH****ACTION: GENERAL PLAN****PRIORITY***Policy – Top*Key Issues

- Framework for Hanford's Future

Activities/Milestones

1. Publish Environment Document
2. Planning Commission Review
3. Council Decision: Adoption

Time

5/16
7/16
8/16

Responsibility: Community Development

ACTION: ZONING ORDINANCE**PRIORITY***Policy – Top*Key Issues

- Density
- Standard
- Uses
- Sign
- Mall Restrictions
- Mobile Signs

Activities/Milestones

1. Council – Planning Commission
2. Planning Commission: Review
3. Council Decision: Adoption

Time

5/16
8/16
9/16

Responsibility: Community Development

ACTION: ECONOMIC DEVELOPMENT CITY POLICY AND INCENTIVES

PRIORITY

Policy – High

Key Issues

- Conference Center
- Policy Review
- Incentives Policies/Guidelines

Activities/Milestones

- A. Opportunities
 1. Develop “Package”
 2. Council Study Session: Direction
 3. Negotiate Development Agreement
 4. Council Decision: Incentives/Develop Agreement
- B. Review Framework
 1. Review incentives
 2. Prepare report
 3. Council Study Session

Time

6/16
7/16
8/16
9/16

10/16
12/16
1/17

Responsibility: City Manager

ACTION: CODE ENFORCEMENT

PRIORITY

Policy – High

Key Issues

- Proactive vs. Reactive
- Staffing
- Funding
- Tolerance
- Commercial Building

Activities/Milestones

1. Prepare report – current activities, problem areas
2. Council Study Session: Areas for Focus, Priority, Direction

Time

7/16
8/16

Responsibility: Community Development

ACTION: SPORTS TOURISM**PRIORITY***Policy*Key Issues

- California USA Wrestling
- Location
- Public-Private Partnership

Activities/Milestones

1. Council Study Session: Discussion, Direction

Time

5/16

Responsibility: City Manager

ACTION: COSTCO DEVELOPMENT**PRIORITY***Policy*Key IssuesActivities/Milestones

1. Ground breaking
2. Opening
3. Complete infrastructure projects

Time

4/16

10/16

Responsibility:

ACTION: DEMOLITION POLICY AND PROCESS**PRIORITY***Mgmt – Top*Key Issues

- Degree of Cost Recovery
- Funding
- Replacement through Community Organizations

Activities/Milestones

1. Develop policy proposal
2. Council Study Session: Discussion, Direction
3. Council Decision: Policy, Funding

Time

[]

[]

[]

Responsibility: City Manager

ACTION: WATER RESTRICTIONS: MONITORING REPORTS**PRIORITY***Mgmt*Key IssuesActivities/MilestonesTime

1. Council Report: Water Restrictions

10/16

Responsibility: Public Works

ACTION: 5TH STREET PROPERTY SALE AND DEVELOPMENT**PRIORITY***Mgmt*Key IssuesActivities/MilestonesTime

- Property Sale

1. Present proposal – Family Healthcare Network
2. Council Decision: Sale Direction

4/16

4/16

Responsibility: City Manager

► Management in Progress 2016**TIME**

1. High Speed Rail Study: Participation

Ongoing

GOAL 5**MORE LIVABLE COMMUNITY FOR FAMILIES****ACTION: COMMUNITY CAMERAS: DIRECTION,
FUNDING****PRIORITY***Policy – High*Key Issues

- Funding
- Guidelines

Activities/Milestones

1. Council Study Session: Overview, Direction
2. Prepare budget proposal
3. Council Decision: budget FY 2016 – 2017
Funding for Cameras

Time

5/16

5/16

6/16

Responsibility: Police

ACTION: HIDDEN VALLEY PARK**PRIORITY***Policy*Key Issues

- Walkways
- Staffing
- Maintenance
- Circulation
- Sale or Ownership
- Ballot Measure: Sale
of Property
- Misinformation
about Park
- Use of Dollars

