The City of Hanford

CALIFORNIA

City Council Meeting
Agenda

April 4, 2017
6:00 PM – Study Session
7:00 PM – Regular Meeting
Council Chambers
400 N. Douty St.

6:00 PM CALL TO ORDER STUDY SESSION:

ROLL CALL:

PUBLIC COMMENT - STUDY 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. Report and Update on Medical Cannabis: A report on the continued interest in the City of Hanford for medical cannabis businesses. An update on the preparation of an ordinance to allow medical cannabis cultivation, manufacturing, lab testing, distribution and transportation and staff's recommendation to utilize a consultant, HdL Companies to assist in the preparation of an ordinance, cost recovery mechanism and estimate, permit process and development of a tax measure for November 2018.

7:00 PM CALL TO ORDER REGULAR SESSION:

ROLL CALL:

INVOCATION:

FLAG SALUTE:

RECOGNITIONS/PROCLAMATIONS:

A. Parks & Recreation: Arbor Day Proclamation 2017

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 March 21, 2017 Meeting

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

C. City Clerk: Deny claim for damages and direct the City Clerk to send out notification of such to Dubby Bookout

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

E. City Clerk: Deny claim for damages and direct the City Clerk to send out notification of such to Southern California Edison

F. City Clerk: Deny claim for damages and direct the City Clerk to send out notification of such to Oscar Camacho

G. Administration: Authorize the Mayor to Execute an Agreement Between the City of Hanford and HdL Companies for Consulting Services Regarding the Development of a Medical Cannabis Ordinance, Permitting Procedures, and Medical Cannabis Tax Measure

H. Police: Adopt Resolution in Support of AB1326 and Authorize a Letter of Support

I. Police: Replace Police Unit 45 (K-9 unit)

J. Police: Approve purchase and training of department K-9 in the amount of $13,600.00

K. Police: Approve out of state travel request to allow Hanford Police Captain Karl Anderson to attend the FBI National Academy Class # 269 in Quantico Virginia.

L. Public Works: Reject bid and authorize staff to re-advertise for bids for the Hanford Police Department and Longfield Center Re-roofing Project

M. Public Works: Approve a two year option agreement with James Hanson for a potential development of a 250 foot by 50 foot airplane hanger at the Hanford Municipal Airport for $500 per year.

N. Finance: Warrant Register

PUBLIC HEARINGS:

A. GENERAL PLAN AMENDMENT NO. 2017-02, is a request by the City of Hanford to comprehensively update the General Plan, including the following elements: Economic Development; Land Use and Community Design; Transportation and Circulation; Open Space, Conservation and Recreation; Public Facilities and Services; Health, Safety and Noise. The purpose of the General Plan Update to guide future growth and development in the City through 2035. The project covers the proposed City limits as well as the proposed Primary and Secondary Sphere of Influences. (Resolution 17-21-R)

MUNICIPAL CODE AMENDMENT No. 2017-01, is a request by the City of Hanford to update the City's Zoning Ordinance and Zone Map to be consistent with the proposed 2035 General Plan. (Introduce and waive first reading of Ordinance 17-04)

ENVIRONMENTAL IMPACT REPORT, State Clearinghouse Number 2015041024, certification of the Environmental Impact Report prepared for the 2035 General Plan Update. The program level Environmental Impact Report and Statement of Overriding Considerations will be considered that evaluates the environmental impacts associated with the proposed 2035 General Plan Update. (Resolution 17-20-R)

GENERAL BUSINESS:

COUNCIL REPORTS/COMMENTS:

COUNCIL FUTURE AGENDA ITEMS:

ADJOURNMENT:

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

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

AGENDA
STAFF REPORT

MEETING DATE: 4/4/2017	**AGENDA SECTION:** A

SUBJECT:
Report and Update on Medical Cannabis: A report on the continued interest in the City of Hanford for medical cannabis businesses. An update on the preparation of an ordinance to allow medical cannabis cultivation, manufacturing, lab testing, distribution and transportation and staff's recommendation to utilize a consultant, HdL Companies to assist in the preparation of an ordinance, cost recovery mechanism and estimate, permit process and development of a tax measure for November 2018.

See Attached Staff Report

FISCAL IMPACT:

ATTACHMENTS:
CC Staff Report - 04-04-2017
HdL Proposal
Cannabis Interest Letters

CITY OF HANFORD
CITY COUNCIL

MEETING DATE: APRIL 4, 2017

Report and Update on Medical Cannabis: A report on the continued interest in the City of Hanford for medical cannabis businesses. An update on the preparation of an ordinance to allow medical cannabis cultivation, manufacturing, lab testing, distribution and transportation and staff's recommendation to utilize a consultant, HdL Companies to assist in the preparation of an ordinance, cost recovery mechanism and estimate, permit process and development of a tax measure for November 2018.

BACKGROUND INFORMATION

On October 4, 2016, the City of Hanford received a letter from Purple Heart proposing to establish a medical marijuana cultivation facility in the former Pirelli site in the Industrial Park.

In October Police Chief Parker Sever and Community Development Director Darlene Mata toured large scale cannabis facilities in Canada and provided a report to the City Council on November 15, 2016. The Council directed staff to begin the drafting of an ordinance to allow indoor medical cannabis cultivation, manufacturing, lab testing, transportation and distribution commercial businesses in the Heavy Industrial zone. The Council specifically excluded greenhouse cultivation, solvent based manufacturing, and dispensaries. The Council directed staff to require that the applicant fund the work necessary to process an ordinance amendment, tax measure and all environmental analysis and that the City and the applicant enter into a cost reimbursement agreement and the applicant deposit funds to initiate the process.

On February 7, 2017, the Council, after discussion regarding a tax measure for the cannabis industry, decided not to issue cannabis permits prior to having a cannabis tax. The earliest a general tax can be placed on a ballot is November 2018, a general election.

On March 2, 2017, Purple Heart (Game Changer) filed application for the Municipal Code Amendment and Conditional Use Permit, signed the Reimbursement Agreement and deposited $50,000 in accordance with the reimbursement agreement. On the evening of March 2nd, Game Changer withdrew their application and requested the funds be returned.

The City has also received interest letters from Caliva and Hanford Gardens. See attached. At this time, the City has not received any application for a cannabis business and does not have a reimbursement agreement in place to fund the costs associated with the ordinance preparation.

Attachment: CC Staff Report - 04-04-2017 (1866 : Marijuana)

CANNABIS ORDINANCE

Although the Council directed staff to prepare an ordinance that would allow Cannabis in the City of Hanford, per the Council's instruction that costs were to be collected from the applicant(s), staff had begun research of potential consultants and attending various workshops to be educated in the subject. As of today, staff has not begun work on the preparation of an ordinance. Staff is recommending that the Council authorize the Mayor to sign a contract with HdL Companies (HdL) to assist in the preparation of the ordinance and accompanying activities as outlined in their proposal, attached. The request is on the City Council's consent calendar for consideration.

The HdL proposal is a time and materials fee, not to exceed $99,750. The costs associated with the proposal will be paid by the applicant(s). NOTE: At this time, there are no applicants for cannabis businesses and the City does not have a signed reimbursement agreement from any party, however, two businesses are still in discussions with the City, Hanford Gardens and Caliva. If the Council chooses to direct staff to begin work on the ordinance, the City will fund the costs. These costs can later be allocated to cannabis businesses through the cost recovery fee to be applied to each businesses. Applicants that fund the ordinance will be evaluated in accordance with the draft ordinance, and will processed first, in order of application, before other applications are accepted. Only applications for permits that meet the City ordinance will be issued a permit.

The cost recovery analysis to be completed by HdL will allow the City to recover costs associated with the issuance of permits, should the Council wish to issue permits prior to the end of 2017 as has been requested, and given that a cannabis tax will not be in place by the end of 2017. Costs associated with the regulation of cannabis businesses by the Community Development Department, Code Enforcement and Police Department will be directly allocated to the permittee(s) through a fee adopted by the City Council as part of the ordinance. The fee cannot exceed the cost to provide the services. The goal will be that the issuance of permits, prior to a cannabis tax, does not create a burden on the General Fund. The total costs will then be apportioned to the number of permits that are issued and recalculated for full cost recovery every year.

Given that the City will not have a cannabis tax in place before the end of 2017, staff is recommending that the ordinance be prepared to limit the number of permits that can be issued to two cultivation permits, for a total square footage of no more than 400,000 square feet, two manufacturing permits, one laboratory, one distribution facility and one transportation facility. This recommendation is based on the Police Chiefs evaluation of the regulation of the industry without a tax in place and not having experience with the potential issues that may occur with this industry. It should be noted that the letters submitted to the City indicating an interest in cannabis state that the projects would encompass the following: Purple Heart's letter described almost one million square foot facility with 780,000 square feet of cultivation, distribution, extraction, lab testing nursery and other uses; Caliva's letter described 196,200 square feet of cannabis canopy; Hanford Gardens letter described initial 350,000 square feet of cultivation and extraction with full build out of the project being a 1,435,000 square feet of cultivation,

Attachment: CC Staff Report - 04-04-2017 (1866 : Marijuana)

one extraction facility, one lab testing facility, and other associated uses. All three letters are attached.

The limitation on the number of permits, will limit the number of permits that will be allowed to remain operational in the event a cannabis tax fails to be passed. The City cannot revoke the permits based on the tax measure failing to be passed. If the tax measure passes, the City Council may amend the ordinance to increase the number of permits and square footages to allow additional facilities.

ENVIRONMENTAL ANALYSIS

The development of the ordinance is subject to the California Environmental Quality Act. As part of the preparation of the ordinance, staff will prepare the applicable document.

The full evaluation of the individual permits would take place as part of the permit process and will be based on the impacts that will result from the project. At this time, staff has initially evaluated the issues and identified that cannabis projects may have impact to greenhouse gas emissions, public services, utilities and service Systems, air quality and hydrology and water quality. The applicants will be required to fund the cost to prepare the environmental documentation through the cost recovery agreement.

STAFF RECOMMENDATION

Staff is recommending that the City Council receive the report and update and provide direction to staff on the preparation of a cannabis ordinance to allow cannabis business in the City of Hanford. Staff requests direction on the following:

- Contract with HdL Companies
- Limitation of the number of permits
- Cost recovery
- Tax measure
- Issuance of permits prior to a tax measure

Attachment: CC Staff Report - 04-04-2017 (1866 : Marijuana)

City of Hanford

Marijuana Management Program

HdL Companies
1340 Valley Vista Dr., Suite 200
Diamond Bar, CA 91765
www.hdlcompanies.com

Contact:
David McPherson
909.861.4335
dmcpherson@hdlcompanies.com

HdL COMPANIES

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I. LETTER OF TRANSMITTAL

March 20, 2017

Parker Sever, Police Chief
City of Hanford
425 North Irwin Street
Hanford, CA 93230

Re: Proposal - Provide Subject Matter Expertise, Develop and Manage the Process to Select Cannabis Businesses and Conduct a Cost Recovery and Fiscal Analysis for the City of Hanford

Dear Chief Sever,

Thank you for the opportunity to present this proposal to provide subject matter expertise, develop and manage the selection process for cannabis businesses and conduct a cost recovery and fiscal analysis for the City of Hanford. HdL was incorporated in 1983 and has over 30 years of experience providing revenue enhancement and consulting services to local governments in California. HdL is a consortium of three companies established to maximize local government revenues by providing audit, compliance, economic development, consulting services and software products. Its audit and consulting services include sales, use and transaction taxes, property taxes, transient occupancy taxes, and a Marijuana Management Program. The firm also provides a variety of enterprise software products for business licensing, code enforcement, animal control, building permits and tracking/billing of false alarms. HdL's systematic and coordinated approach to revenue management and economic data analysis is currently being utilized by over 400 agencies in six states. The firm currently serves 44 counties, 299 cities and 79 transactions tax districts in California.

Of interest to you and your team is our knowledgeable team of professionals who have direct experience in the establishment and implementation of Marijuana Regulatory Programs including establishing land-use regulations, registration processes, operation regulations for cannabis facilities, staffing plans, cost recovery, and structuring cannabis business tax fees.

Enclosed please find our detailed scope of services for HdL's Marijuana Management Program. We agree to adhere to the deliverable requirements for a total cost not to exceed $99,750. However, this will be subject to an agreed upon project schedule between Hanford and HdL.

We look forward to the opportunity to partner with the City of Hanford in developing a strategy which meets your program needs. If you have any questions or require additional information, please feel free to contact Andy Nickerson at 909.861.4335 or by email at anickerson@hdlcompanies.com or David McPherson at 909.861.4335 or by email at dmcpherson@hdlcompanies.com.

Sincerely,

Andy Nickerson
President, HdL Companies

II. PROPOSED SCOPE OF SERVICES

The regulation, compliance and taxation of cannabis is complex and filled with challenging issues. Therefore, the objectives presented in this proposal are based on HdL's experience and the expectations and desired outcomes of the City. However, due to the ongoing evolution of the state's Medical Cannabis Regulation and Safety Act (MCRSA) and Proposition 64, Adult Use Marijuana Act (AUMA), HdL is agreeable to modifications to this scope of services as deemed necessary by both HdL and City staff. Amendments to this Scope of Services shall be made in writing and shall not constitute additional hours of work without proper compensation unless otherwise approved by the City and HdL.

The Scope of Services to be provided by HdL shall include:

- Kick off meeting(s) with City Staff, City Sub Committees or Community Stakeholders;
- Conduct one-on-one meetings with Council Members if necessary to provide outreach and education on current trends, laws and protocols in the development of policy decisions related to the cannabis industry;
- Create a regulatory commercial cannabis activity ordinance for both medical and non-medical businesses which will create the best practices that will ensure public safety, the welfare and health of the City of Hanford.
- Identify issues which City staff needs to mitigate related to legal issues or problems prior to issuing regulatory permits to the cannabis businesses;
- Provide City staff with technical and policy expertise related to the operations and understanding of the Cannabis Industry to ensure compliance with the Medical Cannabis and Safety Act (MCRSA), Adult Use Marijuana Act (AUMA) and all applicable local ordinances;
- Design procedures and application requirements for a permittee selection process that will be used to invite, review, score, and provide recommendations on applicants to operate up to ten (10) cultivation facilities, ten (10) manufactures, two (2) testing labs and two (2) distribution and two (2) transportation facilities;
- Develop a proposed timeline for implementation of the application procedure and Request for Permit Application (RFPA), including reviewing qualification statements, records, and documents in coordination with City staff, City officials, or committees, and providing a recommendation to the City Council;
- Develop cost recovery fees to recover the City's costs for reviewing all cannabis business applications and issuing cannabis business permits;
- Develop an annual cannabis business regulatory fee to recover costs associated with administrative oversight of permitted cannabis facilities, conduct code/fire inspections, compliance and financial audits as well as other regulatory functions deemed necessary by the City; and
- Prepare a fiscal revenue report identifying tax options for the various types of cannabis businesses.

- Develop a tax measure and ordinance which will provide the City maximum economic benefits but at the same time ensure long term stability for the cannabis business operators.

Objective 1: Provide Subject Matter Expertise & Technical Support

Subject matter expertise and technical support will begin upon the execution of a contract with the Consultant which will include the following:

- Consultant shall work with City staff on issues related to cannabis tax policies;
- Develop and design a regulatory ordinance for cultivation, manufacturing, testing labs, distribution centers and transportation facilities;
- Ensure proposed city ordinance complies with all state and local laws and conforms to the best practices to regulate the cannabis businesses in the City;
- Monitor MCRSA and AUMA policy development and provide feedback to City staff to ensure that the City follows any changes which may impact the development of the cities strategy to regulate and tax businesses which will be permitted in the City;
- Participate in staff meetings, conference calls, respond to staff inquires via phone and email, review staff reports to city council and assist with responses to inquiries from the public to staff.
- Committee/Council Meetings: HdL will be present to provide staff and city council technical support for up to two (2) City Committee/Council meetings at the request of the City Administration. Any additional meeting maybe subject to additional travel cost and staffs hourly rate.

Objective 2: Program Oversight and Management

The project oversight and management objectives will begin upon the execution of a contract with the Consultant which will include the following:

- **Kickoff Meeting:** HdL will work with the City's Administration to identify key internal stakeholders to attend meetings, define roles of the participants, discuss schedules, and scope of services. In addition, policies will be established for proper protocols and confidentiality of the applicant's documentation to ensure an equitable and fair evaluation process.
- **Develop Application Process and Milestones:** HdL staff will present best practice approaches to designing the qualification review phase and the RFPA review phase. HdL will verify the regulatory requirements and established due dates which shall be approved by City staff.
- **Project Management:** This includes facilitation of internal meetings, conference calls, staff inquiries via phone and email, participation in initial project functions and monitoring of status reports and present completion timelines.

- **Committee/Council Meetings:** HdL will prepare presentations for up to two (2) City Committee/Council meetings at the request of the City Administration.

Objective 3: Application Development and Support

HdL staff will work collaboratively with City staff in developing the cannabis business application and recommending fees for all phase of the process to ensure cost recovery of staff resources. HdL will screen and review applications for each permit category and make recommendations to the City on which applicants should be approved for the next phase of the application process.

Objective 3.1 Application Development and Submittal Requirements

Phase I will require each member of the applicant's team to complete the application materials, which will include a Live Scan form or other alternative background checks, Release & Authorization form and Disclosure and Acknowledgement form.

Prior to Phase II, HdL staff experienced with developing "best practice" cannabis facility applications will collaborate with City staff in order in ensure all information desired by the City is incorporated in the cannabis business application. HdL will review the City's ordinance requirements, the California Attorney General's Guidelines for the Security and Non-Diversion of Marijuana Grown for Medical Use (2008), and new regulatory requirements established by the Medical Cannabis Safety Act (MCRSA) and the Adult Use Marijuana Act (AUMA). Furthermore, HdL will develop evaluation criteria to be used for the review process in accordance with Hanford's Commercial Cannabis Ordinance. In addition to the documents and minimum standard requirements for the filing of the application the Request for Permit Application (RFPA) will consider seven (7) key components of the application.

The criteria to be used in the decision process will include the following but not limited solely on these categories:

- Location of the proposed facility
- Articles of incorporation
- Live scan submissions
- Proof of capitalization
- Proof of insurance
- Business plan (includes building & construction, security plan and fire plan)
- Industry experience

Objective 3.2 Development of Cost Recovery Fees

To develop a cost recovery fee which complies with Prop 26, HdL will analyze the costs of staff time, overhead, fringe benefits, consultants and other services associated with the regulatory process. HdL staff has experience developing cannabis regulatory fees and doing a "fit gap" analysis of staff responsibilities and time allotted to this program to establish appropriate fees for the City's level of oversight and enforcement of the regulatory process.

Objective 3.3 Application Review and Initial Ranking

HdL will review all applications to identify incomplete submissions for immediate disqualification, omissions of live scan submissions and background checks of all business partners, and applications which do not conform to zoning requirements for their perspective permit specifically authorized by the RFPA. The best submissions will be forward thinking and deploy solutions that identify the best "green" practices, while employing "sustainable" energy and waste solutions, and implement the "best practices" available in the cannabis industry. Consideration will be given to applications designed to reduce and address actual or potential concerns the City may have regarding nuisance behavior, environmental issues, or product safety.

The specific criteria which will be used in evaluating and rating the applications shall include the following:

- Overall quality of the proposal including responsiveness and conformance to the RFPA requirements for content and format;
- Quality and appropriateness of proposed applicant team, professional experience and background of primary applicants and key sub lessees;
- Key personnel, project location, and other management staff with required experience and skills relevant to this project;
- Primary applicants experience and ability to manage operations of proposed facility, scheduling of work, cost estimating and budget management;
- Primary makeup of applicant's corporate board, and prior experience working with local government agencies;
- Patient tracking, product inventory management and recordkeeping;
- Quality and appropriateness of proposed site, business model, organization, and knowledge and experience working with specific legal codes and regulations;
- Transportation plan describing the procedures for safely and securely transporting cannabis products and currency;
- Applicants use and implementation of solutions designed to reduce and address any actual or potential concerns of the City and its residents, and

- Any other additional information which the City would like to incorporate into the selection process which they deemed necessary.