Activities/Milestones

1. Prepare ballot measure (drafts)
2. Council Decision: Direction

Time

6/16

6/16

Responsibility: Parks and Recreation

ACTION: ROTARY FIELD LIGHTING**PRIORITY***Policy*Key Issues

- Funding
- Design
- Contract

Activities/Milestones

1. Prepare budget proposal
2. Council Decision: Budget CIP FY 2016 – 2017
Funding
3. Contract for Design
4. Complete Design
5. Bid project installation
6. Council Decision: Award Contract
7. Complete Installation

Time

5/16
6/16

8/16
12/16
2/17
2/17
6/17

Responsibility: Parks and Recreation

ACTION: NEIGHBORHOOD WATCH EXPANSION (10)**PRIORITY***Mgmt – Top*Key IssuesActivities/Milestones

1. Initiate community outreach
2. Form 10 New Neighborhood Watch Groups

Time

Ongoing
3/17

Responsibility: Police

ACTION: POP PROGRAM EXPANSION**PRIORITY***Mgmt – Top*Key IssuesActivities/Milestones

1. Expansion

Time

6/16

Responsibility: Police

► **Management in Progress 2016**

1. Parks Supervisor: Hire
2. CDBG Audit
3. GTF Program Evaluation
4. CDBG Action Plan
5. Restorative Justice Program
6. Community School: Officer (Council Presentation)
7. Police K-9 Program: Expansion
8. Message Parlor Ordinance
9. Noise Ordinance
10. Police Community Outreach Programs

TIME

Completed

5/16

5/16

6/16

7/16

7/16

9/16

12/16

12/16

Ongoing

► **Major Projects 2016**

1. Playground Resurface
 - A. Lacey Park
 - B. Centennial Park
2. Lacey Park: ADA Compliant Drinking Fountain
- \$ 3. City Pool Improvements
 - Slide Steps
 - Gel Coating
- \$ 4. Freedom Park Playground Surface
5. Landscape Assessment District Enhancement Projects
6. Centennial Park Restroom and Walkway Improvements
7. 12th Avenue/Lacey Boulevard Median Renovations

TIME

Completed

Completed

Completed

Mgmt

5/16

5/16

Mgmt

6/16

7/16

7/16

7/16

City of Hanford Policy Calendar 2016

MONTH

April 2016

1. Study Session: Mayor's Downtown Committee
2. Council Decision: 5th Street Property Sale

MONTH

May 2016

1. Study Session: Pensions – Overview
2. Study Session: Classification and Compensation
3. Closed Session: Direction on “Meet and Confer”
4. Report: Chamber of Commerce
5. Joint Meeting with Planning Commission: General Plan, Zoning Ordinances
6. Study Session: Sports Tourism Opportunity
7. Study Session: Community Cameras

MONTH

June 2016

1. Study Session: Pensions Unfunded Liabilities Report
2. Council Decision: Grant Writer Position Funding
3. Council Decision: Re-Branding Program Funding
4. Council Decision: City Corporate Communications Funding
5. Council Decision: IT Position Funding/IT Master Plan
6. Council Decision: Classification and Compensation Adoption
7. Council Decision: Strategic Plan Adoption
8. Council Decision: School Plan Adoption
9. Council Decision: Bastille Building Structure Project Funding
10. Study Session: Downtown Building Upgrade

June 2016 *(Continued)*

11. Council Decision: Highway 198 Water Tower Demolition Funding
12. Council Decision: Pedestrian and Bicycle Master Plan Projects Funding
13. Council Decision: Urban Water Management Plan Approval
14. Council Decision: Community Cameras Funding
15. Council Decision: Land Adjacent to Hidden Valley Park Ballot Measure
16. Council Decision: Rotary Field Lighting

MONTH

July 2016

1. Council Decision: Pension Unfunded Liabilities Funding
2. Report: Main Street
3. Council Decision: Highway 198 (Water Tower) Land Lease
4. Council Decision: Eastside Trunk Sewer Main Direction and Funding
5. Study Session: Utility Infrastructure Master Plan Review
6. Study Session: Economic Development City Policy and Incentives –
Conference Center

MONTH

August 2016

1. Study Session: Countywide Public Safety Sales Tax
2. Council Decision: Utility Infrastructure Master Plans Adoption
3. Council Decision: General Plan Adoption
4. Study Session: code Enforcement Focus, Priority, Overall Direction