Objective 3.4 Preliminary Results and Recommendations:
All applications will be scored by HdL staff and maintained on a spreadsheet. The scoring spreadsheet will be provided to the City, along with HdL's recommendations. The top applicant's which shall be determined by the application guideline for each permitted category, will move on to Phase III.

Each of the final applicants from each category will be reviewed and rated based on ten (10) categories. An applicant's score for points will be based on their ability to meet or exceed minimum requirements in the ten (10) categories. Applicants must provide information on how they plan to meet these point categories. Such action will become a mandatory condition of their permit. Failure to meet or comply with these requirements will subject the applicants to penalties and/or revocation proceedings. The ten (10) categories are as follows:

1. Proposed Location
2. Business Plan
3. Community Benefits
4. Enhanced Product Safety
5. Environmental Benefits
6. Labor and Employee Practices
7. Local Enterprise
8. Neighborhood Compatibility Plan
9. Qualification of Principals
10. Safety and Security Plan

Optional Phase 3A: Expertise Examination
The City may at its discretion develop more stringent requirements to identify the most qualified applicants from this phase of the process by requiring an examination from a designated managing member of the applicant's collective. The City may award up to twenty-five (25) additional points for the examination responses.

The exam will test the applicant's familiarity with the Hanford Ordinance, MCRSA, AUMA, California law as it pertains to the Cannabis Industry, as well as the Attorney General's guidelines on Medicinal Cannabis. Examination scores will be added to the original score total. After all applicants, have been allocated their points and exam scores, the top scoring applicants as determined by the procedures in the selected categories will then move to Phase IV.

Objective 4: Facility Inspection and Interview Panel Support
HdL will assist City staff with conducting site verification prior to Phase III. In addition, HdL staff will prepare panel interview questions to be used by City staff for the final ranking of candidates.

The top Applicants from Phase II will advance to Phase III which will consist of a Selection Committee interview panel. Prior to scheduling the panel interviews all proposed site locations

will be inspected to determine if applicants have been operating prior to being issued a permit. Any applicants identified as having been in operation without a permit may be disqualified. If it is determined that an operation was pre-existing but did not pay any past local taxes, such failure to disclose this information may cause the application to be disqualified from consideration. In addition, any misrepresentation, failure to disclose, or withholding of information pertinent to this application process including but not limited to prior operations, board and management composition, pre-constructed sites, gross receipts, length of time operating, etc. may result in immediate disqualification.

Once the site inspection has been completed the applicants will be scheduled for a panel interview. The interview panel will consist of subject matter experts from the following areas: Economic Development Division, Planning Division, Finance Department, Fire, and Police. Please note it is HdL's recommendation that the City Attorney's Office not participate on this panel to remain neutral in case of an appeal or potential litigation which they will have to defend. However, it will be the City's sole discretion on how to address this issue.

Objective 5: Final Selection and Presentation to Council

- Following the objective ranking of the application materials and the interview panels scoring, HdL will assist staff to bring forward for the City Council's consideration recommendations for issuing permits for applicants to operate ten (10) cultivation facilities, ten (10) manufacturing facilities, two (2) testing labs, two (2) distribution centers and two (2) transportation facilities.
- HdL will be available to assist City staff with responses to questions or to provide other assistance at City Council meetings.

Objective 6: Cost Recovery and Revenue Fiscal Analysis

Objective 6.1 Cost Recovery

- Develop cost recovery fees to recover the City's costs associated with reviewing applications and issuing permits. This will include the initial application process, Conditional Use Permit if applicable and the annual regulatory permit.

Objective 6.2 Revenue Fiscal Analysis

- Prepare a fiscal revenue report identifying tax options for the various types of cannabis businesses which will be operating in the City to develop a tax strategy which maximizes the economic benefit for the City. HdL will then develop a tax ballot measure and ordinance which can be approved by the voters of the City of Hanford.

III. COST

HdL's fee proposal is based on time, materials and travel expenses associated with the execution of the services. It is based on the current scope of services as outlined in Objectives 1 through 6 for a fee not to exceed $99,750. This fee is based on the current requirements presented to HdL by City staff to meet these requirements and the following assumptions:

Scope of Service Objectives	Estimated Hours of Labor/Budget
Objective I – Subject Matter Expertise and Technical Support	**40 hours / $10,000**
Objective 2 – Program Oversight and Management	**60 hours/$15,000**
Objective 3 – Application Development and Support	**189 Hours/$47,250**
Objective 4 – Facility Inspection and Interview Panel Support	**40 hours / $10,000**
Objective 5 – Final Selection and Presentation to Council	**10 Hours/$2,500**
Objective 6 – Cost Recovery and Fiscal Analysis	**60 hours/$15,000**
Total	**399 hours / $99,750**

Objective 1: Cost Assumptions -Subject Matter Expertise and Technical Support

- Subject matter expertise and technical support will be provided however, should Consultant be required to attend meetings travel time will be billed at half the hourly rate of a Principal for up to two hours per on site visit above those days requested above those listed in the scope of services.

Objective 2: Cost Assumptions – Program Oversight and Management

- Program management assumes project time will not exceed more than 8-10 months before awarding permits to the successful applicants.

Objective 3: Application Development and Support

- The estimated timeline for the adoption of regulations and implementation of the application process is approximately 120 days. HdL estimates that it will take up to 180 days to complete the application process up to awarding the permit by the designated authority.

Objective 4: Facility Inspections and Interview Panel Support

- HdL will conduct facility inspections which must be conducted in no more than 3 days.

Objective 5: Final Selection and Presentation to Council

- HdL will attend up to two (2) City Council meetings to complete the final selection process.

Objective 6: Cost Assumptions – Cost Recovery and Fiscal Analysis

- Using its proprietary software and database, HdL will provide a fiscal analysis based on its understanding of cannabis industry trends, demographics and geographical location of the City in the State of California.
- HdL will conduct one (1) fiscal analysis report which will include business tax and sales tax assumptions.
- The Consultant will develop a tax measure and ordinance which will be approved by the City Council and the voters.

Other Services: HdL is also qualified to provide background checks for principals of the business as part of the application process. In addition, we can also provide background checks for employee's which will be working at the regulated businesses. The cost to provide this service is $300 per person and is not part of the quoted cost in the proposed scope of services.

IV. EXPERIENCE AND RESOURCES

Company Profile

Founded in 1983, HdL is a consortium of three companies established to maximize local government revenues by providing audit, compliance, economic development, consulting services and software products. Its audit and consulting services include sales, use and transaction taxes, property taxes, transient occupancy taxes, and a Medical Marijuana Management Program. The firm also provides a variety of enterprise software processing tools for business licensing, code enforcement, animal control, building permits and tracking/billing of false alarms. HdL's systematic and coordinated approach to revenue management and economic data analysis is currently being utilized by over 400 agencies in six states. The firm currently serves 44 counties, 299 cities and 79 transactions tax districts in California.

HdL's key staff has extensive experience serving local government and many have previously held positions in city management, finance, planning, economic development or revenue collection. HdL is a Corporate Partner of the League of California Cities and California State Association of Counties, and works extensively with the County Auditor's Association of California, California Society of Municipal Finance Officers (CSMFO) and California Municipal Revenue and Tax Association (CMRTA) on anticipation and planning of programs to strengthen local government revenues.

This close understanding of local government needs coupled with extensive databases and advance methodology provides for the most relevant, productive and responsive, revenue recovery, forecasting and economic services available.

Our team of professionals has over 20 years of direct experience with establishing and implementing medical and retail cannabis regulatory and taxation programs which include establishing land-use regulations, permit processes, staffing plans, cost recovery fees, structuring cannabis business tax fees, regulatory compliance, financial audits and law enforcement training. Our team has conducted over 10,000 cannabis compliance inspections and investigations in Colorado and California.

David McPherson, Cannabis Compliance Director

David McPherson works with local agencies to prepare them to mitigate regulatory issues surrounding Proposition 64. Prior to joining the firm, David served 28 years in local government for the County of Orange and the cities of Newport Beach, San Jose and Oakland. David's experience as a law enforcement officer, compliance auditor, and tax administrator has provided him a wealth of experience that makes him uniquely qualified to manage HdL's Cannabis Services Program. While working for the City of Oakland, he

became the first Tax Administrator in the Country to successfully tax, regulate and audit medical marijuana businesses. David has over 7 years of experience working with Marijuana regulatory programs.

David is one of the state's most recognized experts in cannabis horticulture, processing and dispensary operations. He uses his experience to assist local and state agencies in developing marijuana policies for regulation, compliance, auditing and economic development. He worked closely with the League of Cities and lobbyists on the development of AB 243, SB 243 and AB 266 which established the Medical Cannabis Regulation and Safety Act (MCRSA).

David provides technical support on cannabis-related matters to the League of Cities, the Police Chief's Association, Rural County Representatives of California, and the California State Association of Counties. In addition, David is working collaboratively with the Department of Consumers Affairs, Department of Food & Agriculture, Department of Health Services and the State Board of Equalization on the implementation of best practices for regulating the Cannabis Industry for local agencies.

David received his Bachelor's Degree in History from California State University, Fullerton and his Master's Degree in Public Administration from California State University, Long Beach. While at Long Beach, he was named "Future Urban Administrator of the Year".

Mark Lovelace, Cannabis Policy Advisor

Mark Lovelace has 16 years of broad experience in public policy, community engagement and advocacy from both inside and outside of government. He is recognized as a leader in advancing the statewide discussion of medical and recreational cannabis as a policy issue in California.

Mark served on the Humboldt County Board of Supervisors from 2009 through 2016, where he was instrumental in developing a comprehensive approach to regulating cannabis, including a voter-approved tax on commercial cultivation and an innovative track and trace pilot program. Mark established and co-chaired the Medical Marijuana Working Group for the California State Association of Counties (CSAC) and helped draft CSAC's legislative platform for cannabis issues. Mark pioneered the first-ever six-county regional summit on cannabis issues in 2015, which resulted in the North Coast Counties Marijuana Policy Statement. His work and input were pivotal in guiding the development of SB 643 and AB 243, two components of the Medical Cannabis Regulation and Safety Act (MCRSA).

Mark has worked extensively with public agencies and statewide associations on cannabis issues, including CSAC, Rural County Representatives of California (RCRC), the Association of California Water Agencies, the North Coast Resource Partnership, California Department of Fish and Wildlife, the State Water Board, the North Coast Regional Water Board, the Bureau of Medical Cannabis Regulation, State legislators, the Department of Justice, Members of Congress and others. He has organized and led numerous presentations, workshops and panel discussions on cannabis issues and has been a sought-after speaker on the topic for government agencies, community organizations and cannabis industry

groups. Mark received his Bachelor of Science Degree in Industrial and Product Design from California State University, San Jose. Prior to his time on the Board, he worked for many years as a respected advocate on land use, planning, development and environmental issues.

Matt Eaton, Cannabis Compliance Manager

Matt Eaton is the Cannabis Compliance Manager at HdL and plays a critical role in implementing the Marijuana Management Program for local agencies. Prior to joining the firm, he was a progressive law enforcement professional with 29 years' experience conducting criminal/regulatory investigations, and corporate/individual background investigations.

While working as a Supervisory Investigator at the Colorado Department of Revenue in the Marijuana Enforcement Division (MED) Matt managed Criminal Investigators and civilian staff in the Denver Metro and Longmont Field Offices. During his six-year tenure at the MED, he conducted approximately 10,000 criminal investigations and compliance reviews which included regulatory and financial investigations. In addition, he is a subject matter expert on track and trace systems. He understands the complexity of reviewing data to ensure businesses are in compliance with state and local regulations. Matt was also responsible for planning, developing and implementing report and field inspection protocols for the agency. He also played an instrumental role in recommending changes to current regulations and identifying essential language for new legislation in the State of Colorado. Matt is well known for his ability to maintain working relationships with Cannabis Industry leaders and external stakeholders in resolving issues.

Matt received his Bachelors of Science Degree from Biola University and currently maintains a Colorado Post Certificate. He has also served as an Adjunct Instructor teaching law enforcement principles related to criminology, correctional processes, procedural law, interviews, interrogations and criminal evidence at AIMS Community College in Greeley, Colorado.

Matt Hinderliter, Director Audit Services

During his 25-year tenure with HdL, Matt Hinderliter has directly participated in thousands of taxpayer audits. He is the author of an extensive audit training manual including information regarding complex point of sale issues and proposed changes in legislation and regulations. He created the state's first multi-dimensional audit process, which includes extensive data mining and web-based analysis combined with field investigations. He is responsible for quality control, and for ensuring HdL's audit techniques and programs remain at the industry's leading edge through continuous innovation and improvement. Mr. Hinderliter earned his Bachelor of Arts degree in Business Administration from California State University, Fullerton.

Stephanie Martin, Cannabis Outreach Coordinator

With over 28 years of diversified law enforcement experience, Stephanie has used her training and expertise to develop community-based partnerships, create and implement outreach programs and apply her communication skills for media relations. Stephanie's public service career included working as a Police Officer, Program Manager, and Community Affairs Officer for the Manhattan Beach Police Department. In these roles, Stephanie had supervisory responsibilities, managed budgets, performed training and interviewed/selected applicants. Stephanie also served as a DARE program coordinator for the City of Redondo Beach. Stephanie earned her Bachelor of Science degree from Chapman University in Orange California.

Ken Pfeiffer, Cannabis Project Manager

As Cannabis Project Manager, Ken assists our Northern California clients. He has 34 years' experience working in various business tax compliance roles with the State Board of Equalization, including 29 years in management. Most recently he served as Business Taxes Administrator III Board of Equalization, Director Field Office Cannabis Compliance Workgroup, where he was responsible for running workshops and conducting regulatory research. He also served as Director, Cannabis Compliance Pilot Project to study and report on regulatory best practices, identify barriers to voluntary compliance, and recommend regulatory and administrative changes to increase compliance in the medical marijuana industry.

Ken has a Bachelor's degree in Business Administration from California State University, San Bernardino and continued his studies in the graduate program at California State University, San Bernardino in Business Administration and Management.

Elizabeth Eumurian, Senior Analyst

Elizabeth Eumurian is a Senior Analyst in HdL's Audit Department. Elizabeth previously worked for a large financial institution analyzing data for reporting anomalies and performing financial audits. She has also worked as a senior auditor in the entertainment industry. In this role, Elizabeth executed testing procedures for targeted audit programs, analyzed findings and prepared audit and compliance reports. Elizabeth earned her Bachelor of Arts degree in History from California State University, Fullerton.

Adam Crabtree, CEO of Nationwide Compliance Specialists (HdL Strategic Partner)

Adam Crabtree is the Founder and CEO of Nationwide Compliance Specialists, Inc. (NCS), headquartered in Denver, Colorado. After graduation, Adam began his career in banking, managing sales, operations and compliance for a Tier 1 bank. It was there that he recognized the inherent flaws and systemic disconnect between banks, state government, and the Cannabis Industry. Relying on his background in banking, his education, and his analytical acumen, he began to dig into the pain points that are at the center of these issues. It was at this point that the core of the NCS platform, the patent-pending predictive analytical

algorithm, was born. The algorithm was written to gather numerous, seemingly unrelated, data points and analyze the interplay between them. After a successful testing period, NCS transformed the algorithm into a high-powered, near-real time, analytics engine capable of aggregating and analyzing tens of millions of data points that are then transformed into clear, concise, detailed reports. These reports are used to assist in decision-making and resource allocation in the financial, regulatory and governmental sectors. The NCS partnership with HdL has established a "one of a kind" financial auditing program which will help ensure that cannabis businesses are properly reporting taxes, fees and other data required by state and local agencies.

Adam's expertise with identifying and recognizing financial banking issues has given him the opportunity to work collaboratively with state and local officials as well as financial institutions in Colorado and California. He is often requested to conduct presentations about the current challenges for the Cannabis Industry and how the use of advanced analytics can help government overcome them. In addition, he has conducted presentations to the California State Assembly, Alaska Bar Association, State Board of Equalization, Native Nation, and numerous elected officials spanning from Hawaii to Massachusetts. Adam is a proud three-time graduate of the University of Colorado (BA, MBA, MSF).

Johan Klehs – Lobbyist

The firm engages Johan Klehs as its lobbyist to represent client interests in matters before the State Board of Equalization and the state legislature. In statewide office, Mr. Klehs served as Chair and a Member of the State Board of Equalization as well as a Member of the Franchise Tax Board. He also served 14 years as a Member of the California State Assembly and 4 years as a Member of the San Leandro City Council. In the Assembly, Mr. Klehs chaired the Assembly Revenue and Taxation Committee longer than any individual in California's history.

V. REFERENCES

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October 12, 2016

Mr. Darrel Pyle, City Manager
City of Hanford
315-321 North Douty Street
Hanford, CA 93230

RE: Response to the questions raised at the October 4, 2016 Hanford City Council meeting regarding the request to amend the City of Hanford's municipal code Chapter 8.32 MEDICAL CANNABIS CULTIVATION, COLLECTIVE, DISPENSARY

Dear City Manager Pyle:

I would like to take this opportunity to formally respond to some of the questions raised at the October 4, 2016 City Council meeting regarding my request to amend the City of Hanford's municipal code Chapter 8.32 on medicinal cannabis cultivation. Specifically, I want to provide greater detail regarding public safety, build out of the site, water usage, revenue to the City and job creation. Additionally, I would like to provide more detail on my vision for the site and provide timelines.

I want to make it explicitly clear that my work, my business model, and my plan for the Pirelli Tire site is only for medicinal cannabis. I have been serving patients since 2006 and my only focus is medicinal cannabis. The state law, signed last year by Governor Brown, includes a mandatory track and trace process for reporting the movement of medicinal cannabis throughout the distribution chain along with a database containing the electronic shipping manifests. I raise that to help address any concerns the City may have on tracking the medicinal cannabis I intend to cultivate.

Here are answers to the questions raised at the Council meeting.

Security and public safety

As I have said before, public safety is the top priority focus for this project. I have discussed our site plans with the executive leadership of the City which includes the police chief and I look forward to additional discussions to address any specific questions or explicit concerns.

My security consultants have over 60 years of major municipal law enforcement and have started an intensive assessment of the facility and its future operations. From this assessment here are just some of the safety protocols we will put into operation while coordinating closely with the City:

- Production schedules
- Transportation schedules
- Product storage requirements
- Employee and visitor access requirements

Once the site is built out, we will implement the following:

- Access Control Systems
- Employee Identification Badges
- Alarms and Associated Response Protocols
- Security Cameras
- Document Control/Management
- Lock and Key Control/Management
- Perimeter Control and Gate Access

- Life-Safety Systems (fire suppression, emergency power)
- Visitor Entry and Verification Procedures
- Armed guards at the facility

Proper planning, employee training, facility design, and the implementation of well-designed and implemented operational procedures that meet industry standards are key to mitigating risk and will be implemented at the facility. I have a proven track record of ensuring the safety of my employees, vendors, and neighbors. As evidence of this, I have operated my business in Oakland for over 10 years and have not experienced any robberies, burglaries, or other matters at my facility. Keeping in mind that Oakland is one of America's toughest cities and is in a dense, urban environment, this is an accomplishment I am very proud of.

I propose that my annual permit fees cover the City staffing involved for this project. Staff time would include the City Manager's Office reviewing and processing applications, conducting site inspections, issuing findings and a determination as well as inspections and reviews from the Police department, Fire department, and Building department. Thus, I propose annual regulatory application fees to ensure full cost recovery to the City to offset any additional time spent at this facility.

Build Out of Site

The Hanford Business Park is a large parcel and my business plan is to utilize up to 4 acres of cultivation for my existing business. The rest of the square footage will be divided based on use and size to lease out to other medicinal cannabis businesses just like any other commercial real estate agreement. One way of looking at it is this would serve as a medicinal cannabis campus.

I would serve as the property owner and have lease agreements with the vendors. There would be strong landlord tenant lease agreements and I propose to work hand in hand with the City to screen and approve tenants. The City would also be able to charge permit fees to these vendors once their lease has been approved.

Water usage and environmental impact

The Hanford Business Park facility will be built with sustainability and minimal environmental impacts especially when it comes to water conservation. Below are just some of the sustainable elements I will incorporate into the project:

- Drip irrigation systems
- Rainwater harvesting systems
- Capturing and recycling of nutrient water runoff
- Sustainable growing methods that minimizes waste and reduces energy use
- Solar panels
- LED lights
- Carbon filtration systems to eliminate smell
- No pesticides

City revenue

The increased revenue to the City and region from this project will come from four sources:

1. *New tax revenue from the cultivation of medicinal cannabis.*
   I have proposed to the City a tax revenue structure of $25 dollars per pound of cultivated medicinal cannabis in addition to other tax structures. Once the Hanford Business Park is fully functioning, my estimate is over $14,000,000 a year to the City.

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More specifically, the tax revenue assumptions are based off the following chart.

Business Type	Tax
Cultivation	$25/pound
Distribution	$25/pound
Extraction	$100/kg
Edibles	1% of annual sales Dispensary
Lab testing	$5 a test
Processing and packaging	$25/pound
Nursery	5 cents a plant

2. *Increased property taxes from transforming an inactive, vacant building and large parcel into productive use.*
   The former Pirelli Tire site has sat vacant for over 10 years thereby not generating significant revenue or property taxes for the City. By purchasing and transforming an inactive, vacant building and large parcel into productive use it will not only reassess the current property taxes but will generate new real estate transfer taxes to the City and County thereby going to support schools, libraries and other vital county and city services.

3. *New opportunities and customers to local and regional businesses.*
   The development of the Hanford Business Park will provide increased commerce for the local stores, businesses, and restaurants. Specifically, the purchase of agriculture supplies locally (i.e. growing mediums, nutrients and fertilizers) and the purchase of light and heavy industrial equipment and machinery locally (i.e. scissor lifts, trucks, forklifts, etc.) will help pump some life into the local businesses. There will also be additional revenue generated from the work force at the site purchasing goods and services at local convenient stores, hotels, gas stations, restaurants, and other businesses.

4. *Local and regional hiring.*
   The day the first news story came out about my plan I started receiving calls from Hanford residents interested in employment opportunities. In addition, I am working closely with a local contractor, regional trade organizations, and the Kings County Economic Development Corporation to maximize all employment and economic development opportunities and we have discussed a local job fair to screen and sign up the local work force. This includes job opportunities for local residents in entry level construction, engineering, architectural design, demolition, concrete work, plumbing, electrical, HVAC and other fields.

Job creation

My business consultants and I have estimated the job creation for full time employees with the site fully built out which is detailed below. Jobs will start at $15 an hour with a high range of $80,000 to $100,000 yearly salary for senior management.

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As stated previously, I am already working closely with the Kings County Economic Development Corporation to maximize all employment and economic development opportunities for local residents. I am working with the Kings County EDC to host a job fair and provide information on specific hiring needs and specific employment opportunities.

Type of Work	Square Footage	Full Time Employees
Greenhouse cultivation	871,000	430 The assumption is 10 jobs for every 20,000 square feet
Indoor cultivation	780,000	390 The assumption is 10 jobs for every 20,000 square feet
Distribution	50,000	30
Extraction	52,000	55
Lab Testing	20,000	15
Nursery	20,000	15
Tech Center	10,000	15
Processing and Packaging	10,000	25
Transportation	10,000	50
Security	5,000	35
Scientific research	5,000	15
TOTAL	**1,843,200**	**1,075**

I would also like to take this opportunity to provide more detail on the project timeline and ongoing communications with the City.

Project Timeline

My current estimated timeline for this project is as follows:

Date	October 2016 – December 2016	January 2017 – September 2017	April 2017 – June 2017	October 2017 – December 2017
Tasks	Raise funds Planning and design	Build out site	Solicit, screen and secure Tenants	Start cultivation

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Ongoing communication

I would like to propose an ongoing, scheduled communication protocol with the City that may include biweekly check in calls, quarterly reports, and annual updates. It is my goal to ensure up to the minute communication and status updates to the City are provided. By doing so, the City will be aware of our progress, hiring goals, and other benefits of the project.

In closing, with our continued, ongoing communication we will successfully address any misconceptions about this new, growing industry and my specific proposal. I want to make it explicitly clear that I intend to work closely with the City and its executive leadership team to ensure this proposed facility is designed, built and operated with the quality, safety and integrity that the City of Hanford will be proud of.

I look forward to our continued efforts to help move this project forward.

Sincerely,

Keith Stephenson
Owner and Operator of the Purple Heart Patients Center

February 16, 2017

Mr. Darrel Pyle, City Manager
City of Hanford
315-321 North Douty Street
Hanford, CA 93230

RE: Updated information regarding taxes and revenue for the proposed Pirelli Tire Factory project and a response to the questions raised at the February 7th, 2017 Hanford City Council meeting

Dear City Manager Pyle:

I would like to take this opportunity to provide the City a response and update regarding:

1. Potential impacts to the proposed tax revenue structure:
2. Potential impacts to the proposed employment numbers; and
3. Address a question raised at the City Council meeting on February 7th, 2017.

Potential impacts to the proposed tax revenue structure

In September 2016 when I first proposed this project to the City, my revenue assumptions were based on the chart below. *A simpler way of looking at the tax revenue structure is an 80 dollar per pound tax as the flower passes through the facility.*

Business Type at the facility	Total SF	Tax structure
Cultivation (Greenhouse and Indoor cultivation)	Greenhouse is 871,200 Indoor is 780,000	$25/pound
Distribution	50,000	$25/pound
Extraction/Edibles	52,000	$100/kg
Lab testing	20,000	$5 a test
Processing and packaging	10,000	$25/pound
Nursery	20,000	5 cents a plant
Dispensary	10,000	1% gross receipts

I define cultivation into two categories. The first is greenhouse cultivation, the second indoor cultivation.

Greenhouse cultivation production has been estimated at producing 95,925 pounds a year times $80 a pound in fees which comes to $7,674,008 a year. Indoor cultivation production has been estimated at producing 85,903 pounds a year times $80 dollars a pound in fees which comes to $6,872,240 in taxes a year. I also proposed a 1% gross receipts tax on the retail dispensary. This is how I came to the number of roughly over $14,000,000 million a year when the facility is fully functioning.

However, with the City Council discussing the prohibition of greenhouse cultivation and a retail dispensary, that would essentially cut the estimated revenue in half.

Possible options include:

1. If the prohibition of greenhouse cultivation and retail dispensary remain, then the tax revenue would be reduced in half.

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2. Allow for a phase in of greenhouses once the facility is up and running and we demonstrate to the City our successful track record.

I would like to highlight other sources of revenue to the City which haven't garnered that much attention but will significantly help the City's financial situation. They include;

1. Increased property taxes from transforming an inactive, vacant building and large parcel into productive use. The former Pirelli Tire site has sat vacant for over 16 years thereby not generating significant revenue or property taxes for the City. By purchasing and transforming an inactive, vacant building and large parcel into productive use it will not only reassess the current property taxes but will generate new real estate transfer taxes to the City and County thereby going to support schools, libraries and other vital county and City services.

2. New opportunities and customers to local and regional businesses. The development of the Hanford Business Park will provide increased commerce for the local stores, local businesses, and local restaurants. Specifically, the purchase of agriculture supplies locally (i.e. growing mediums, nutrients and fertilizers) and the purchase of light and heavy industrial equipment and machinery locally (i.e. scissor lifts, trucks, forklifts, etc.) will help pump some life into the local businesses. There will also be additional revenue generated from the work force at the site purchasing goods and services at local convenient stores, local hotels, local gas stations, local restaurants, and other local businesses.

3. Local and regional hiring. The day the first news story came out about my plan I started receiving calls from Hanford residents interested in employment opportunities. This includes job opportunities for local residents in entry level construction, engineering, architectural design, demolition, concrete work, plumbing, electrical, HVAC and other fields. There is no other industry proposing to come to the region that can offer this number of employment opportunities.

Updated employment numbers

As I have stated before, my business consultants and I have estimated the job creation for full time employees with the site fully built out which is detailed below. Jobs will start at $15 an hour with a high range of $80,000 to $100,000 yearly salary for senior management. The estimates below are full time employees, not seasonal employees as there is no harvest since we are talking about a controlled cultivation environment.

Type of Work	Square Footage	Full Time Employees
Greenhouse cultivation*	871,000	430 The assumption is 10 jobs for every 20,000 square feet
Indoor cultivation	780,000	390 The assumption is 10 jobs for every 20,000 square feet
Distribution	50,000	30
Extraction	52,000	55
Lab Testing	20,000	15
Nursery	20,000	15
Tech Center	10,000	15
Processing and Packaging	10,000	25
Transportation	10,000	50

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Security	5,000	35
Scientific research	5,000	15
TOTAL	**1,843,200**	**1,075**

- *With the City prohibiting greenhouse cultivation that is a reduction of 430 jobs which would bring the full time total to 645 jobs.*

I would also like to highlight the number of construction jobs which we estimate at 300. As stated before, this includes job opportunities for local residents in entry level construction, engineering, architectural design, demolition, concrete work, plumbing, electrical, HVAC and other fields. This also includes opportunities for skilled specialists and the trades.

A question raised at the City Council meeting on February 7th, 2017

At the Council meeting on February 7th there was a discussion about waiting to issue permits in November 2018.

If our project were to wait almost 2 years to secure approval to operate it would mean the end of the project in Hanford. I say that based on how quickly this industry moves, how there is limited time to act, how other cities throughout the State are opening their doors to this industry, based on real estate transactions, and based on financing terms. The Pirelli site is not without major flaws that can only be remedied with significant capital improvements. I respectfully request reconsideration of this timeline.

To the best of my knowledge there is no other industry or business venture in the region that is proposing to offer this number of employment opportunities, regional and local opportunities, and new revenue opportunities. I look forward to our continued efforts, working together as a team, to help move this project forward which will bring new jobs, new revenue, and new businesses to Hanford and the region.

Sincerely,

Keith Stephenson
Owner and Operator of the Purple Heart Patients Center

Tax Revenue Assumptions

Business Type	Tax
Cultivation	$25/lb
Distribution	$25/lb
Extraction	$100/kg
Edibles	1% of sales/yr
Lab Testing	$5/test
Dispensary	1% of sales/yr
Processing & Packaging	$25/lb
Nursery	5 cents/plant

Greenhouse Cultivation Production

- ★ 50 grams/sq ft x 871,000 sq ft 43,550,000 grams/yr
- ★ 95,925 lbs/yr x $80/lb in city tax fees = $7,674,008 /yr in taxes for city

Indoor Cultivation Production

- ★ 50 grams/sq ft x 780,000 sq ft 39,000,000 grams/yr
- ★ 85,903 lbs/yr x $80/lb in taxes = $6,872,246 in taxes for city

Total estimated cultivation taxes for city = $14,546,254

- ★ $80/lb tax as the flower passes through the facility
- ★ Batch is defined as one lb of flowers
- ★ Sample is defined as one lab test

Confidential contains sensitive information for Purple Heart all IP owned

March 6, 2017

Darrel Pyle, City Manager
City of Hanford
319 N. Douty St.
Hanford, CA 93230

Dear Darrel,

We greatly appreciate the substantial amount of time you gave us recently to discuss Caliva and our hopes of becoming partners with the City of Hanford. We are encouraged by the thought and research your team and the City Council have already devoted to the issue. Clearly, you see a cannabis business, done right and with the right people, as a potential benefit to the economic vibrancy of Hanford.

Let me begin by memorializing some of the points we conveyed to you in our meeting. Caliva sees Hanford as a logical location for a cannabis cultivation, wholesale and business-to-business hub. It is centrally located with a solid labor force at the ready and a agriculture-centric economy.

As you have seen with our facility in San Jose, Caliva is a sophisticated, state-of-the-art, and environmentally friendly business partner with the City of San Jose. Central to our approach is Caliva's embrace of rational and legitimate regulation that not only positions our business as a respected member of the economic community but helps to further guide the cannabis industry statewide into the sunlight.

Based on our expectations of the state's regulatory framework to be adopted this year, we believe that we can be licensed for 4 ½ acres of cannabis canopy (beyond our San Jose campus), which would equate to 196,200 sq. ft. Our hope is to site that square footage, plus additional building space, in the industrial zone Hanford is considering for cannabis businesses. Once the city is fully prepared to receive us, we can envision that entire square footage being constructed within 2018. We will conduct cultivation within a light deprivation building that is solidly constructed, opaque and prevents cannabis odors from escaping. The building is also more energy efficient than most indoor cannabis grows because it has a solid but transparent roof that allows the operation to use more natural sunlight, thereby reducing the demand on the electrical grid.

Caliva's workforce, when fully engaged, will number between 200 and 250 hourly employees. Our average pay is $17.50 with full health benefits and company-paid tuition for two years at a community college. Senior management level employees will be paid between $60,000 and $90,000 per year. Caliva believes strongly in a comprehensive security plan. As you saw at our San Jose facility, we have very sophisticated video surveillance equipment that covers every square inch of the facility, is monitored around the clock by security personnel and, in San Jose, allows real-time monitoring by the police department. The level of security we have employed at San Jose intends to be a model for security in any facility we operate.

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As a cannabis wholesaler, we do anticipate some traffic from our facility. However, unlike most distribution centers that have frequent daily traffic year-round or other forms of agriculture that often transport massive amounts of product, cannabis distribution will be far less frequent with substantially lighter loads.

Besides the sizable increase in good-paying jobs, the other benefit a cannabis business like Caliva would bring to Hanford is a new source of tax revenue. Cannabis businesses need to pay their fair share of taxes; in fact, in the next two years, Caliva will become the number one tax generator for the City of San Jose. At the same time, we are mindful of the fact that the cannabis industry is only now coming fully into the light and tax policies must not be so burdensome as to entice black marketeers back into operation.

Tax policy for this industry is complicated because there are questions to be considered: at how many different points can the product be taxed, how can state and local taxes work together to provide a reasonable aggregate tax rate and does any continued distinction between medical and recreational cannabis make sense. We believe offering a recommendation as to a tax structure or rate at this point is premature; we submit that if the Council chooses to place a tax measure on the ballot, Caliva and the city, working together, can better determine a balanced and rational tax policy for the city.

Of course, Caliva anticipates that a cannabis cultivation tax would be in addition to any business fees necessary for the city to cover registration, oversight and enforcement costs.

Caliva is keenly interested in the timing of the City of Hanford's approval of cannabis businesses, especially given the City Council's desire to enact a cannabis business tax before beginning to issue permits. Under current state law, the regulatory agencies, such as the Department of Food and Agriculture that will license cultivators, will begin issuing licenses on January 1, 2018. Caliva is looking to put all of its currently planned operations in place at a time that will allow us to maximize our application for licensing by the state when the licensing window opens next January 1.

We respect the Council's desire to ask the voters to adopt a business tax before the city begins to issue cannabis cultivation permits. The next regularly scheduled ballot on which a business tax could be placed is November 2018; if the city waited until after that election to initiate permits, Hanford would a less viable option for Caliva.

Caliva would like to be helpful to the city in keeping faith with the Council's perspective on timing but facilitating the actions necessary to move Hanford forward in a timely manner.

The most obvious, if most challenging, solution to the issue of timing would be to place a cannabis business tax question before the voters in a special election this year. As we understand, the Council is already contemplating an August special election for an increase in the hotel tax. We submit that replacing that proposal with a cannabis business tax would generate more substantial and immediate benefits to the city. Caliva recognizes that a special election would require a 2/3 vote of the people to adopt the tax, which is always a hurdle. However, we believe that a compelling argument can be made to your citizens that facilitating the introduction of a cannabis business in Hanford will generate more and better-paying jobs as well as new tax revenue that does not come out of the pockets of the city's taxpayers but would benefit services to its citizens. Caliva would be prepared to invest resources in a special election in order to improve a tax measure's chances of passing.

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(408) 297-2615

Short of a 2017 tax measure, we would encourage the Council to consider the benefits of permitting cannabis operations prior to adoption of a tax measure. The employment benefits would accrue quickly, beginning with the construction of a facility, and legitimate business fees can cover more than the cost of processing paperwork for a standard business permit, including attendant enforcement costs for the Hanford police department that are not typically covered by a business fee.

We look forward to working with you on these questions. We also are fully prepared to engage the Members of the City Council so they have a better understanding of how Caliva would operate to the benefit of the city and to share our insight on the construct of a city ordinance that would satisfy any questions the Council and Hanford citizens might have on how to achieve a responsible cannabis operation in the city. We would be happy to participate in any forum that the Council wishes to initiate.

We relish the opportunity to establish a vibrant partnership with the City of Hanford in the near future. Thank you for your engagement.

Sincerely,

Larry Thacker
Chief Executive Office

cc: Darlene Mata, Community Development Director
Parker Sever, Chief of Police

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Hanford Gardens

Pacific Avenue - Playa Del Rey - (312) 823-7638 - 555RMD@gmail.com

March 14, 2017

City of Hanford
315-321 North Douty street
Hanford, CA 93230

Dear Council,

We at Hanford Gardens are excited about our proposed project here in Hanford. Below you will find a brief description of our project:

The campus will create hundreds of jobs while adding strong revenues to Hanford's general fund. Hanford Gardens is also excited about being an active participant in the future of this wonderful community. Our team is excited for the multiple projects that will improve the quality of life to the residents of Hanford. Hanford Gardens will consist of forty-eight 35,000 ft. buildings, all used for different facets of cannabis, agriculture, and sustainability. Some of those facets will consist of cultivation, testing lab facilities, state of the art extraction labs, branding and marketing departments, staging areas for distribution, boxing and labeling, and an area for equipment fleets. We have plans to make this campus very safe and all inclusive for our cannabis cultivators. Hanford Gardens is laser-focused on supplying the state of California dispensaries, and independent brands, with quality extracts and premium cannabis. Hanford Gardens has plans to create the new standard with our on-site lab to provide testing on our premium cannabis and extracts.

Hanford Gardens has many goals to achieve. To begin, the campus will retrofit ten of the forty-eight buildings immediately for cultivation and extraction. The remaining buildings are being leased by local businesses and will be for some time. Within the buildings, we would utilize 22,000 ft^2 of the space for cultivation. 5000 ft^2 of curing, 5000 ft^2 of employee area consist of showers, lockers, lounge area and a lunch room. The remaining 3000 ft^2 will be used for storage. This process would start immediately after we close on the property and are granted our C.U.P. and or variance to cultivate. The long term goal at Hanford Gardens is to facilitate all 48 buildings and fully utilize the entire campus. This would consist of:

41 Cultivation warehouses (may be less depending on leases)
1 extraction lab facility
1 testing lab facility

1 commercial kitchen facility

1 Community campus space

1 distribution warehouse

1 Campus warehouse (vehicles, equipment, storage, etc.)

1 warehouse to house Sprinter fleet.