MONTH

September 2016

1. Council Decisions on Labor Contracts (5)
2. Study Session: Downtown Plan/Ordinances
3. Council Decision: Downtown Ordinances Revision
4. Council Decision: Revised Zoning Ordinance (s)
5. Council Decision: Conference Center Incentives, Development Agreement

MONTH

October 2016

1. Study Session: City Owned Property
2. Study Session: Train Noise/Quiet Zones Report

MONTH

November 2016

1. Council Decision: Bastille Building Lessee Selection
2. Council Decision: Groundwater Sustainable Agency
3. Study Session: Citywide Lighting Plan/Policy
4. Study Session: Sidewalk Repair Ordinance

MONTH

December 2016

1. Council Decision: Highway 198 Water Tower Award Contract for Demolition
2. Council Decision: Sidewalk Repair Ordinance Adoption

MONTH

January 2017

1. Study Session: Downtown Incentives
2. Study Session: Economic Development Policy/Incentives

MONTH

February 2017

1. Council Decision: Bastille Building Lease Agreement
2. Council Decision: Budget Amendment for Eastside Trunk Sewer Plan

MONTH

March 2017

- 1. Study Session: Development Impact Fees

STRATEGIC PLAN 2016 → 2021 → 2031

EXECUTIVE SUMMARY

Mayor and City Council



Hanford, California
March 2016

Lyle Sumek Associates, Inc.
9 Flagship Court
Palm Coast, FL 32137-3373

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Table of Contents

EXECUTIVE SUMMARY

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Hanford Vision 2031	2
Hanford City Government Mission	7
City of Hanford Plan 2016 – 2021	11
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STRATEGIC FRAMEWORK

VISION 2031

“Desired Destination for Hanford”

PLAN 2021

“Map to Hanford’s Destination”

EXECUTION

“Route for Next Year”

MISSION

“Responsibilities of Hanford’s City Government”

BELIEFS

“Expectations of Hanford’s City Employees”

Hanford's Vision 2031

Hanford 2031 is a

SAFE ^(A)

FAMILY ORIENTED ^(B) COMMUNITY

Hanford 2031 is a ***GROWING CITY*** ^(C)

that has preserved a ***SMALL TOWN FEELING*** ^(D)

Hanford 2031 has a ***VIBRANT DOWNTOWN*** ^(E)

and a ***HEALTHY, DIVERSE ECONOMY*** ^(F)

OUR HANFORD COMMUNITY

PARTNERS FOR FUTURE SUCCESS. ^(G)

Vision 2031

Guiding Principles

PRINCIPLE A

SAFE

► Means

1. Reputation and reality as the “safest City in the Valley”
2. Fire Station 4
3. New Police Headquarters building
4. People feeling safe and secure in neighborhoods and throughout the City
5. Reputation: “zero tolerance” for criminal activities, drugs and gangs
6. Timely response to emergency calls for service
7. Fully staffed public safety departments – keeping up with growth
8. Consistent lighting in neighborhoods and throughout the City
9. Buildings and homes meeting City codes with effective compliance

PRINCIPLE B**FAMILY ORIENTED****► Means**

1. Good job opportunities with living wages
2. Family-oriented leisure activities and recreational facilities
3. City working with and supporting quality schools and lifelong learning
4. Strong community organizations working with each other and the city for community benefit
5. Strong faith based institutions giving back to the community
6. Sports center with programs and activities
7. Affordable recreational programs and activities
8. Affordable place to live – low cost of living
9. Reputation: “a great place to raise a family”

PRINCIPLE C**GROWING CITY****► Means**

1. General plan and master plans followed in City policies and decisions
2. Reliable, quality water supply
3. Link between East and West commercial areas
4. Cross Valley Rail to Visalia (on existing track)
5. Quality neighborhoods with quality homes, trees, sidewalks and public facilities
6. Growth paying for growth
7. Range of residential options: multi-family – condos and rentals, town homes, single family, mixed use
8. Southside development and revitalization