Hanford Gardens currently holds an off-site unlimited license to cultivate and puts us in a position to file the documents as needed for the upcoming license changes. That being said these permits are necessary to be in place in 2017 to ensure that Hanford Gardens can apply for permits from the state of California on January 1, 2018.

Our team did a walk thru of the Bastille. Part of retaining high-quality employees is providing amenities that appeal to the employees. One such amenity will be a health foods restaurant. Having extensive experience in the restaurant business, our team is excited at the prospect of doing a microbrewery or steakhouse at the Bastille site. We are confident we can do this project at a reasonable cost giving us a perk for employees while saving the city money and providing the citizens of Hanford another restaurant with a terrific dining experience. We are also interested in future developments in the downtown area.

Hanford Gardens will create hundreds of local jobs, improve Hanford's general fund, and be a strong ally with the city in working together to make Hanford a signature city of sustainability and agriculture in the central valley. We look forward to working with you.

Best

Robert DiVito
President, Hanford Gardens

AGENDA
STAFF REPORT

MEETING DATE: 4/4/2017	**AGENDA SECTION:** A

SUBJECT:
Parks & Recreation: Arbor Day Proclamation 2017

RECOMMENDATION:
That the City Council proclaim Friday, April 7, 2017 as "Arbor Day" in the City of Hanford and urge all residents to observe this day by planting trees and to participate in a tree planting ceremony scheduled for 10:30 am at Encore Park, 417 E. Encore Drive.

BACKGROUND:
The idea for Arbor Day in the United States originated in Nebraska City, Nebraska, in 1872, the State Board of Agriculture accepted a resolution by J. Sterling Morton, "to set aside one day to plant trees, both forest and fruit". For many years, Arbor Day was celebrated on April 22, J. Sterling Morton's birthday. Today, all fifty states have passed legislation adopting Arbor Day, which is celebrated on a date appropriate for tree planting in their region.

In order for the City of Hanford to be eligible for re-certification and to receive the distinction of being registered by the National Arbor Day Foundation as a "Tree City USA" the City must first have a signed proclamation by the mayor declaring a specific date within the City as "Arbor Day" and also perform a tree planting ceremony in a public park, or downtown area. The Parks and Recreation Commission has decided this year's event is to be scheduled for Friday, April 7, 2017 at 10:30 am at Encore Park where we will be planting three (3) Ulmus hybrid "Frontier Elms", three (3) Grevilla robusta "Silky Oak" and two (2) Chionanthus retusus "Chinese Fringe Tree".

FISCAL IMPACT:
Funding for the puchase of the trees wiil be allocated from the Parks 7600 Special Departmental Expenses account.

ATTACHMENTS:

AGENDA
STAFF REPORT

MEETING DATE: 4/4/2017	**AGENDA SECTION:** A

SUBJECT:
City Clerk: Approve Minutes from the March 21, 2017 Meeting

RECOMMENDATION:
Approve the minutes from the March 21, 2017 City Council meeting.

FISCAL IMPACT:

ATTACHMENTS:
032117 Minutes

The City of Hanford
CALIFORNIA

CITY COUNCIL MEETING
MINUTES
March 21, 2017 7:00 PM
Council Chambers
400 N. Douty St.

6:00 PM CALL TO ORDER STUDY SESSION & CLOSED SESSION:

Mayor David Ayers called the Study Session and Closed Session to order at 6:05 p.m.

ROLL CALL:

Present: Justin Mendes, Francisco Ramirez, Martin Devine, Sue Sorensen, David Ayers

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. Discussion on Proposed Refuse Enterprise System Rate Increase and Implementation of New Commercial Commingled Recycling and Food-Waste Collection Programs

Public Works Director Lou Camara provided background information on the Refuse Enterprise System. Rates were last increased in May 2005. He discussed reasons for a rate increase including an increase in numerous expenditures due to rising costs and more stringent state regulations and service mandates. A proposed rate summary was given for residential and commercial services. Mr. Camara provided evaluations of Residential Automated Service, Commercial Dumpster Service, and Street Sweeping Service. Rate comparisons with other cities were also provided. He also discussed an analysis of the proposed increase to the fund. Staff responded to questions and comments by the Council. Council directed staff to maintain the current level of services for street sweeping and to move forward with scheduling a public hearing. They would also like staff to look into the costs of privatizing street sweeping to compare with current costs.

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

Mayor Ayers adjourned to closed session at 6:48 p.m.

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

Property: 8148 E. Lacey Blvd. (APNs 018-241-049, 018-241-050)
Agency Negotiators: Darrel Pyle and Ty Mizote
Negotiating Party: Steve Alexander and Jan Kahn for Helena Chemical
Under Negotiation: Terms and Price

Attachment: 032117 Minutes (1922 : Minutes 032117)

B. 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 SESSION:

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

ROLL CALL:

Attendee Name	Title	Status	Arrived
Martin Devine	Council Member	Present	6:00 PM
Sue Sorensen	Vice Mayor	Present	6:00 PM
David Ayers	Mayor	Present	6:00 PM
Francisco Ramirez	Council Member	Present	6:00 PM
Justin Mendes	Council Member	Present	6:00 PM

INVOCATION:

Andrew Cromwell provided the invocation.

FLAG SALUTE:

Council Member Ramirez led the flag salute.

CLOSED SESSION ACTION REPORT:

There was nothing to report.

RECOGNITIONS/PROCLAMATIONS:

PRESENTATIONS:

A. Water Conservation Update

Deputy Public Works Director John Doyel introduced the City's new Water Conservation Technician, Josh Nauman, and commented on his proactive role in the community. The State Conservation Order has been recently extended until October 2018. The City has established a self imposed goal of 15%, but is conserving approximately 17%. Mr. Nauman discussed the number of properties that have been contacted to have leaks corrected. This method has been very successful with most corrections being made after one warning. Mr. Doyel stated that there are no proposed changes to the current water conservation program.

STAFF COMMUNICATIONS:

Police Chief Parker Sever stated that they will be having their Junior Explorer graduation and that they are also currently recruiting for a Cadet position.

Community Development Director Darlene Mata stated that they are still recruiting for a Senior Planner. The Planning Commission at their last meeting approved the recommendation to adopt the General Plan and Zoning Ordinance Update.

Public Works Director Lou Camara commented on upcoming street projects.

Fire Chief Chris Ekk reported on a few recent house fires that displaced the occupants, and that there were no injuries. He reminded everyone that it is that time of year to change the batteries in your smoke alarms.

Attachment: 032117 Minutes (1922 : Minutes 032117)

Parks & Recreation Director Craig Miller discussed the attendance at Kids Fest and that they have started their t-ball season.

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.*

Doug Verboon commented on his business in the Courthouse and the flooding that affected him last year. He recommended that the Council make improvements to the Courthouse a priority over the Bastille due to occupants currently in the Courthouse.

Patricia Dickerson of the Carnegie Museum briefly discussed two proposals submitted by them that were distributed to the City Council regarding the purchase or lease of the Bastille.

Savino Perico commented about the Kings Community Action Organization (KCAO) youth program located at Coe Park. The City has provided funding to them for the last four years.

Rose Shaplie proposed that the historic district be expanded. She also discussed her request for the 2015/16 Actuals of the City's budget and expressed her confusion over various funds that she had reviewed. She also requested that the old Fire House be used as a Volunteer Center.

Rafael praised the KCAO program and the benefits for his child.

Mark Pratter stated his opposition to the selling of the vacant land next to Hidden Valley Park.

Richard Pontecorvo requested that the Council vote no on approving the contract for the Bastille. He supports the selling of the building to a private business that can invest in it. There are higher priorities for the City than spending a million dollars on the Bastille.

Mikayla Contreras commented on an opportunity she was given to be a fashion model and stated that supporting her on social media will help promote her. A gentleman also spoke on her behalf.

Shannon Alexander discussed an upcoming Easter Extravaganza and that it is open to the community for free.

Patricia Edmund also commented on the KCAO afterschool and summer programs and discussed the need for funding.

Miss Tucker Edmund has been involved with the program for two years and requested continued funding. She praised the program and what it has done for her.

Two students stated that the afterschool program is important to them and helps them with their homework.

Jessica Flores commented on the limitations of other programs and really appreciates the KCAO program.

Veronica Robertson stated the many benefits this program has given to her children.

Attachment: 032117 Minutes (1922 : Minutes 032117)

Paula Massey commented on how there is a need for youth activities and programs. She requested that the Council think about their priorities. She briefly discussed the Women with Visions Unlimited program.

Mike Roberston encouraged the Council to support the youth programs.

Alicia Wolfe spoke on her opposition to spending hundreds of thousands of dollars on a partial renovation of the Bastille when the City does not have the funds.

Lee Wisecarver commented on the understaffing of the police department, the needs for a ladder truck for the Fire Department, and the many other needs throughout the City. He discussed his opposition to spending funds on renovating the Bastille and supports selling it to the private sector.

Stephanie Medrano discussed her positive experience in volunteering with the youth program.

Salvador Rocha commented on the Bastille being a historical landmark and the importance it has to him even as a younger generation. He supports leasing or selling it to someone that will be able to invest in it.

A woman commented on her frequent visits to Hidden Valley Park and would love to see an expansion.

Mickey Stoddard praised Mr. Perico and his achievements. Mr. Stoddard commented on the need to keep the land next to Hidden Valley Park so it can be eventually developed. He also discussed Council Member Mendes' comments made at a previous meeting.

Noor Memon commented on the need for more parks and the need to repair the Bastille.

Bob Ramos expressed his disappointment at what was stated at the previous meeting and the actions taken regarding the land next to Hidden Valley Park. He claimed that the residents in that area do not want it sold. He also commented on his support of keeping the historic buildings. Mr. Ramos also wanted Council Member Ramirez to recuse himself if Glenda Dwyer is recommended to be appointed to the Planning Commission due to his opposition of her being on the Parking & Traffic Commission.

Steve Banister supports additional incentives and tools to revitalize the downtown. He believes the estimate to renovate the Bastille has been over-engineered. He thinks that it should be evaluated again, and the renovation should be postponed to determine if the costs are warranted.

Mary Reed commented and praised the KCAO program.

A woman stated that the youth program has changed her son and that it is wonderful. She hopes that the Council will continue to fund it.

Craig Johnson commented on the poor condition of downtown and the double fees that are being paid by the downtown businesses to make improvements.

Nate Odom briefly commented on his disappointment of the land next to Hidden Valley Park being declared surplus. He encouraged more park space and to use that land as a garden.

Dennis Mann reflected on his participation on planting trees at Hidden Valley Park forty years ago and supports the expansion of the park. He opposed the renovation of the Bastille and preferred for it to be sold.

Linda Mann supported the youth programs and encouraged the Council to listen to the community.

Gabriel Leveros reinforced the comments made about wasting funds on renovating the Bastille when it could be used on other city facilities.

Attachment: 032117 Minutes (1922 : Minutes 032117)

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.

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

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Justin Mendes, Council Member
SECONDER:	Francisco Ramirez, Council Member
AYES:	Devine, Sorensen, Ayers, Ramirez, Mendes

A. City Clerk: Approve Minutes from the March 7, 2017 Meeting

B. Police: Approve an Appropriation of $11,095 for Tile Work in Men's Locker Room.

C. Fire: Authorize to purchase and install radio equipment to improve the HFD's radio system in the amount of $76,663.30 and approve an additional appropriation and transfer of funds.

D. Public Works: Waive the second reading and adopt Ordinance 17-03 Amending Section 10.32.020 of the Hanford Municipal Code Pertaining to Stop Intersections Designated - 12th Avenue and Flint Avenue

E. Public Works: Right of Way Dedication for Public Street Purposes –10 ½ Avenue south of Hanford Armona Road

F. Public Works: Right of Way Dedication for Public Street Purposes – Hanford Armona Road at Irwin Avenue / 10 ½ Avenue

G. Public Works: Award a contract to The Experienced Gardener of Visalia, CA to perform spraying services for the City's drainage basins and easements for an amount not to exceed $33,083.

H. Public Work: Award a contract to Haydon Construction, Inc., of Fresno, CA in the amount of $590,285.00 for the FY 16-17 Water Distribution Main Extension Project and establish a construction contingency of $59,028.00 for this project.

I. Public Works: Approval of the First Amendment to the Reimbursement Agreement with Pioneer Union Elementary School District for Sewer, Water, and Storm Drain improvements within Berkshire Lane, Mustang Drive, and Stagecoach Drive adjacent to Frontier School.

J. Public Works: Award a contract to TelStar, Inc., of Hanford for the installation, programming, and integration of the new magnetic meters for an amount not to exceed $146,478.00.

K. Public Works: Budget Amendment to accelerate the upgrade of Sanitary Sewer Pump Station No. 41 located in the Kings Industrial Park; and approve the purchase and installation of equipment in the amount of $35,614.29.

L. Public Works: Direct staff to provide the required notice and schedule a public hearing regarding Refuse Enterprise System Rates and Charges

Attachment: 032117 Minutes (1922 : Minutes 032117)

M. Public Works: Acceptance of an easement deed from Jose and Natividad M. Cisneros for pedestrian access purposes.

N. Finance: Warrant Register

ITEMS PULLED FROM CONSENT CALENDAR:

Motion to approve the items pulled from the Consent Calendar.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Justin Mendes, Council Member
SECONDER:	Francisco Ramirez, Council Member
AYES:	Devine, Sorensen, Ayers, Ramirez, Mendes

1. Police: Infrastructure costs to fumigate the Hanford Police Department

Vice Mayor Sorensen pulled this item for additional discussion since it is proposed to be funded by the ACO account. Police Chief Sever discussed the project and the operations that are impacted by it.

2. Administration: Adopt Resolution 17-19-R approving the reorganization of the Public Works Department (to include Airport, Refuse, Fleet Maintenance, Streets, and Building Maintenance) and the creation of Public Utilities Department (to include Utilities, Engineering, and Wastewater).

Vice Mayor Sorensen requested some additional discussion on this action. City Manager Darrel Pyle explained the increased work load and additional responsibilities, especially in the Engineering and Utilities Divisions of the Public Works Department. Reorganizing by separating into two departments will improve the identification and sharing of responsibilities.

PUBLIC HEARINGS:

GENERAL BUSINESS:

A. City Clerk: Appointments for new seats to City Commissions - Two (2) seats on the Parks & Recreation Commission; and Two (2) seats on the Planning Commission.

Vice Mayor Sorensen commented on her alleged Brown Act violation due to her separate communications with Council Members Devine and Mendes. She stated that while she did bring up that Dan Chin was applying to the Planning Commission, the conversations did not discuss their intentions or to reach an agreement on the appointments. To avoid any appearance of bias against Mr. Chin, Ms. Sorensen stated that she would be abstaining from the votes pertaining to the Planning Commission appointments.

Council Member Mendes asked the City Attorney Mario Zamora if he or Council Member Devine should also abstain. Mr. Zamora stated that neither they or Ms. Sorensen are legally required to not participate, so it is their decision.

Mayor Ayers commented that he and the Vice Mayor split the responsibility in reviewing and recommending applicants for the appointments. Ms. Sorensen reviewed the Parks & Recreation Commission applications and interviewed some of the applicants, while Mr. Ayers did the same for the Planning Commission.

Vice Mayor Sorensen recommended the appointment of Sarah Martinez to the Parks & Recreation Commission. The Council approved the appointment unanimously.

Vice Mayor Sorensen recommended the appointment of Patricia Lewis to the Parks & Recreation Commission. The Council approved the appointment unanimously.

Attachment: 032117 Minutes (1922 : Minutes 032117)

Mayor Ayers recommended four applicants to potentially fill the two seats: Savino Perico, Angel Vee Galvan, Glenda Dwyer, and Dan Chin. Mr. Ayers announced the process in which these applicants would be selected and appointed. Each Council Member would indicate if they support or oppose each of the candidates, and the two candidates that received the most votes would be appointed.

Dan Chin received 2 in favor (Devine, Ayers), 1 opposed (Mendes), and 2 abstained (Ramirez, Sorensen)
Angel Vee Galvan received 4 in favor (Mendes, Ramirez, Devine, Ayers), and 1 abstained (Sorensen)
Glenda Dwyer received 3 in favor (Mendes, Devine, Ayers), and 2 abstained (Ramirez, Sorensen)
Savino Perico received 4 in favor (Mendes, Ramirez, Devine, Ayers), and 1 abstained (Sorensen)

Ms. Galvan and Mr. Perico received the most support and were appointed to the Planning Commission.

B. Community Development: Discuss and provide direction on the U.S. Department of Housing and Urban Development (HUD) proposed Community Development Block Grant (CDBG) Action Plan 2017 activities and allocations.

Housing Administrative Analyst Sandra Lerma provided an overview of the Community Development Block Grant and the funds available. A total of $78,000 is projected for the Public Service budget. Approximately, another $861,994 is available for Affordable Housing and Public Improvements Non-Housing projects. An alternative project was also proposed for a Housing Support Center in the amount of $750,000 to be located where the two water towers currently are. Staff requested direction from the Council on the proposed projects. Mr. Savino Perico responded to questions by the City Council on the status of their current funding and programs for KCAO.

Mayor Ayers stated his support of KCAO's application.

Council Member Ramirez discussed his support of the KCAO Program and would also like funding for Women with Visions Unlimited. He did not support the location of the Housing Support Center project.

Council Members Mendes and Devine concurred with Council Member Ramirez.

Vice Mayor Sorensen inquired about the amount awarded to KCAO last year and to use that as a guidance for funding the different projects.

After further discussion, the Council directed staff with the following proposals:
KCAO Program - $58,000
Continuum of Care - $10,000
Women with Visions Program - $10,000

The Council also recommended the Affordable Housing and Public Improvements Non-Housing projects, and not the Housing Support Center.

C. Public Works: Award a contract for the Bastille Building Seismic Upgrade and Site Improvements Project.

Public Works Director Lou Camara provided background information on the renovation needs of the Bastille and past direction by the City Council. He also discussed other competing capital improvement projects and funding needed to move forward with them.

Vice Mayor Sorensen commented on the need for building maintenance reserves for all of the historic buildings. She was concerned that the Bastille was identified as a priority during Goals & Objectives, but it may be premature since they are in the middle of the two year budget. She would like to wait on the renovations as more suggestions and discussions are being heard on options.

Attachment: 032117 Minutes (1922 : Minutes 032117)

Council Member Ramirez would like the brick area to still be repaired. He would also like the City to look at the AmVets' and Carnegie Museum's proposals for the Bastille.

Council Member Mendes opposed the contract and stated that this renovation would not be a solution to revitalizing downtown. He discussed the public's continued comments on improving lighting, parking, and other beautifying projects needed in the downtown which is one of the Council's top priorities. Council Member Mendes inquired about the AmVets and Carnegie Museum's proposals, and City Attorney Mario Zamora said one of the concerns would be the trigger of prevailing wages.

Council Member Devine would like to explore the proposals for the Bastille, but that the Courthouse is a priority so funds should be spent on those improvements.

The consensus of the Council was to direct staff to move forward with the Courthouse improvements, look into the two proposals regarding the Bastille, research the cost for the brick work and to spend some funds to keep the Bastille from further deterioration.

Motion to reject the bid.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Justin Mendes, Council Member
SECONDER:	Francisco Ramirez, Council Member
AYES:	Devine, Sorensen, Ayers, Ramirez, Mendes

Following the vote, the Mayor called for a recess at 10:07 p.m. and reconvened the meeting at 10:15 p.m.

D. Community Development: Discussion and Direction on Downtown Incentives

Community Development Director Darlene Mata provided a presentation on what has been done in the past including recommendations by the Downtown Revitalization Committee and surveys done by staff on the downtown buildings. Ms. Mata also gave an overview of current downtown incentives. She stated that the City invested $864,000 in FY 2015/16, $1,874,750 in FY 2016/17, and $288,000 so far in the current fiscal year. Most projects and incentives to revitalize downtown cost money. Funding can come from one-time monies that are placed in the Accumulated Capital Outlay (ACO) account or from the sale of real property. Ongoing revenue sources can come from special taxes, business improvement district assessments, a property based improvement district, or general fund contributions.

The Council determined that due to the current lack of funds or an ongoing source of revenue, then new incentives cannot be implemented at this time. Ms. Mata stated that she will continue to bring forward new ideas to the Council as she comes across ways to provide incentives that will not cost additional funding.

The Council also discussed the expectations of the downtown business owners and the funds being used from their double tax. Main Street Hanford uses these funds for downtown, so the Council may want to review their contract to see if anything needs to change to make the business owners happier.

Staff is doing a parking study for downtown which is the first step in a long process to determine if and where a parking structure should be located.

COUNCIL REPORTS/COMMENTS:

Council Member Mendes will have several meetings tomorrow, so has nothing to report on yet. Mr. Mendes offered an apology for the comments he made at the previous meeting and did not mean for it to be directed to any members of the public. He will attend the next Parks & Recreation Commission meeting to personally apologize to Mickey Stoddard.

Attachment: 032117 Minutes (1922 : Minutes 032117)

Council Member Ramirez attended the Kids Fest and said it was great. On April 9th, he will be attending Cuts of Kindness to benefit children.

Council Member Devine attended Junior Explorers and stated that the graduation will be on Friday. He will be attending a WELL conference next week regarding water reclamation.

Vice Mayor Sorensen did not have meetings to attend, but did the interviews for the Parks & Recreation Commission. She met with the City Manager and Council Member Devine to review the budget to become more familiar with it. She enjoyed St. Patrick's Day downtown.

Mayor Ayers briefly commented on upcoming meetings that he will be attending.

COUNCIL FUTURE AGENDA ITEMS:

Council Member Mendes requested a comprehensive study session on the medical marijuana facility proposals and draft ordinance.

Council Member Ramirez reiterated that he would like to see a future agenda item on the Bastille proposals.

ADJOURNMENT:

Mayor Ayers adjourned the meeting at 11:00 p.m.

Respectfully submitted,

Jennifer Gomez
City Clerk

Attachment: 032117 Minutes (1922 : Minutes 032117)

AGENDA
STAFF REPORT

MEETING DATE: 4/4/2017	**AGENDA SECTION:** B

SUBJECT:
City Clerk: Deny claim for damages and direct the City Clerk to send out notification of such to Matthew Stoll

---

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: Matthew Stoll.

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

FISCAL IMPACT:

ATTACHMENTS:

AGENDA
STAFF REPORT

MEETING DATE: 4/4/2017	**AGENDA SECTION:** C

SUBJECT:
City Clerk: Deny claim for damages and direct the City Clerk to send out notification of such to Dubby Bookout

---

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: Dubby Bookout.

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

FISCAL IMPACT:

ATTACHMENTS:

AGENDA
STAFF REPORT

MEETING DATE: 4/4/2017	**AGENDA SECTION:** D

SUBJECT:
City Clerk: Deny claim for damages and direct the City Clerk to send out notification of such to Ahkeem Williams

---

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: Ahkeem Williams.

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

FISCAL IMPACT:

ATTACHMENTS:

AGENDA
STAFF REPORT

MEETING DATE: 4/4/2017	**AGENDA SECTION:** E

SUBJECT:
City Clerk: Deny claim for damages and direct the City Clerk to send out notification of such to Southern California Edison

---

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: Southern California Edison.

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

FISCAL IMPACT:

ATTACHMENTS:

AGENDA
STAFF REPORT

MEETING DATE: 4/4/2017	**AGENDA SECTION:** F

SUBJECT:
City Clerk: Deny claim for damages and direct the City Clerk to send out notification of such to Oscar Camacho

---

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: Oscar Camacho.

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

FISCAL IMPACT:

ATTACHMENTS:

AGENDA
STAFF REPORT

MEETING DATE: 4/4/2017	**AGENDA SECTION:** G

SUBJECT:
Administration: Authorize the Mayor to Execute an Agreement Between the City of Hanford and HdL Companies for Consulting Services Regarding the Development of a Medical Cannabis Ordinance, Permitting Procedures, and Medical Cannabis Tax Measure

---

RECOMMENDATION:
That the City Council, by motion, authorize the Mayor to execute an agreement with HdL Companies as described during the Council Study Session of April 4, 2017, once finalized by the City Attorney's Office.

BACKGROUND:
In October of 2016, the City Council directed staff to begin a research project to provide for a recommendation of whether or not to advance the legalization of medicinal cannabis cultivation in the City's Industrial Park. Once the research was complete, Council directed staff to develop an ordinance and permitting process to regulate the indoor cultivation, processing, lab testing and transportation of the finished product. Dispensing will continue to be prohibited in the City of Hanford.

The Police Chief discovered the firm HdL through his ongoing research. Staff spent time with the professionals at HdL and were very comfortable with the proposal provided. If Council remains comfortable with this approach, a service agreement will be developed in a form and format approved by the City Attorney for execution. Efforts to deliver a draft ordinance to Council in a timely manner will commence immediately.

FISCAL IMPACT:
HdL cost of service will be built into the cost of permits issued.

ATTACHMENTS:
HdL

City of Hanford

Marijuana Management Program

HdL Companies
1340 Valley Vista Dr., Suite 200
Diamond Bar, CA 91765
www.hdlcompanies.com

Contact:
David McPherson
909.861.4335
dmcpherson@hdlcompanies.com

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I. LETTER OF TRANSMITTAL

March 20, 2017

Parker Sever, Police Chief
City of Hanford
425 North Irwin Street
Hanford, CA 93230

Re: Proposal - Provide Subject Matter Expertise, Develop and Manage the Process to Select Cannabis Businesses and Conduct a Cost Recovery and Fiscal Analysis for the City of Hanford

Dear Chief Sever,

Thank you for the opportunity to present this proposal to provide subject matter expertise, develop and manage the selection process for cannabis businesses and conduct a cost recovery and fiscal analysis for the City of Hanford. HdL was incorporated in 1983 and has over 30 years of experience providing revenue enhancement and consulting services to local governments in California. HdL is a consortium of three companies established to maximize local government revenues by providing audit, compliance, economic development, consulting services and software products. Its audit and consulting services include sales, use and transaction taxes, property taxes, transient occupancy taxes, and a Marijuana Management Program. The firm also provides a variety of enterprise software products for business licensing, code enforcement, animal control, building permits and tracking/billing of false alarms. HdL's systematic and coordinated approach to revenue management and economic data analysis is currently being utilized by over 400 agencies in six states. The firm currently serves 44 counties, 299 cities and 79 transactions tax districts in California.

Of interest to you and your team is our knowledgeable team of professionals who have direct experience in the establishment and implementation of Marijuana Regulatory Programs including establishing land-use regulations, registration processes, operation regulations for cannabis facilities, staffing plans, cost recovery, and structuring cannabis business tax fees.

Enclosed please find our detailed scope of services for HdL's Marijuana Management Program. We agree to adhere to the deliverable requirements for a total cost not to exceed $99,750. However, this will be subject to an agreed upon project schedule between Hanford and HdL.

We look forward to the opportunity to partner with the City of Hanford in developing a strategy which meets your program needs. If you have any questions or require additional information, please feel free to contact Andy Nickerson at 909.861.4335 or by email at anickerson@hdlcompanies.com or David McPherson at 909.861.4335 or by email at dmcpherson@hdlcompanies.com.

Sincerely,

Andy Nickerson
President, HdL Companies

Attachment: HdL (1923 : HdL Agreement)

II. PROPOSED SCOPE OF SERVICES

The regulation, compliance and taxation of cannabis is complex and filled with challenging issues. Therefore, the objectives presented in this proposal are based on HdL's experience and the expectations and desired outcomes of the City. However, due to the ongoing evolution of the state's Medical Cannabis Regulation and Safety Act (MCRSA) and Proposition 64, Adult Use Marijuana Act (AUMA), HdL is agreeable to modifications to this scope of services as deemed necessary by both HdL and City staff. Amendments to this Scope of Services shall be made in writing and shall not constitute additional hours of work without proper compensation unless otherwise approved by the City and HdL.

The Scope of Services to be provided by HdL shall include:

- Kick off meeting(s) with City Staff, City Sub Committees or Community Stakeholders;
- Conduct one-on-one meetings with Council Members if necessary to provide outreach and education on current trends, laws and protocols in the development of policy decisions related to the cannabis industry;
- Create a regulatory commercial cannabis activity ordinance for both medical and non-medical businesses which will create the best practices that will ensure public safety, the welfare and health of the City of Hanford.
- Identify issues which City staff needs to mitigate related to legal issues or problems prior to issuing regulatory permits to the cannabis businesses;
- Provide City staff with technical and policy expertise related to the operations and understanding of the Cannabis Industry to ensure compliance with the Medical Cannabis and Safety Act (MCRSA), Adult Use Marijuana Act (AUMA) and all applicable local ordinances;
- Design procedures and application requirements for a permittee selection process that will be used to invite, review, score, and provide recommendations on applicants to operate up to ten (10) cultivation facilities, ten (10) manufactures, two (2) testing labs and two (2) distribution and two (2) transportation facilities;
- Develop a proposed timeline for implementation of the application procedure and Request for Permit Application (RFPA), including reviewing qualification statements, records, and documents in coordination with City staff, City officials, or committees, and providing a recommendation to the City Council;
- Develop cost recovery fees to recover the City's costs for reviewing all cannabis business applications and issuing cannabis business permits;
- Develop an annual cannabis business regulatory fee to recover costs associated with administrative oversight of permitted cannabis facilities, conduct code/fire inspections, compliance and financial audits as well as other regulatory functions deemed necessary by the City; and
- Prepare a fiscal revenue report identifying tax options for the various types of cannabis businesses.

Attachment: HdL (1923 : HdL Agreement)

- Develop a tax measure and ordinance which will provide the City maximum economic benefits but at the same time ensure long term stability for the cannabis business operators.

Objective 1: Provide Subject Matter Expertise & Technical Support

Subject matter expertise and technical support will begin upon the execution of a contract with the Consultant which will include the following:

- Consultant shall work with City staff on issues related to cannabis tax policies;
- Develop and design a regulatory ordinance for cultivation, manufacturing, testing labs, distribution centers and transportation facilities;
- Ensure proposed city ordinance complies with all state and local laws and conforms to the best practices to regulate the cannabis businesses in the City;
- Monitor MCRSA and AUMA policy development and provide feedback to City staff to ensure that the City follows any changes which may impact the development of the cities strategy to regulate and tax businesses which will be permitted in the City;
- Participate in staff meetings, conference calls, respond to staff inquires via phone and email, review staff reports to city council and assist with responses to inquiries from the public to staff.
- Committee/Council Meetings: HdL will be present to provide staff and city council technical support for up to two (2) City Committee/Council meetings at the request of the City Administration. Any additional meeting maybe subject to additional travel cost and staffs hourly rate.

Objective 2: Program Oversight and Management

The project oversight and management objectives will begin upon the execution of a contract with the Consultant which will include the following:

- **Kickoff Meeting:** HdL will work with the City's Administration to identify key internal stakeholders to attend meetings, define roles of the participants, discuss schedules, and scope of services. In addition, policies will be established for proper protocols and confidentiality of the applicant's documentation to ensure an equitable and fair evaluation process.
- **Develop Application Process and Milestones:** HdL staff will present best practice approaches to designing the qualification review phase and the RFPA review phase. HdL will verify the regulatory requirements and established due dates which shall be approved by City staff.
- **Project Management:** This includes facilitation of internal meetings, conference calls, staff inquiries via phone and email, participation in initial project functions and monitoring of status reports and present completion timelines.

Attachment: HdL (1923 : HdL Agreement)

- **Committee/Council Meetings:** HdL will prepare presentations for up to two (2) City Committee/Council meetings at the request of the City Administration.

Objective 3: Application Development and Support

HdL staff will work collaboratively with City staff in developing the cannabis business application and recommending fees for all phase of the process to ensure cost recovery of staff resources. HdL will screen and review applications for each permit category and make recommendations to the City on which applicants should be approved for the next phase of the application process.

Objective 3.1 Application Development and Submittal Requirements

Phase I will require each member of the applicant's team to complete the application materials, which will include a Live Scan form or other alternative background checks, Release & Authorization form and Disclosure and Acknowledgement form.

Prior to Phase II, HdL staff experienced with developing "best practice" cannabis facility applications will collaborate with City staff in order in ensure all information desired by the City is incorporated in the cannabis business application. HdL will review the City's ordinance requirements, the California Attorney General's Guidelines for the Security and Non-Diversion of Marijuana Grown for Medical Use (2008), and new regulatory requirements established by the Medical Cannabis Safety Act (MCRSA) and the Adult Use Marijuana Act (AUMA). Furthermore, HdL will develop evaluation criteria to be used for the review process in accordance with Hanford's Commercial Cannabis Ordinance. In addition to the documents and minimum standard requirements for the filing of the application the Request for Permit Application (RFPA) will consider seven (7) key components of the application.

The criteria to be used in the decision process will include the following but not limited solely on these categories:

- Location of the proposed facility
- Articles of incorporation
- Live scan submissions
- Proof of capitalization
- Proof of insurance
- Business plan (includes building & construction, security plan and fire plan)
- Industry experience

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Objective 3.2 Development of Cost Recovery Fees

To develop a cost recovery fee which complies with Prop 26, HdL will analyze the costs of staff time, overhead, fringe benefits, consultants and other services associated with the regulatory process. HdL staff has experience developing cannabis regulatory fees and doing a "fit gap" analysis of staff responsibilities and time allotted to this program to establish appropriate fees for the City's level of oversight and enforcement of the regulatory process.

Objective 3.3 Application Review and Initial Ranking

HdL will review all applications to identify incomplete submissions for immediate disqualification, omissions of live scan submissions and background checks of all business partners, and applications which do not conform to zoning requirements for their perspective permit specifically authorized by the RFPA. The best submissions will be forward thinking and deploy solutions that identify the best "green" practices, while employing "sustainable" energy and waste solutions, and implement the "best practices" available in the cannabis industry. Consideration will be given to applications designed to reduce and address actual or potential concerns the City may have regarding nuisance behavior, environmental issues, or product safety.

The specific criteria which will be used in evaluating and rating the applications shall include the following:

- Overall quality of the proposal including responsiveness and conformance to the RFPA requirements for content and format;
- Quality and appropriateness of proposed applicant team, professional experience and background of primary applicants and key sub lessees;
- Key personnel, project location, and other management staff with required experience and skills relevant to this project;
- Primary applicants experience and ability to manage operations of proposed facility, scheduling of work, cost estimating and budget management;
- Primary makeup of applicant's corporate board, and prior experience working with local government agencies;
- Patient tracking, product inventory management and recordkeeping;
- Quality and appropriateness of proposed site, business model, organization, and knowledge and experience working with specific legal codes and regulations;
- Transportation plan describing the procedures for safely and securely transporting cannabis products and currency;
- Applicants use and implementation of solutions designed to reduce and address any actual or potential concerns of the City and its residents, and

Attachment: HdL (1923 : HdL Agreement)

- Any other additional information which the City would like to incorporate into the selection process which they deemed necessary.

Objective 3.4 Preliminary Results and Recommendations:
All applications will be scored by HdL staff and maintained on a spreadsheet. The scoring spreadsheet will be provided to the City, along with HdL's recommendations. The top applicant's which shall be determined by the application guideline for each permitted category, will move on to Phase III.

Each of the final applicants from each category will be reviewed and rated based on ten (10) categories. An applicant's score for points will be based on their ability to meet or exceed minimum requirements in the ten (10) categories. Applicants must provide information on how they plan to meet these point categories. Such action will become a mandatory condition of their permit. Failure to meet or comply with these requirements will subject the applicants to penalties and/or revocation proceedings. The ten (10) categories are as follows:

1. Proposed Location
2. Business Plan
3. Community Benefits
4. Enhanced Product Safety
5. Environmental Benefits
6. Labor and Employee Practices
7. Local Enterprise
8. Neighborhood Compatibility Plan
9. Qualification of Principals
10. Safety and Security Plan

Optional Phase 3A: Expertise Examination
The City may at its discretion develop more stringent requirements to identify the most qualified applicants from this phase of the process by requiring an examination from a designated managing member of the applicant's collective. The City may award up to twenty-five (25) additional points for the examination responses.

The exam will test the applicant's familiarity with the Hanford Ordinance, MCRSA, AUMA, California law as it pertains to the Cannabis Industry, as well as the Attorney General's guidelines on Medicinal Cannabis. Examination scores will be added to the original score total. After all applicants, have been allocated their points and exam scores, the top scoring applicants as determined by the procedures in the selected categories will then move to Phase IV.

Objective 4: Facility Inspection and Interview Panel Support
HdL will assist City staff with conducting site verification prior to Phase III. In addition, HdL staff will prepare panel interview questions to be used by City staff for the final ranking of candidates.

The top Applicants from Phase II will advance to Phase III which will consist of a Selection Committee interview panel. Prior to scheduling the panel interviews all proposed site locations

Attachment: HdL (1923 : HdL Agreement)

will be inspected to determine if applicants have been operating prior to being issued a permit. Any applicants identified as having been in operation without a permit may be disqualified. If it is determined that an operation was pre-existing but did not pay any past local taxes, such failure to disclose this information may cause the application to be disqualified from consideration. In addition, any misrepresentation, failure to disclose, or withholding of information pertinent to this application process including but not limited to prior operations, board and management composition, pre-constructed sites, gross receipts, length of time operating, etc. may result in immediate disqualification.

Once the site inspection has been completed the applicants will be scheduled for a panel interview. The interview panel will consist of subject matter experts from the following areas: Economic Development Division, Planning Division, Finance Department, Fire, and Police. Please note it is HdL's recommendation that the City Attorney's Office not participate on this panel to remain neutral in case of an appeal or potential litigation which they will have to defend. However, it will be the City's sole discretion on how to address this issue.

Objective 5: Final Selection and Presentation to Council

- Following the objective ranking of the application materials and the interview panels scoring, HdL will assist staff to bring forward for the City Council's consideration recommendations for issuing permits for applicants to operate ten (10) cultivation facilities, ten (10) manufacturing facilities, two (2) testing labs, two (2) distribution centers and two (2) transportation facilities.
- HdL will be available to assist City staff with responses to questions or to provide other assistance at City Council meetings.

Objective 6: Cost Recovery and Revenue Fiscal Analysis

Objective 6.1 Cost Recovery

- Develop cost recovery fees to recover the City's costs associated with reviewing applications and issuing permits. This will include the initial application process, Conditional Use Permit if applicable and the annual regulatory permit.

Objective 6.2 Revenue Fiscal Analysis

- Prepare a fiscal revenue report identifying tax options for the various types of cannabis businesses which will be operating in the City to develop a tax strategy which maximizes the economic benefit for the City. HdL will then develop a tax ballot measure and ordinance which can be approved by the voters of the City of Hanford.

Attachment: HdL (1923 : HdL Agreement)

III. COST

HdL's fee proposal is based on time, materials and travel expenses associated with the execution of the services. It is based on the current scope of services as outlined in Objectives 1 through 6 for a fee not to exceed $99,750. This fee is based on the current requirements presented to HdL by City staff to meet these requirements and the following assumptions:

Scope of Service Objectives	Estimated Hours of Labor/Budget
Objective I – Subject Matter Expertise and Technical Support	**40 hours / $10,000**
Objective 2 – Program Oversight and Management	**60 hours/$15,000**
Objective 3 – Application Development and Support	**189 Hours/$47,250**
Objective 4 – Facility Inspection and Interview Panel Support	**40 hours / $10,000**
Objective 5 – Final Selection and Presentation to Council	**10 Hours/$2,500**
Objective 6 – Cost Recovery and Fiscal Analysis	**60 hours/$15,000**
Total	**399 hours / $99,750**

Objective 1: Cost Assumptions -Subject Matter Expertise and Technical Support

- Subject matter expertise and technical support will be provided however, should Consultant be required to attend meetings travel time will be billed at half the hourly rate of a Principal for up to two hours per on site visit above those days requested above those listed in the scope of services.