PRINCIPLE D**“SMALL TOWN” FEELING****► Means**

1. Having strong community events and festivals that bring people together
2. Residents involved and contributing to the community
3. Acceptance and understanding the diversity of residents
4. New residents, visitors and guests feeling welcome
5. Residents receiving personal services – from City government and businesses
6. Places for residents to gather and enjoy each other and the community
7. Neighborhoods designed to promote “small town” feeling
8. Parks designed as community and family gathering places
9. Preservation of Hanford’s history

PRINCIPLE E**VIBRANT DOWNTOWN****► Means**

1. Mix of retail, professional offices, financial institutions and entertainment
2. Range of quality of restaurants
3. Opportunities to live in and around Downtown
4. Preservation of historic buildings and structures
5. Replacement of old buildings and structures with architecturally enduring designs
6. Full service hotel with conference space
7. Night life and entertainment (7 days/18 hours)
8. Easy access and convenient parking structure
9. Clean, attractive and maintained Downtown without blight
10. No homeless population

PRINCIPLE F**HEALTHY, DIVERSE ECONOMY****► Means**

1. Fully developed, occupied industrial park
2. Sports and recreation tourism facility (ies): national, regional tournaments in all sports
3. Naval Air Base
4. Retail Centers: East, Downtown, West
5. Expanded, improving quality hospital and health care services
6. Expanded airport providing a variety of services and supporting businesses
7. Small business – start up and growth
8. Distribution center for the Valley

PRINCIPLE G**PARTNERS FOR FUTURE SUCCESS****► Means**

1. City, schools, private sector, community/civic organizations faith based institutions and county working together
2. Community celebrating successes
3. Residents and community organizations taking pride in Hanford
4. City working as a team: Mayor-City Council, City Management Staff, Community
5. Positive, proactive leadership by the Mayor and City Council
6. Community organizations sharing resources to maximize benefits for our community
7. Residents engaged in civic affairs and governance processes
8. Working with grant writers

Hanford City Government: Our Mission

**The mission of Hanford City
Government is to provide
EXCELLENT MUNICIPAL SERVICES ⁽¹⁾
through a
DEDICATED CITY WORKFORCE ⁽²⁾
in a
FINANCIALLY RESPONSIBLE MANNER ⁽³⁾
resulting in
a GREAT COMMUNITY TO LIVE ⁽⁴⁾
AND TO HAVE A BUSINESS.**

Mission Guiding Principles

PRINCIPLE 1

EXCELLENT MUNICIPAL SERVICES

► Means

1. Evaluating service delivery and exploring ways to streamline City processes
2. Evaluating the level of customer satisfaction and feedback
3. Having effective strategic planning and budgeting processes that deliver results
4. Listening to the needs of residents and businesses
5. Having City departments, Mayor and City Council working as a team
6. Providing the resources to achieve “service excellence”
7. Having a reputation for “Great Customer Service”

PRINCIPLE 2**DEDICATED CITY WORKFORCE****► Means**

1. Having sufficient staff to provide “excellent service”
2. Developing an effective process and programs for management and employee succession
3. Having an effective system for performance review and accountability
4. Hiring the best possible City employees
5. Retaining top performing City employees
6. Building and maintaining mutual respect among Mayor-City Council, City Management, Employees and Community
7. Having up to date personnel policies and manual
8. Seeking feedback from managers and employees then using the information to improve performance

PRINCIPLE 3**FINANCIALLY RESPONSIBLE MANNER****► Means**

1. Having adequate staffing to operate, to maintain new infrastructure/facilities and growing service demands
2. Providing adequate resources to support defined services, and levels of service
3. Developing a balanced, two year budget
4. Exploring ways to “regionalize” City service delivery
5. Delivering the City services in the most cost effective, efficient manner
6. Using “one time” money for one time expenditures
7. Investing in Hanford’s future: City infrastructure to support growth
8. Having fees for all cost recovery

PRINCIPLE 4**GREAT COMMUNITY****► Means**

1. Making Hanford a safe community
2. Developing a vibrant Downtown
3. Planning for Hanford's future
4. Having a range of affordable housing options
5. Having reliable delivery of utility services
6. Providing a timely, appropriate response to emergency calls for service
7. Providing a range of recreational and leisure opportunities for all family generations
8. Having effective communication methods with the community – accurate information
9. Making Hanford – Welcome to All