Objective 2: Cost Assumptions – Program Oversight and Management

- Program management assumes project time will not exceed more than 8-10 months before awarding permits to the successful applicants.

Objective 3: Application Development and Support

- The estimated timeline for the adoption of regulations and implementation of the application process is approximately 120 days. HdL estimates that it will take up to 180 days to complete the application process up to awarding the permit by the designated authority.

Objective 4: Facility Inspections and Interview Panel Support

- HdL will conduct facility inspections which must be conducted in no more than 3 days.

Attachment: HdL (1923 : HdL Agreement)

Objective 5: Final Selection and Presentation to Council

- HdL will attend up to two (2) City Council meetings to complete the final selection process.

Objective 6: Cost Assumptions – Cost Recovery and Fiscal Analysis

- Using its proprietary software and database, HdL will provide a fiscal analysis based on its understanding of cannabis industry trends, demographics and geographical location of the City in the State of California.
- HdL will conduct one (1) fiscal analysis report which will include business tax and sales tax assumptions.
- The Consultant will develop a tax measure and ordinance which will be approved by the City Council and the voters.

Other Services: HdL is also qualified to provide background checks for principals of the business as part of the application process. In addition, we can also provide background checks for employee's which will be working at the regulated businesses. The cost to provide this service is $300 per person and is not part of the quoted cost in the proposed scope of services.

Attachment: HdL (1923 : HdL Agreement)

IV. EXPERIENCE AND RESOURCES

Company Profile

Founded in 1983, HdL is a consortium of three companies established to maximize local government revenues by providing audit, compliance, economic development, consulting services and software products. Its audit and consulting services include sales, use and transaction taxes, property taxes, transient occupancy taxes, and a Medical Marijuana Management Program. The firm also provides a variety of enterprise software processing tools for business licensing, code enforcement, animal control, building permits and tracking/billing of false alarms. HdL's systematic and coordinated approach to revenue management and economic data analysis is currently being utilized by over 400 agencies in six states. The firm currently serves 44 counties, 299 cities and 79 transactions tax districts in California.

HdL's key staff has extensive experience serving local government and many have previously held positions in city management, finance, planning, economic development or revenue collection. HdL is a Corporate Partner of the League of California Cities and California State Association of Counties, and works extensively with the County Auditor's Association of California, California Society of Municipal Finance Officers (CSMFO) and California Municipal Revenue and Tax Association (CMRTA) on anticipation and planning of programs to strengthen local government revenues.

This close understanding of local government needs coupled with extensive databases and advance methodology provides for the most relevant, productive and responsive, revenue recovery, forecasting and economic services available.

Our team of professionals has over 20 years of direct experience with establishing and implementing medical and retail cannabis regulatory and taxation programs which include establishing land-use regulations, permit processes, staffing plans, cost recovery fees, structuring cannabis business tax fees, regulatory compliance, financial audits and law enforcement training. Our team has conducted over 10,000 cannabis compliance inspections and investigations in Colorado and California.

David McPherson, Cannabis Compliance Director

David McPherson works with local agencies to prepare them to mitigate regulatory issues surrounding Proposition 64. Prior to joining the firm, David served 28 years in local government for the County of Orange and the cities of Newport Beach, San Jose and Oakland. David's experience as a law enforcement officer, compliance auditor, and tax administrator has provided him a wealth of experience that makes him uniquely qualified to manage HdL's Cannabis Services Program. While working for the City of Oakland, he

Attachment: HdL (1923 : HdL Agreement)

became the first Tax Administrator in the Country to successfully tax, regulate and audit medical marijuana businesses. David has over 7 years of experience working with Marijuana regulatory programs.

David is one of the state's most recognized experts in cannabis horticulture, processing and dispensary operations. He uses his experience to assist local and state agencies in developing marijuana policies for regulation, compliance, auditing and economic development. He worked closely with the League of Cities and lobbyists on the development of AB 243, SB 243 and AB 266 which established the Medical Cannabis Regulation and Safety Act (MCRSA).

David provides technical support on cannabis-related matters to the League of Cities, the Police Chief's Association, Rural County Representatives of California, and the California State Association of Counties. In addition, David is working collaboratively with the Department of Consumers Affairs, Department of Food & Agriculture, Department of Health Services and the State Board of Equalization on the implementation of best practices for regulating the Cannabis Industry for local agencies.

David received his Bachelor's Degree in History from California State University, Fullerton and his Master's Degree in Public Administration from California State University, Long Beach. While at Long Beach, he was named "Future Urban Administrator of the Year".

Mark Lovelace, Cannabis Policy Advisor

Mark Lovelace has 16 years of broad experience in public policy, community engagement and advocacy from both inside and outside of government. He is recognized as a leader in advancing the statewide discussion of medical and recreational cannabis as a policy issue in California.

Mark served on the Humboldt County Board of Supervisors from 2009 through 2016, where he was instrumental in developing a comprehensive approach to regulating cannabis, including a voter-approved tax on commercial cultivation and an innovative track and trace pilot program. Mark established and co-chaired the Medical Marijuana Working Group for the California State Association of Counties (CSAC) and helped draft CSAC's legislative platform for cannabis issues. Mark pioneered the first-ever six-county regional summit on cannabis issues in 2015, which resulted in the North Coast Counties Marijuana Policy Statement. His work and input were pivotal in guiding the development of SB 643 and AB 243, two components of the Medical Cannabis Regulation and Safety Act (MCRSA).

Mark has worked extensively with public agencies and statewide associations on cannabis issues, including CSAC, Rural County Representatives of California (RCRC), the Association of California Water Agencies, the North Coast Resource Partnership, California Department of Fish and Wildlife, the State Water Board, the North Coast Regional Water Board, the Bureau of Medical Cannabis Regulation, State legislators, the Department of Justice, Members of Congress and others. He has organized and led numerous presentations, workshops and panel discussions on cannabis issues and has been a sought-after speaker on the topic for government agencies, community organizations and cannabis industry

Attachment: HdL (1923 : HdL Agreement)

groups. Mark received his Bachelor of Science Degree in Industrial and Product Design from California State University, San Jose. Prior to his time on the Board, he worked for many years as a respected advocate on land use, planning, development and environmental issues.

Matt Eaton, Cannabis Compliance Manager

Matt Eaton is the Cannabis Compliance Manager at HdL and plays a critical role in implementing the Marijuana Management Program for local agencies. Prior to joining the firm, he was a progressive law enforcement professional with 29 years' experience conducting criminal/regulatory investigations, and corporate/individual background investigations.

While working as a Supervisory Investigator at the Colorado Department of Revenue in the Marijuana Enforcement Division (MED) Matt managed Criminal Investigators and civilian staff in the Denver Metro and Longmont Field Offices. During his six-year tenure at the MED, he conducted approximately 10,000 criminal investigations and compliance reviews which included regulatory and financial investigations. In addition, he is a subject matter expert on track and trace systems. He understands the complexity of reviewing data to ensure businesses are in compliance with state and local regulations. Matt was also responsible for planning, developing and implementing report and field inspection protocols for the agency. He also played an instrumental role in recommending changes to current regulations and identifying essential language for new legislation in the State of Colorado. Matt is well known for his ability to maintain working relationships with Cannabis Industry leaders and external stakeholders in resolving issues.

Matt received his Bachelors of Science Degree from Biola University and currently maintains a Colorado Post Certificate. He has also served as an Adjunct Instructor teaching law enforcement principles related to criminology, correctional processes, procedural law, interviews, interrogations and criminal evidence at AIMS Community College in Greeley, Colorado.

Matt Hinderliter, Director Audit Services

During his 25-year tenure with HdL, Matt Hinderliter has directly participated in thousands of taxpayer audits. He is the author of an extensive audit training manual including information regarding complex point of sale issues and proposed changes in legislation and regulations. He created the state's first multi-dimensional audit process, which includes extensive data mining and web-based analysis combined with field investigations. He is responsible for quality control, and for ensuring HdL's audit techniques and programs remain at the industry's leading edge through continuous innovation and improvement. Mr. Hinderliter earned his Bachelor of Arts degree in Business Administration from California State University, Fullerton.

Attachment: HdL (1923 : HdL Agreement)

Stephanie Martin, Cannabis Outreach Coordinator

With over 28 years of diversified law enforcement experience, Stephanie has used her training and expertise to develop community-based partnerships, create and implement outreach programs and apply her communication skills for media relations. Stephanie's public service career included working as a Police Officer, Program Manager, and Community Affairs Officer for the Manhattan Beach Police Department. In these roles, Stephanie had supervisory responsibilities, managed budgets, performed training and interviewed/selected applicants. Stephanie also served as a DARE program coordinator for the City of Redondo Beach. Stephanie earned her Bachelor of Science degree from Chapman University in Orange California.

Ken Pfeiffer, Cannabis Project Manager

As Cannabis Project Manager, Ken assists our Northern California clients. He has 34 years' experience working in various business tax compliance roles with the State Board of Equalization, including 29 years in management. Most recently he served as Business Taxes Administrator III Board of Equalization, Director Field Office Cannabis Compliance Workgroup, where he was responsible for running workshops and conducting regulatory research. He also served as Director, Cannabis Compliance Pilot Project to study and report on regulatory best practices, identify barriers to voluntary compliance, and recommend regulatory and administrative changes to increase compliance in the medical marijuana industry.

Ken has a Bachelor's degree in Business Administration from California State University, San Bernardino and continued his studies in the graduate program at California State University, San Bernardino in Business Administration and Management.

Elizabeth Eumurian, Senior Analyst

Elizabeth Eumurian is a Senior Analyst in HdL's Audit Department. Elizabeth previously worked for a large financial institution analyzing data for reporting anomalies and performing financial audits. She has also worked as a senior auditor in the entertainment industry. In this role, Elizabeth executed testing procedures for targeted audit programs, analyzed findings and prepared audit and compliance reports. Elizabeth earned her Bachelor of Arts degree in History from California State University, Fullerton.

Adam Crabtree, CEO of Nationwide Compliance Specialists (HdL Strategic Partner)

Adam Crabtree is the Founder and CEO of Nationwide Compliance Specialists, Inc. (NCS), headquartered in Denver, Colorado. After graduation, Adam began his career in banking, managing sales, operations and compliance for a Tier 1 bank. It was there that he recognized the inherent flaws and systemic disconnect between banks, state government, and the Cannabis Industry. Relying on his background in banking, his education, and his analytical acumen, he began to dig into the pain points that are at the center of these issues. It was at this point that the core of the NCS platform, the patent-pending predictive analytical

Attachment: HdL (1923 : HdL Agreement)

algorithm, was born. The algorithm was written to gather numerous, seemingly unrelated, data points and analyze the interplay between them. After a successful testing period, NCS transformed the algorithm into a high-powered, near-real time, analytics engine capable of aggregating and analyzing tens of millions of data points that are then transformed into clear, concise, detailed reports. These reports are used to assist in decision-making and resource allocation in the financial, regulatory and governmental sectors. The NCS partnership with HdL has established a "one of a kind" financial auditing program which will help ensure that cannabis businesses are properly reporting taxes, fees and other data required by state and local agencies.

Adam's expertise with identifying and recognizing financial banking issues has given him the opportunity to work collaboratively with state and local officials as well as financial institutions in Colorado and California. He is often requested to conduct presentations about the current challenges for the Cannabis Industry and how the use of advanced analytics can help government overcome them. In addition, he has conducted presentations to the California State Assembly, Alaska Bar Association, State Board of Equalization, Native Nation, and numerous elected officials spanning from Hawaii to Massachusetts. Adam is a proud three-time graduate of the University of Colorado (BA, MBA, MSF).

Johan Klehs – Lobbyist

The firm engages Johan Klehs as its lobbyist to represent client interests in matters before the State Board of Equalization and the state legislature. In statewide office, Mr. Klehs served as Chair and a Member of the State Board of Equalization as well as a Member of the Franchise Tax Board. He also served 14 years as a Member of the California State Assembly and 4 years as a Member of the San Leandro City Council. In the Assembly, Mr. Klehs chaired the Assembly Revenue and Taxation Committee longer than any individual in California's history.

Attachment: HdL (1923 : HdL Agreement)

V. REFERENCES

Satwant Takhar
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Phone: 503.749.3935
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City Manager
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Michael Montgomery
City Attorney
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Email: mbmontgomery@hotmail.com

Attachment: HdL (1923 : HdL Agreement)

AGENDA
STAFF REPORT

MEETING DATE: 4/4/2017	**AGENDA SECTION:** H

SUBJECT:
Police: Adopt Resolution in Support of AB1326 and Authorize a Letter of Support

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RECOMMENDATION:
That the City Council approve by motion the attached resolution in support of AB1326 and authorize a letter in support of AB1326 to be sent to our government officials.

BACKGROUND:
The negative affects of Proposition 47 has been felt in many communities across California. Under Proposition 47 offenders can steal up to 950.00 worth of merchandise with very limited consequences this has resulted in the following.

California has experienced a 12% higher increase in property crimes than the rest of the nation, and California has experienced a 13.2 percent increase in property crime over 2014.

AB1326 attempts to fix this by aggregating the monetary value over the course of a year and authorizes felony charges if that monetary value exceeds the $950.00 threshold.

FISCAL IMPACT:

ATTACHMENTS:
AB 1326 Resolution
Support Letter_AB 1326 (Cooper) Aggregated Theft Offenses.docx

Resolution No. 17-22-R

A RESOLUTION OF THE HANFORD CITY COUNCIL IN SUPPORT OF ASSEMBLY BILL 1326 - RETAIL THEFT

Whereas, in 2014, the monetary value that triggered a felony grand theft charge was raised from $450 to $950, and

Whereas, statewide data collected from over 300 municipal police departments show California's property crime rate increased 7.26 percent in 2015 compared with 2014, and

Whereas, per the California Department of Justice, the value of stolen property in 2015 was $2.467 billion, an increase of $287.8 million (+13.2 percent) over 2014, the largest year-over-year increase in at least ten years, and

Whereas, stories of repeat offenders who have committed numerous crimes without facing commensurate consequence have been reported throughout state and national media outlets. In November of 2015, the *Los Angeles Times* ran the story of a 30-year-old from Hacienda Heights who was arrested 16 times for repeat offenses without ever facing a more stringent penalty than a misdemeanor. The Associated Press and numerous local outlets have also reported on the sudden rise in property crime. These anecdotes are supported by alarming statistics reported by businesses and law enforcement, and

Whereas, AB 1326 (Cooper) would target serial shoplifters by making it a felony if the aggregate value of items stolen in a 12-month period exceeds $950, and

Whereas, AB 1326 will hold those offenders who are primarily responsible for the recent increase in property crime accountable by ensuring that their conviction reflects the totality of their crime;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hanford supports AB 1326.

PASSED, ADOPTED AND APPROVED this _____ day of _____, 2017 by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

_____
DAVID G. AYERS
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 _____, 2017.

Date: _____ _____
City Clerk

Attachment: AB 1326 Resolution (1905 : AB 1326 Resolution)

City of HANFORD
CALIFORNIA 93230
CITY OFFICES 319 NORTH DOUTY STREET

MAYOR
DAVID G. AYERS
VICE-MAYOR
SUE SORENSEN
COUNCIL MEMBERS
MARTIN DEVINE
FRANCISCO RAMIREZ
JUSTIN MENDES
CITY MANAGER
DARREL L. PYLE
CITY ATTORNEY
ROBERT M. DOWD

April 4, 2017

The Honorable Jim Cooper
State Capitol, Room 6025
Sacramento, CA 95814
FAX: (916) 319-2109

RE: <u>AB 1326 (Cooper). Theft. Aggregate Valuation.</u>
(As Introduced)
Notice of Support

Dear Assembly Member Cooper:

On behalf of the City of Hanford, I am pleased to announce our support for Assembly Bill 1326.

Since the Fall of 2012, roughly one year after the enactment of AB 109, Public Safety Realignment, the League has been receiving anecdotal evidence from local law enforcement entities that property crimes have been on the rise. There has been a significant increase in such reports since the approval by California voters of Proposition 47, the Safe Neighborhoods and Schools Act.

Proposition 47 in particular has helped fuel both a sustained increase in individual incidents of shoplifting, as well as organized retail theft operations. The reason is that one of the key provisions in Prop. 47 increased the threshold amount for grand theft, a felony, to goods or property amounting to a total value of $950.00. As a result, individuals apprehended while allegedly shoplifting or attempting to commit another form of larceny can only be charged with a misdemeanor unless the value of the goods they are caught with meets or exceeds the $950.00 threshold. Those who habitually commit such crimes as aware of this new law, and theft crimes continue unabated.

A related factor contributing to reduced incidence of incarceration for misdemeanor offenses is that prior to Public Safety Realignment, many of California's county jails in the more populous counties were already operating under court-ordered or self-imposed population caps. With Realignment came still more jail population pressures as offenders who had previously been sentenced to state prison began instead serving their time in county jail. This in turn has led to a "revolving door syndrome" at county jails. Against that backdrop, Proposition 47 has led to a larger proportion of misdemeanor offenders apprehended for theft crimes simply being booked and released, since bed space in county jails is increasingly reserved for more serious offenders.

ADMINISTRATION 559-585-2515 ♦ PERSONNEL 559-585-2520 ♦ FACSIMILE: 559-585-2595

Attachment: Support Letter_AB 1326 (Cooper) Aggregated Theft Offenses.docx (1905 : AB 1326 Resolution)

The net result is that whatever deterrent was in place against misdemeanor theft offenses has been comprised, eroding public safety in our cities. Many businesses are losing a significant percentage of their merchandise to petty theft, some of it brazen in nature, without meaningful consequences for the perpetrators. Sales tax revenues to local governments are correspondingly under threat.

Assembly Bill 1326 will address this situation by allowing law enforcement authorities to aggregate the monetary value of property stolen by an individual over the course of a year, and authorize felony prosecution if that monetary value meets the $950.00 threshold.

For these reasons, the City of Hanford strongly supports this legislation. We applaud your leadership and that of the California Police Chiefs Association in bringing this measure forward.

Respectfully,

David G. Ayers
Mayor
City of Hanford

cc: Senator Andy Vidak
Assembly Member Rudy Salas
Rajveer Rakkar, League Regional Public Affairs Manager, rrakkar@cacities.org
Meg Desmond, League of California Cities, mdesmond@cacities.org

AGENDA
STAFF REPORT

MEETING DATE: 4/4/2017	**AGENDA SECTION:** I

SUBJECT:
Police: Replace Police Unit 45 (K-9 unit)

RECOMMENDATION:
That the council, by motion, approve the replacement of unit 45 with a K-9 outfitted Dodge Charger.

BACKGROUND:
Our current K-9 handler has accepted employment elsewhere. His partner, Dodger, is trained for narcotic detection only. Recent legislation changing most drug possession to misdemeanor offenses makes it impractical to maintain a k-9 unit for a single purpose. Dodger will leave the department with the handler and an apprehension K-9 will be purchased. Unit 45 is due for replacement next fiscal year, however will not accommodate an apprehension K-9. Equipping the current unit 45 to accommodate an apprehension K-9 that will be replaced next year regardless, would not be financially prudent.

The vehicle will be provided by McPeeks Dodge through a state contract.