City of Hanford Goals 2021

Financially Sound City Providing Excellent Services



Vibrant Downtown



Upgraded City Infrastructure and Facilities



Balanced and Managed Growth



More Livable Community for Families

GOAL 1**Financially Sound City Providing Excellent Services****► Objectives**

1. Streamline City policies, procedures, processes and regulations
2. Maintain reserves consistent with City policies and national standards
3. Hire and retain a top quality City workforce
4. Enhance “Great” customer service
5. Expand City revenue options
6. Deliver City services in the most cost effective manner
7. Provide resources to support “Excellent Services”, defined services, defined levels of service

► Short-Term Challenges and Opportunities

1. Funding for public safety staffing
2. Upgrading and funding for information technology and security
3. Rising cost of doing business
4. Maintaining and funding competitive compensation for City employees
5. Actions by Federal government and State of California impacting City finances and services
6. Maintaining balanced budgets
7. Leveraging City revenues through grants
8. Uncertain future pension costs

► Actions 2016 – 2017***Policy Agenda***

1. Re-Branding Program: Development and Funding
2. Countywide Public Safety Sales Tax
3. City Corporate Communications: Plan, Policy, Funding
4. City Owned Property Inventory: Direction
5. Grant Writer Position: Direction, Funding
6. Pension and Benefits Unfunded Liabilities: Report

PRIORITY

Top Priority

High Priority

High Priority

► **Actions 2016 – 2017 (Continued)****PRIORITY****Management Agenda**

1. Union Negotiations
2. Classification and Compensation
3. Strategic Planning
4. IT Master Plan: Staffing, Funding
5. Management/Employee Succession Planning and Programs

Top Priority

Top Priority

High Priority

High Priority

High Priority

Management in Progress

1. MDT Replacement
2. SWAT Supervision: Revamp
3. Annual Audits and Financial Reports
4. Water Billing Rates: Schedule
5. Automatic Aid Agreement
6. Pay for Performance Program: Direction
7. OPEB Actuarial Valuation/GASB 45
8. Chamber of Commerce Performance Report
9. Utility and Wastewater Division Reorganization
10. School Resources Officer: Direction
11. Fire Marshall: Reorganization
12. Annual Inspection Fees: Guidelines
13. Cal Linx Program
14. Financial Management System: Upgrade
15. Police Take Home Vehicles: Direction
16. Fire RMS Business Files Data Base
17. Hazardous Material Unit: Update
18. Personnel Policy and Manual: Update
19. Firefighter (3 positions for 2 years)
20. Volunteer Firefighter: Recruitment
SAFER Grant (5)
21. Police Desktop Computers and Standardized Software
22. Police Rifle Replacement

Major Projects

1. Radio Meter Read Conversion
2. Fire Radio Upgrade
3. Front Counters Security
4. Finance/City Hall Floor Replacement

GOAL 2**VIBRANT DOWNTOWN****► Objectives**

1. Increase housing options for living in/adjacent to Downtown
2. Have a cleaner, more attractive Downtown
3. More businesses located in Downtown
4. Replace old/vacant buildings
5. More quality, upscale restaurants in Downtown
6. Plan for a parking structure
7. Develop collaborative partnership with Downtown property owners and businesses

► Short-Term Challenges and Opportunities

1. Having adequate parking Downtown
2. Attracting businesses and investments in Downtown
3. Vacant and blighted buildings
4. Size and boundaries of Downtown
5. Funding mechanism for Downtown
6. Working with property owners and businesses
7. Having incentives for redevelopment and renovation
8. Distinguishing “old” vs. “historic” buildings and structures

► Actions 2016 – 2017***Policy Agenda***

1. Downtown Incentives: Direction
2. Bastille Building Renovation/Lease
3. Downtown Buildings Upgrade: Direction
4. Downtown Plan/Ordinance