It is therefore requested to proceed with replacement Unit 45 with a K-9 equipped Dodge Charger.

FISCAL IMPACT:
Total cost for the replacement vehicle is 48,003.00. 42,675.00 has been collected for this replacement. The balance of 5328.00 will be provided by the Hanford K-9 foundation. (Donations aquired for the purchase of a K-9)

ATTACHMENTS:

AGENDA
STAFF REPORT

MEETING DATE: 4/4/2017	**AGENDA SECTION:** J

SUBJECT:
Police: Approve purchase and training of department K-9 in the amount of $13,600.00

RECOMMENDATION:
That the City Council approve the contract with Vohne Liche Kennels for the purchase and training of a Police K-9 in the amount of $13,600.00.

BACKGROUND:
The Hanford Police Department contacted two vendors that provided K-9's for police departments in California. After reviewing this vendors it was decide that Vohne Liche should be selected due to providing K-9's for the local area. This relationship will reduce future training costs. We will be able to conduct the training with the Sheriff's Department and Lemoore PD. The selection of any other vendor would have resulted in travel costs.

This will be the first Apprehension/ Drug dog in the history of the Hanford Police Department. All funds for the purchase and training of this dog will be provided by the K-9 Foundation which is a non-profit that has been collecting funds from our community for this purpose. Some training costs will be absorbed into the current budget, since we are already budgeted for a k-9 that is leaving the Police Department.

FISCAL IMPACT:
None

ATTACHMENTS:

AGENDA
STAFF REPORT

MEETING DATE: 4/4/2017	**AGENDA SECTION:** K

SUBJECT:
Police: Approve out of state travel request to allow Hanford Police Captain Karl Anderson to attend the FBI National Academy Class # 269 in Quantico Virginia.

RECOMMENDATION:
That the City Council, by motion, approve an out of state travel request to allow Hanford Police Captain Karl Anderson to attend the FBI National Academy Class # 269 in Quantico Virginia from July 10-September 15 2017.

BACKGROUND:
The FBI National Academy is a professional course of study for U.S. and international law enforcement leaders that serves to improve the administration of justice in police departments and agencies at home and abroad and to raise law enforcement standards, knowledge, and cooperation worldwide. Its mission is "to support, promote, and enhance the personal and professional development of law enforcement leaders by preparing them for complex, dynamic, and contemporary challenges through innovative techniques, facilitating excellence in education and research, and forging partnerships throughout the world.

Captain Anderson was selected to attend the FBI National Academy Class 269 from July 10-September 15, 2017. Participation and selection is by invitation only, through a nomination process through the local office of the F.B.I. in Sacramento, Ca.

The Invitation to apply is extended to selected leaders and managers of state and local police departments, sheriffs' departments, military police organizations, and federal and international law enforcement agencies. Participants are drawn from every state in the union, from U.S. territories, and from over 150 international partner nations. Only applicants who meet rigorous selection criteria, to include being in a leadership position within the department, are considered for admission.

The FBI National Academy has dedicated itself to improving the standards of law enforcement. This training has long been a benchmark for professional law enforcement executive continuing education. Officers worldwide attend these sessions to be better prepared to meet the challenges within their communities.

Hanford has never had a representative attend the F.B.I. National Academy. This is a tremendous opportunity for the Police Department and Captain Anderson to garner training on a global level and bring back this knowledge for the benefit of law enforcement personnel in Hanford.

FISCAL IMPACT:
Although, there may be some incidental costs to the Police Department, the majority of the expenses are covered by the F.B.I. and have very little impact on the Police Department training budget

ATTACHMENTS:

AGENDA
STAFF REPORT

MEETING DATE: 4/4/2017	**AGENDA SECTION:** L

SUBJECT:
Public Works: Reject bid and authorize staff to re-advertise for bids for the Hanford Police Department and Longfield Center Re-roofing Project

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RECOMMENDATION:
That the City Council, by motion:

1. Reject the one bid that was received from Graham Prewett Inc., of Fresno, for the Hanford Police Department and Longfield Center Re-roofing Project.
2. Authorize staff to re-advertise and solicit for bids for the Hanford Police Department and Longfield Center Re-roofing Project.

BACKGROUND:
In accordance with bidding procedures, bids were solicited and opened on March 14th, 2017 for the Hanford Police Department and Longfield Center Re-roofing Project. A total of one (1) responsive bid was received from Graham Prewett Inc., of Fresno, for the bid price of $485,000.00. A copy of the bid tabulation is attached for Council review.

Prior to bid opening, staff conducted a pre-job walk where contractors were able to visit the Hanford Police Department and Longfield Center roofs and assess the proposed improvements. A total of five (5) contractors attended the pre-job walk. Staff contacted the contractors who attended the pre-job walk to determine if there was anything in particular that caused them to not submit a bid proposal.

There were a couple reasons that were provided including:

- The budget estimate was much lower than the contractors said they could bid, which discouraged a majority of the contractors not to bid.

- Other contractors conveyed to staff that they were simply too busy at this time and had chosen not to bid on this project due to capacity limitations.

With Council approval, staff will re-advertise and solicit bids for the project in June for an anticipated construction start date in September. It has been indicated by various contractors that this will be a more favorable time to bid the project.

FISCAL IMPACT:
The FY 16/17 Accumulated Capital Outlay Reserve and Building Replacement Reserve Budgets provided $231,000, including contingencies, for the construction of the Longfield Center Re-roofing Project. The FY 16/17 Building Equipment Reserve and Accumulated Capital Outlay Reserve Budget provides $121,000, including contingencies, for the construction of the Hanford Police Department Re-roofing Project. A copy of budget pages 191 and 192 are attached for Council review.

ATTACHMENTS:
Bid Tabulation
Budget Page 191 - Longfield Reroof
Budget Page 192 - Police Department Reroof

Hanford Police Department and Longfield Center Reroofing
004-2104-817607/817606

Tuesday, March 14, 2017

				~~988885 - CA~~		793065			
				~~Contract West Roofing, Inc.~~		Graham Prewett, Inc.		Budget Page (Including Contingencies)	
	ITEM	QUANTITY	UNIT	~~Unit Cost~~	~~Subtotal~~	Unit Cost	Subtotal	Unit Cost	Subtotal
1	Longfield Center Re-roofing	1	LS	~~$319,000.00~~	~~$319,000.00~~	$308,000.00	$308,000.00	$231,000.00	$231,000.00
2	Hanford Police Department Re-roofing	1	LS	~~$154,000.00~~	~~$154,000.00~~	$177,000.00	$177,000.00	$121,000.00	$121,000.00
			BASE BID	~~Total:~~	~~$473,000.00~~		$485,000.00		$352,000.00
			Add. Alternate #1	~~Total:~~	~~$3.00 Per SF~~		$7.50 Per SF		
			Add. Alternate #2	~~Total:~~	~~$50,000.00~~		$90,000.00		

*Contractor Non Responsive
Addendum # 2 Not Included

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. Crazing, 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
	Program or Project	Construction					
Expenditure	Engineering / Inspection	3,000					
	Construction	210,000					
	Contingency	21,000					
	Department Overhead	6,000					
	Total Expenditure	$240,000	$0	$0	$0	$0	$0
	Funding						
Revenue	004 Accumulated Capital Outlay	236,000					
	Building Replacement Reserve	4,000					
	Total Funding	$240,000	$0	$0	$0	$0	$0

817607

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
	Program or Project	Construction					
Expenditure	Engineering / Inspection	2,000					
	Construction	110,000					
	Contingency	11,000					
	Department Overhead	4,000					
	Total Expenditure	$127,000	$0	$0	$0	$0	$0
	Funding						
Revenue	004 Accumulated Capital Outlay	24,550					
	Building Replacement Reserve	102,450					
	Total Funding	$127,000	$0	$0	$0	$0	$0

AGENDA
STAFF REPORT

MEETING DATE: 4/4/2017	**AGENDA SECTION:** M

SUBJECT:
Public Works: Approve a two year option agreement with James Hanson for a potential development of a 250 foot by 50 foot airplane hanger at the Hanford Municipal Airport for $500 per year.

RECOMMENDATION:
That the Council, by motion, approve the attached two year option agreement with James Hanson for a potential development of a 250 foot by 50 foot airplane hanger at the Hanford Municipal Airport for $500 per year.

BACKGROUND:
Mr. Hanson approached City staff with a proposal to attempt to build a 250 foot by 50 foot airplane hanger at the Hanford Municipal Airport for lease and/or purchase. Mr. Hanson needs to evaluate the costs to build the hanger as well as interest in leasing or buying hanger space from pilots at the airport.

Mr. Hanson has built a similar project in the City of Auburn, California and would like two years to determine if this project is feasible or not at the airport.

There is room at the airport for two more hangers before we would begin moving to this area for development. Staff feels that since there is adequate space for hanger development and that there is room for additional hangers before we would begin occupying this area, that this opportunity to build additional hangers would be beneficial to the airport and continue to move the airport to sustainability.

FISCAL IMPACT:
The lease would increase the revenue to the airport by $500.00 per year.

ATTACHMENTS:

Hanson Option Agreement
Subject Property

OPTION AGREEMENT

Preamble

This Option Agreement is made on the _____ day of April, 2017 ("**Effective Date**"), by and between the CITY OF HANFORD, a municipal corporation ("**City**"), and JAMES A. HANSEN ("Hansen"). City and Hansen are herein collectively referred to as the "**Parties**" and singularly as a "**Party**."

Recitals

WHEREAS, City is the owner of the Hanford Municipal Airport ("**Airport**") located at 954 Hanford-Armona Road, Hanford, California, and all real property upon which the same is located (collectively "**Airport Property**"); and

WHEREAS, Hansen desires to develop a multi-unit hangar ("**Hangar Project**") at the Airport Property for use by third parties; and

WHEREAS, Hansen desires an option to lease a portion of the Airport Property ("**Lease Site**"); and

WHEREAS, during the option period, Hansen intends to engage in due diligence efforts to determine the feasibility of the Hangar Project and to identify potential tenants or purchasers of improvements comprising the Hangar Project; and

WHEREAS, City is willing to grant the option rights sought by Hansen.

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

A. **Option to Lease.**

1. **Grant and Exercise of Option.**

a. City hereby grants to Hansen the exclusive right to lease that portion of the Airport Property more particularly described in the attached Exhibit "A" which is incorporated herein by reference.

b. The term of the option period shall be two (2) years from the Effective Date ("**Option Period**").

c. In exchange for the option to lease, Hansen will pay to City Five Hundred Dollars ($500.00) per year (singularly "**Option Payment**"; collectively

Attachment: Hanson Option Agreement (1921 : PW: Airport Land Lease Option)

"**Option Payments**") during the Option Period. The first Option Payment shall be due on the Parties' execution of this Agreement, and the second Option Payment will be due on the one (1) year anniversary of the Effective Date.

d. The option to lease shall be exercised by Hansen by providing written notice to City prior to the expiration of the Option Period.

e. If Hansen exercises the option, the Parties shall, in good faith, negotiate the terms of a lease for the Lease Site. The initial rental rate of the Lease Site shall be the then-current per-square-foot rate charged by the City for hangar sites at the Airport.

2. **Inspection and Assessment of the Lease Site**.

a. While this Agreement remains in effect, Hansen may enter the Lease Site to undertake, at Hansen's sole expense: (i) an inspection of the Lease Site; (ii) a review of the physical condition of the Lease Site, including (but not limited to), inspection and examination of soils, environmental factors, hazardous substances, if any, and archeological features; and (iii) any other due diligence efforts that Hansen finds appropriate. Hansen shall provide verbal notice to Airport Manager Everett Ehda (559-585-2589), at least one (1) business day prior to entering the Lease Site to engage in such activities.

b. Hansen will provide to City a true and correct copy of any written work product generated by Hansen or his contractor(s) reflecting the condition of the Lease Site within five (5) business days of the completion of such material.

c. Hansen will indemnify, defend and hold City and City's elected and appointed officers, officers, employees, and agents harmless from and against any and all loss, cost, damage, expense, claim or liability, including personal injury, loss of life and/or property damage: (i) incurred by Hansen or his employees, agents, or contractors while on the Airport Property, including the Lease Site; or (ii) which may result from the acts or omissions of Hansen or his employees, agents, or contractors while on the Airport Property, including the Lease Site.

d. Hansen will promptly pay all costs, fees and expenses incurred as a result of or associated with any inspection or assessment work done or caused to be done on the Lease Site. Hansen shall keep the Airport Property, including the Lease Site, free from any and all mechanics and similar liens and charges resulting from inspection and assessment work occurring hereunder.

Attachment: Hanson Option Agreement (1921 : PW: Airport Land Lease Option)

e. Following the conclusion of any inspection or assessment work occurring hereunder, Hansen shall, at his sole expense, restore the Lease Site to the condition that existed prior to the commencement of such work.

f. *Insurance Requirements*.

(1) Hansen and each of Hansen's contractors that enter the Airport Property to engage in inspection or assessment work shall, at their own cost and expense, procure and maintain, for the duration of this Agreement, the following insurance policies.

i. Workers Compensation Coverage. As required by the State of California, with Statutory Limits, and Employer's Liability Insurance with a limit of no less than One Million Dollars ($1,000,000.00) per accident for bodily injury or disease.

ii. General Liability Coverage. Insurance Services Office (ISO) Form CG 0001, including products and completed operations, with limits of no less than One Million Dollars ($1,000,000.00) per occurrence for bodily injury, personal injury, and property damage. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be Two Million Dollars ($2,000,000.00).

iii. Automobile Liability Coverage. ISO Form Number CA 0001 covering any auto (Code 1), with a limit no less than One Million Dollars ($1,000,000.00) per accident for bodily injury and property damage.

(2) If Hansen or Hansen's contractors maintain higher limits than the minimums shown above, City requires and shall be entitled to coverage at the higher limits maintained.

(3) All insurance policies required hereunder shall be "occurrence" policies and not "claims-made."

(4) Hansen and Hansen's consultants may maintain Umbrella policies in conjunction with the insurance policies referenced above. In such case, the insurance requirements identified above shall be deemed satisfied as long as: (i) the coverage limits of the Umbrella policy and of the underlying liability policy(ies), when combined, satisfy each of the per-occurrence and aggregate requirements identified in this subsection f.; and (ii) coverage under the Umbrella

Attachment: Hanson Option Agreement (1921 : PW: Airport Land Lease Option)

policy is as broad as and includes all incidents and events covered by the underlying insurance that it supplements.

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

(6) The policies are to contain, or be endorsed to contain, the following provisions:

i. City and its officers, officials, employees, and agents are to be covered as additional insureds on the CGL and automobile liability policies with respect to liability arising out of work or operations performed by or on behalf of Hansen; or automobiles owned, leased, hired or borrowed by Hansen or Hansen's contractors. General liability coverage can be provided in the form of an endorsement to Consultant's insurance at least as broad as ISO Form CG 20 10 11 85 or if not available, through the addition of both CG 20 10 and CG 20 37 if a later edition is used. The coverage shall contain no special limitations on the scope of protection afforded to City and its officers, officials, employees, and agents.

ii. For any claims related to this Agreement, the insurance coverage maintained by Hansen and Hansen's contractors shall be primary insurance with respect to City and its officers, officials, employees, and agents. Any insurance or self-insurance maintained by City and/or its officers, officials, employees, or agents shall be in excess of the insurance maintained by Hansen and Hansen's contractors and shall be non-contributory.

iii. Hansen hereby grants to City and its officers, officials, employees, and agents a waiver of any right to subrogation which any insurer of Hansen may acquire against City and/or its officers, officials, employees, and agents by virtue of the payment of any loss under such insurance. Hansen shall cause each of Hansen's contractors to also waive the

right of subrogation in the manner described in the preceding sentence. Hansen shall obtain and provide to City endorsements necessary to effect this waiver of subrogation by Hansen's insurers and the insurers of Hansen's contractors, but this provision applies regardless of whether City receives waiver of subrogation endorsements from Hansen's insurer and the insurers of Hansen's contractors.

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

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

8. With respect to insurance coverage maintained by Hansen and each of Hansen's contractors hereunder, Hansen shall furnish City with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required hereunder at least five (5) business days prior to the initial entry of the Airport Property by Hansen and each Hansen contractor. All certificates and endorsements are to be received and approved by the City before inspection or assessment work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the Hansen's obligation to provide them. City reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

B. **General Provisions**.

1. Nothing contained herein is intended, or shall it be construed, to create between City and Hansen the relationship of joint venturers, partners, or any other cooperative business relationship.

2. All notices required or permitted under this Agreement shall be in writing and shall be given by personal delivery; or by registered or certified United States Mail, postage prepaid, return receipt requested; or by overnight delivery service that issues a receipt; and addressed to the appropriate party at the address set forth below. Notice given by personal delivery shall be effective upon delivery; notice given by mail will be effective upon receipt or three (3) calendar days after the postmarked date, or upon the date of refusal of receipt, whichever is earlier; and notice given by overnight delivery service will be effective on the date of receipt or the date of refusal of receipt, whichever is earlier.

Attachment: Hanson Option Agreement (1921 : PW: Airport Land Lease Option)

Notices to CITY:

John Doyel
Public Utility Director / City Engineer
CITY OF HANFORD
900 S. 10th Avenue
Hanford, CA 93230

Notices to Hansen:

James A. Hansen
282 Hermosa Dr.
Bakersfield, CA 93305

3. This Agreement has been drafted by the mutual efforts of both parties hereto, and shall be construed fairly and evenly, and shall not be construed strictly for or against either party hereto.

4. Time is expressly declared to be of the essence of this Agreement.

5. Any amendment or modification of this Agreement shall be in writing and signed by the authorized representatives of both parties hereto. An assignment of this Agreement by Hansen will not constitute an amendment or modification.

6. If any action is brought to interpret or enforce the provisions of this Agreement, the Party prevailing in such action, in addition to such other relief as may be granted, shall be entitled to a reasonable sum as and for attorneys' fees in such litigation, which shall be determined by the court in such litigation or in a separate action brought for that purpose.

7. This document contains the entire agreement between the parties, and no other agreements, whether oral or written, between the parties regarding the option to lease the Lease Site shall be binding or valid. Except as otherwise provided, this Agreement merges with and supersedes all prior understandings, negotiations, agreements, representations, correspondence and documents relating to Hansen's option to lease the Lease Site.

8. This Agreement may be signed by the Parties in different counterparts and the signature pages combined to create a document binding on all Parties. This Agreement may be executed in two (2) separate counterparts, each of which, when so executed, shall be deemed to be an original and to constitute the one and same contract. This Agreement may also be signed and signatures transmitted by facsimile, and any such facsimile copy shall be equivalent to a binding signed original for all purposes. This Agreement additionally may be executed and

delivered by way of PDF email, provided the Parties have provided each other with email addresses to accomplish such delivery and the Party sending this Agreement via email either receives an electronic delivery receipt from the Party to whom this Agreement was sent or the recipient acknowledges receipt via email.

9. Should any section, clause, or provision of this Agreement be construed to be against public policy, or determined by a court of competent jurisdiction to be void, invalid, or unenforceable, such construction and decision shall affect only those paragraphs, clauses, or provisions so construed or interpreted, and shall in no event affect the sections, paragraphs, clauses, or provisions of this Agreement, which shall remain enforceable.

10. Each individual signing this Agreement on behalf of City, and each individual signing this Agreement on behalf of Hansen, respectively, represents that he/she is authorized to execute this document on behalf of said Party; that the execution of this document shall bind the party on behalf of whom he/she is signing; and further acknowledges that the other Party shall rely upon said representation of authority.