PRIORITY

Top Priority

Top Priority

High Priority

High Priority

► Actions 2016 – 2017 (Continued)**PRIORITY*****Management Agenda***

1. Mayor's Downtown Committee
2. Main Street Agreement/Performance Report

Major Projects

1. Downtown – East Pedestrian Project

GOAL 3**UPGRADED CITY INFRASTRUCTURE AND FACILITIES****► Objectives**

1. Expand current Police Station and plan for future New Police Station
2. Construct Fire Station 3 and plan for Fire Station 4
3. Secure long term water supply
4. Having up to date City fleet and vehicles
5. Upgrade water system
6. Maintain, upgrade City buildings and facilities

► Short-Term Challenges and Opportunities

1. Future water supply
2. Funding for maintenance and operations of new City infrastructure
3. Funding for capital projects
4. Aging City infrastructure and buildings needing repairs, maintenance, renovation and replacement
5. Train noise and study
6. Who pays for growth

► Actions 2016 – 2017***Policy Agenda***

1. Ground Water Management
2. Eastside Trunk Sewer Main
3. Development Impact Fees
4. Citywide Lighting Plan/Policy: Review
5. Highway 198 Water Towers

PRIORITY

Top Priority

Top Priority

High Priority

► **Actions 2016 – 2017 (Continued)****PRIORITY****Management Agenda**

1. Pedestrian and Bicycle Master Plan: Funding
2. Utility Infrastructure Master Plans
3. Urban Water Management Plan
4. Sidewalk Repair Ordinance
5. Train Noise/Quiet Zone Report

High Priority

High Priority

High Priority

Management in Progress

1. Regional Communications/Dispatch Center: Direction
2. Solid Waste Program: Food Waste
3. Emergency Operations Center: Upgrade
4. Water Conservation Public Education Program: Ads, School Program

Major Projects

1. 12th Avenue/Highway 198 Interchange (Caltrans)
2. East Lacey Street Re-Alignment and Roundabout
3. Water Supply Well #50
4. Houston Avenue/11th Avenue Traffic Signal System Design
5. Irwin Street/Hanford – Armona Road Traffic Signal System Design
6. Harris Street Reconstruction (Cameron Street to Ivy Street)
7. Electric Vehicle Charging Stations
8. Lacey Boulevard Resurfacing Project (11th Avenue to Mall Drive)
9. 12th Avenue Resurfacing Project (Centennial Drive to Home Depot Drive)
10. 11th Avenue Resurfacing Project (Ivy Street to Grangeville Boulevard)
11. Fire Station 3
12. Grangeville Boulevard/13th Avenue Traffic Signal Design
13. Police Building Renovation

GOAL 4**BALANCED AND MANAGED GROWTH****► Objectives**

1. Have a reputation as a “business friendly” City government
2. Have an effective General Plan and zoning ordinance
3. Develop eastside Hanford
4. Attract new businesses to Hanford
5. Have a beautiful City without litter or blight
6. Become a major sports center – indoor and outdoor

► Short-Term Challenges and Opportunities

1. Staffing to keep up with growth and new development
2. Defining the City’s role and policies in economic development and business investment
3. Irresponsible property owners and their lack of maintenance and investment
4. Vacant properties from the recession
5. Defining the City’s role in managing growth versus free market
6. Limited water supply and the impact on ag related businesses

► Actions 2016 – 2017***Policy Agenda***

1. General Plan
2. Zoning Ordinance
3. Economic Development City Policy and Incentives
4. Code Enforcement
5. Sports Tourism
6. Costco Development

PRIORITY

Top Priority

Top Priority

High Priority

High Priority

► **Actions 2016 – 2017** *(Continued)*

PRIORITY

Management Agenda

1. Demolition Policy and Process
2. Water Restrictions: Monitoring Reports
3. 5th Street Property Sale and Development

Top Priority

Management in Progress

1. High Speed Rail Study: Participation

GOAL 5**MORE LIVABLE COMMUNITY FOR FAMILIES****► Objectives**

1. Maintain safe community – safest City in the South Valley
2. Expand police – community partnership
3. Develop recreational facilities for growing youth sports programs
4. More beautiful Hanford community
5. Develop recreation programs responsive to all family generations

► Short-Term Challenges and Opportunities

1. Aging parks and venues needing repair, major maintenance, replacement
2. Staffing for current services
3. Partnering with community organizations
4. Watering restrictions
5. Working with residents to maintain and enhance a safe community
6. Federal and state of California mandates and regulations
7. Tension between recreation and “professional” amateur sports
8. Partnering with faith based institutions

► Actions 2016 – 2017**PRIORITY*****Policy Agenda***

1. Community Cameras: Direction, Funding
2. Hidden Valley Park
3. Rotary Field Lighting

High Priority***Management Agenda***

1. Neighborhood Watch Expansion (10)
2. POP Program Expansion

Top Priority**Top Priority**

► **Actions 2016 – 2017 (Continued)****PRIORITY*****Management in Progress***

1. Parks Supervisor: Hire
2. CDBG Audit
3. GTF Program Evaluation
4. CDBG Action Plan
5. Restorative Justice Program
6. Community School: Officer (Council Presentation)
7. Police K-9 Program: Expansion
8. Message Parlor Ordinance
9. Noise Ordinance
10. Police Community Outreach Programs

Major Projects

1. Playground Resurface
 - A. Lacey Park
 - B. Centennial Park
2. Lacey Park: ADA Compliant Drinking Fountain
3. City Pool Improvements
 - Slide Steps
 - Gel Coating
4. Freedom Park Playground Surface
5. Landscape Assessment District Enhancement Projects
6. Centennial Park Restroom and Walkway Improvements
7. 12th Avenue/Lacey Boulevard Median Renovations

City of Hanford

Policy Agenda 2016 – 2017

Targets for Action

TOP PRIORITY

General Plan
Zoning Ordinance
Re-Branding Program: Development and Funding
Downtown Incentives: Direction
Bastille Building Renovation/Lease
Ground Water Management
Eastside Trunk Sewer Main

HIGH PRIORITY

Downtown Buildings Upgrade: Direction
Countywide Public Safety Sales Tax
City Corporate Communications: Plan, Policy, Position, Funding
Development Impact Fees
Economic Development City Policy and Incentives
Downtown Plan/Ordinance
Code Enforcement
Community Cameras

City of Hanford Management Agenda 2016 – 2017 Targets for Action

TOP PRIORITY

**Union Negotiations
Demolition Policy and Process
Neighborhood Watch Expansion (10)
Classification and Compensation
POP Program: Expansion**

HIGH PRIORITY

**Strategic Planning
Pedestrian and Bicycle Master Plan: Funding
IT Master Plan: Staffing, Funding
Utility Infrastructure Master Plans
Urban Water Management Plan
Management/Employee Succession Planning and Program**

Town of Ocean City

Management in Progress 2016 – 2017

1. MDT Replacement
2. SWAT Supervision: Revamp
3. Annual Audits and Financial Reports
4. Water Billing Rates: Schedule
5. Automatic Aid Agreement
6. Pay for Performance Program: Direction
7. OPEB Actuarial Valuation/GASB 45
8. Chamber of Commerce Performance Report
9. Utility and Wastewater Division Reorganization
10. School Resources Officer: Direction
11. Fire Marshall: Reorganization
12. Annual Inspection Fees: Guidelines
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14. Financial Management System: Upgrade
15. Police Take Home Vehicles: Direction
17. Fire RMS Business Files Data Base
18. Hazardous Material Unit: Update
19. Personnel Policy and Manual: Update
20. Firefighter (3 positions for 2 years)
21. Volunteer Firefighter: Recruitment: SAFER Grant (5)
22. Police Desktop Computers and Standardized Software
23. Regional Communications/Dispatch Center: Direction
24. Solid Waste Program: Food Waste
25. Emergency Operations Center: Upgrade
26. Water Conservation Public Education Program: Ads, School Program
27. High Speed Rail Study: Participation
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33. Community School: Officer (Council Presentation)
34. Police K-9 Program: Expansion
35. Message Parlor Ordinance
36. Noise Ordinance
37. Police Community Outreach Programs

Town of Ocean City Major Projects 2016 – 2017

1. Radio Meter Read Conversion
2. Fire Radio Upgrade
3. Front Counters Security
4. Finance/City Hall Floor Replacement
5. Downtown – East Pedestrian Project
6. 12th Avenue/Highway 198 Interchange (Caltrans)
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