11. No waiver of any provision of this Agreement shall be effective unless in writing and executed by a duly authorized representative of City or Hansen, as applicable. Failure by a Party to insist on strict performance of any provision of this Agreement by the other party, or the failure of a party to exercise its rights upon default of the other Party shall not be a waiver of that Party's right to demand and have strict compliance with this Agreement by the other Party. A waiver of a provision in one instance shall not be deemed a waiver of any other provision or of the same provision under different circumstances.

12. Hansen may not assign any rights hereunder without City's prior written consent, which may be withheld in City's sole discretion. Should City consent to an assignment, this Agreement shall be binding on and inure to the benefit of Hansen's successors-in-interest, assigns, and transferees.

13. The headings or titles of the several sections hereof shall be solely for convenience of reference and shall not affect the meaning, construction or effect of this Agreement. All references herein to "Section" and any other subdivisions are to the corresponding sections or subsection of this Agreement; and the words "herein," "hereof," "hereunder," and other words of similar import refer to this Agreement as a whole and not to any particular section or subsection hereof.

14. As used in this Agreement, the masculine, feminine, or neuter gender, and the singular or plural, shall each be deemed to include the others whenever the context so indicates.

15. The Parties shall hold as confidential and shall not disclose to any third party either the conditions, covenants, provisions or terms of this Agreement, the transaction

contemplated under this Agreement and Buyer shall not disclose to any third party any information received, obtained or discovered relating in any manner to the Property, unless such disclosure is made to either Party's financial, legal or tax advisors, partners, members, investors, or assignees on a confidential basis, is required by applicable law, or the other Party consents in writing to the disclosure, without first obtaining the written consent of the other Party.

WHEREFORE, the parties have executed this Agreement on the dates identified below.

HANSEN

Dated: April ____, 2017

_____
JAMES A. HANSEN

CITY

City of Hanford, a municipal corporation

Dated: April ____, 2017

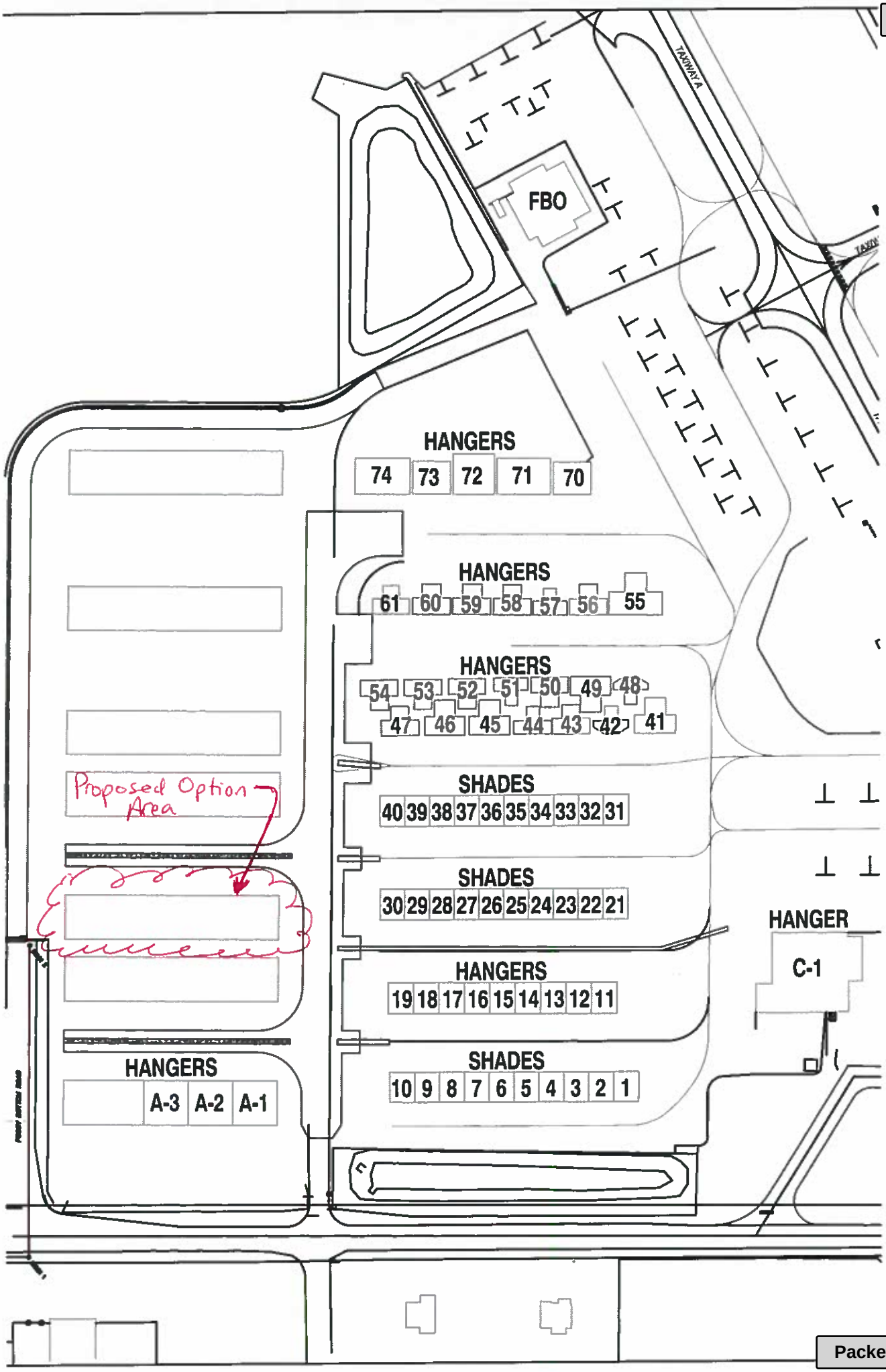
By: _____
DARREL PYLE
City Manager

Attachment: Hanson Option Agreement (1921 : PW: Airport Land Lease Option)

EXHIBIT "A"

Description/Depiction of Lease Area

Attachment: Hanson Option Agreement (1921 : PW: Airport Land Lease Option)



Attachment: Subject Property (1921 : PW: Airport Land Lease Option)

AGENDA
STAFF REPORT

MEETING DATE: 4/4/2017	**AGENDA SECTION:** N

SUBJECT:
Finance: Warrant Register

RECOMMENDATION:
Approve warrant register for $990,597.95 period 03/16/17 to 03/29/17.

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:
WARRANT REGISTER-2017-03-29

Date: 3/29/2017

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
100-001	3002-001	3/29/17	120842	BRIAN A AYALA, INSURANCE AGENT	367.00	208 SCOTT	GMS 4195/HOME 4/18	
CDBG ENTITLEMENT REUSE FD	ESCROW DEPOSIT - WARD/IN			AYALA, BRIAN A, INSURANCE AGENT				
	3002-002	3/29/17	120910	KINGS CO TAX COLLECTOR	553.79	012182018-1	208 SCOTT/PROP #1	
	ESCROW DEPOST-WARD/PRC			KINGS CO TAX COLLECTOR				
	3002-002	3/29/17	120910	KINGS CO TAX COLLECTOR	55.37	012182018-1	208 SCOTT/PROP #1 10%	
	ESCROW DEPOST-WARD/PRC			KINGS CO TAX COLLECTOR				
	3002-002	3/29/17	120910	KINGS CO TAX COLLECTOR	553.79	012182018-1	208 SCOTT/PROP #2	
	ESCROW DEPOST-WARD/PRC			KINGS CO TAX COLLECTOR				
				Division Total 100-001 CDBG ENTITLEMENT REUSE FD	1,529.95			
1100	7901	3/29/17	120896	HANFORD CHAMBER OF COMMERCE	21,885.00		FY17 QTR 4	
CITY COUNCIL	CONTRIB-CHAMBER COMMEF			HANFORD CHAMBER OF COMMERCE				
	7902	3/29/17	120907	KINGS CO ECON DEVELOPMENT CORP	6,559.83	1822	2017-03	
	CONTRIB-KINGS ECON DEVEL			KINGS CO ECON DEVELOPMENT CORP				
	7770	3/29/17	120914	LEAGUE OF CALIF CITIES	25.00	7543	DIV MEET-AYERS 2/16	
	TRAINING/TRAVEL/MEETING			LEAGUE OF CALIF CITIES				
	7770	3/29/17	120914	LEAGUE OF CALIF CITIES	25.00	7543	DIV MEET-MENDES 2/16	
	TRAINING/TRAVEL/MEETING			LEAGUE OF CALIF CITIES				
	7770	3/29/17	120914	LEAGUE OF CALIF CITIES	25.00	7543	DIV MEET-RAMIREZ 2/16	
	TRAINING/TRAVEL/MEETING			LEAGUE OF CALIF CITIES				
	7770	3/29/17	120914	LEAGUE OF CALIF CITIES	25.00	7543	DIV MEET-SORENSON2/16	
	TRAINING/TRAVEL/MEETING			LEAGUE OF CALIF CITIES				
				Division Total 1100 CITY COUNCIL	28,544.83			
1110	7770	3/29/17	120914	LEAGUE OF CALIF CITIES	25.00	7543	DIV MEET-GOMEZ 2/16	
CITY MANAGER-CITY CLERK	TRAINING/TRAVEL/MEETING			LEAGUE OF CALIF CITIES				
	7770	3/29/17	120914	LEAGUE OF CALIF CITIES	25.00	7543	DIV MEET-PYLE 02/16	
	TRAINING/TRAVEL/MEETING			LEAGUE OF CALIF CITIES				

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1110	7320	3/29/17	120956	U S TELEPACIFIC CORP DBA	50.48	88857121-0	2017-03	
CITY MANAGER-CITY CLERK	COMMUNICATIONS			TELEPACIFIC COMMUNICATIONS				
				Division Total 1110 CITY MANAGER-CITY CLERK	100.48			
1111	7496	3/24/17	120811	BENISTAR / HARTFORD-6795	119.00		RETIREE INSUR/B BROWN	
PERSONNEL	GRP INSUR ADM EXPENSE			BENISTAR / HARTFORD-6795				
	7496	3/24/17	120811	BENISTAR / HARTFORD-6795	(119.00)		RETIREE INSUR/B BROWN	Y
	GRP INSUR ADM EXPENSE			BENISTAR / HARTFORD-6795				
	7496	3/24/17	120811	BENISTAR / HARTFORD-6795	119.00		RETIREE INSUR/D GARCIA	
	GRP INSUR ADM EXPENSE			BENISTAR / HARTFORD-6795				
	7496	3/24/17	120811	BENISTAR / HARTFORD-6795	(119.00)		RETIREE INSUR/D GARCIA	Y
	GRP INSUR ADM EXPENSE			BENISTAR / HARTFORD-6795				
	7496	3/24/17	120811	BENISTAR / HARTFORD-6795	119.00		RETIREE INSUR/R MATTOS	
	GRP INSUR ADM EXPENSE			BENISTAR / HARTFORD-6795				
	7496	3/24/17	120811	BENISTAR / HARTFORD-6795	(119.00)		RETIREE INSUR/R MATTOS	Y
	GRP INSUR ADM EXPENSE			BENISTAR / HARTFORD-6795				
	7496	3/24/17	120815	BENISTAR / HARTFORD-6795	119.00	01012017	RETIREE INSUR/B BROWN	
	GRP INSUR ADM EXPENSE			BENISTAR / HARTFORD-6795				
	7496	3/24/17	120815	BENISTAR / HARTFORD-6795	119.00	01012017	RETIREE INSUR/DGARCIA	
	GRP INSUR ADM EXPENSE			BENISTAR / HARTFORD-6795				
	7496	3/24/17	120815	BENISTAR / HARTFORD-6795	119.00	01012017	RETIREE INSUR/RMATTOS	
	GRP INSUR ADM EXPENSE			BENISTAR / HARTFORD-6795				
	7320	3/29/17	120830	A T & T	37.66	9388673	2017-02	
	COMMUNICATIONS			A T & T (13982)				
	7495	3/29/17	120850	ERIK BROTEMARKLE	325.00		TUIT-PRE 05/09-05/12	
	PROF AND SPEC SERVICES			BROTEMARKLE, ERIK				
	7495	3/29/17	120858	CENTRAL VALLEY COMPREHENSIVE CARE	121.00		MOSES DE SOTO	
	PROF AND SPEC SERVICES			CENTRAL VALLEY COMPREHENSIVE CARE				
	7495	3/29/17	120938	JONATHAN RIVERA	175.00		TUIT-POST 03/14-03/15	
	PROF AND SPEC SERVICES			RIVERA, JONATHAN				

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1111 PERSONNEL	7320 COMMUNICATIONS	3/29/17	120956	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	41.65	88857121-0	2017-03	
				Division Total 1111 PERSONNEL	1,057.31			
1201 FINANCE-ACCOUNTING	7320 COMMUNICATIONS	3/29/17	120830	A T & T A T & T (13982)	9.07	9388660	2017-02 582-1152 FAX	
	7320 COMMUNICATIONS	3/29/17	120956	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	49.98	88857121-0	2017-03	
				Division Total 1201 FINANCE-ACCOUNTING	59.05			
1210 FINANCE-UTILITY BILLING	7495 PROF AND SPEC SERVICES	3/29/17	120912	KINGS CREDIT SERVICES KINGS CREDIT SERVICES	1,349.21	02-192372	2017-02 COLL FIN-UB	
	7455 POSTAGE AND FREIGHT	3/29/17	120931	PRESORT CENTER OF FRESNO, LLC PRESORT CENTER OF FRESNO, LLC	6.31	410031948	01/30-02/03/17	
	7455 POSTAGE AND FREIGHT	3/29/17	120931	PRESORT CENTER OF FRESNO, LLC PRESORT CENTER OF FRESNO, LLC	7.01	410032519	02/21-02/24/17	
	7495 PROF AND SPEC SERVICES	3/29/17	120935	ROBERT HALF INTERNATIONAL INC DBA R H ACCOUNTEMPS	1,191.74	47955242	J MARR 03/13-03/17	
	7495 PROF AND SPEC SERVICES	3/29/17	120935	ROBERT HALF INTERNATIONAL INC DBA R H ACCOUNTEMPS	1,152.00	47906432	J MARR 03-06-03/10	
	7320 COMMUNICATIONS	3/29/17	120956	U S TELEPACIFIC CORP DBA TELEPACIFIC COMMUNICATIONS	49.98	88857121-0	2017-03	
	7320 COMMUNICATIONS	3/29/17	120965	VERIZON WIRELESS VERIZON WIRELESS	14.96	9782045529	2017-02	
				Division Total 1210 FINANCE-UTILITY BILLING	3,771.21			
1300 CITY ATTORNEY/LEGAL SVCS	7490 CONTRACTED LEGAL SERVIC	3/29/17	120889	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	62.50		CITY CLERK	

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1300	7490	3/29/17	120889	GRISWOLD, LASALLE, COBB, DOWD & GIN	2,113.50		CITY MANAGER MATTERS	
CITY ATTORNEY/LEGAL SVCS	CONTRACTED LEGAL SERVIC			GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7490	3/29/17	120889	GRISWOLD, LASALLE, COBB, DOWD & GIN	5,079.06		COMMUNITY DEVELOPMENT	
	CONTRACTED LEGAL SERVIC			GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7490	3/29/17	120889	GRISWOLD, LASALLE, COBB, DOWD & GIN	1,077.95		COUNCIL ADMIN	
	CONTRACTED LEGAL SERVIC			GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7490	3/29/17	120889	GRISWOLD, LASALLE, COBB, DOWD & GIN	872.53		FINANCE	
	CONTRACTED LEGAL SERVIC			GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7490	3/29/17	120889	GRISWOLD, LASALLE, COBB, DOWD & GIN	1,362.24		FIRE	
	CONTRACTED LEGAL SERVIC			GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7490	3/29/17	120889	GRISWOLD, LASALLE, COBB, DOWD & GIN	150.00		IT	
	CONTRACTED LEGAL SERVIC			GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7490	3/29/17	120889	GRISWOLD, LASALLE, COBB, DOWD & GIN	6,160.00		MEETINGS	
	CONTRACTED LEGAL SERVIC			GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7490	3/29/17	120889	GRISWOLD, LASALLE, COBB, DOWD & GIN	725.75		PROPERTY MGMT	
	CONTRACTED LEGAL SERVIC			GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7490	3/29/17	120889	GRISWOLD, LASALLE, COBB, DOWD & GIN	1,985.71		PUBLIC WORKS	
	CONTRACTED LEGAL SERVIC			GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7490	3/29/17	120889	GRISWOLD, LASALLE, COBB, DOWD & GIN	56.25		RECREATION	
	CONTRACTED LEGAL SERVIC			GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7518	3/29/17	120889	GRISWOLD, LASALLE, COBB, DOWD & GIN	53.30		BMX LEASE/ALONZO	
	SPECIAL LEGAL SERVICES			GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7518	3/29/17	120889	GRISWOLD, LASALLE, COBB, DOWD & GIN	1,110.50		COSTCO	
	SPECIAL LEGAL SERVICES			GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7518	3/29/17	120889	GRISWOLD, LASALLE, COBB, DOWD & GIN	1,119.50		EDA GRANT	
	SPECIAL LEGAL SERVICES			GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7518	3/29/17	120889	GRISWOLD, LASALLE, COBB, DOWD & GIN	243.00		GAME CHANGER HANFORD	
	SPECIAL LEGAL SERVICES			GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7518	3/29/17	120889	GRISWOLD, LASALLE, COBB, DOWD & GIN	7,204.25		GENERAL PLAN UPDATE	
	SPECIAL LEGAL SERVICES			GRISWOLD, LASALLE, COBB, DOWD & GIN				

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1300	7518	3/29/17	120889	GRISWOLD, LASALLE, COBB, DOWD & GIN	2,272.50		HELENA CHEMICAL	
CITY ATTORNEY/LEGAL SVCS	SPECIAL LEGAL SERVICES			GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7518	3/29/17	120889	GRISWOLD, LASALLE, COBB, DOWD & GIN	86.10		LABOR FIRE CAPT/FF	
	SPECIAL LEGAL SERVICES			GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7518	3/29/17	120889	GRISWOLD, LASALLE, COBB, DOWD & GIN	598.60		LABOR GENERAL UNIT	
	SPECIAL LEGAL SERVICES			GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7518	3/29/17	120889	GRISWOLD, LASALLE, COBB, DOWD & GIN	188.60		LABOR MID MGMT	
	SPECIAL LEGAL SERVICES			GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7518	3/29/17	120889	GRISWOLD, LASALLE, COBB, DOWD & GIN	6,192.50		LITIG HEAT2	
	SPECIAL LEGAL SERVICES			GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7518	3/29/17	120889	GRISWOLD, LASALLE, COBB, DOWD & GIN	3,607.45		LITIG SEIU GPS	
	SPECIAL LEGAL SERVICES			GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7518	3/29/17	120889	GRISWOLD, LASALLE, COBB, DOWD & GIN	21,131.64		MARIJUANA	
	SPECIAL LEGAL SERVICES			GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7518	3/29/17	120889	GRISWOLD, LASALLE, COBB, DOWD & GIN	666.25		ORMONDE PROP	
	SPECIAL LEGAL SERVICES			GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7518	3/29/17	120889	GRISWOLD, LASALLE, COBB, DOWD & GIN	1,593.75		RDA DISSOLUTION	
	SPECIAL LEGAL SERVICES			GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7518	3/29/17	120889	GRISWOLD, LASALLE, COBB, DOWD & GIN	2,323.75		RDA SUCCESSOR AGENCY	
	SPECIAL LEGAL SERVICES			GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7518	3/29/17	120889	GRISWOLD, LASALLE, COBB, DOWD & GIN	1,017.00		TRANSIENT OCC TAX	
	SPECIAL LEGAL SERVICES			GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7519	3/29/17	120889	GRISWOLD, LASALLE, COBB, DOWD & GIN	4,915.56		LITIG GHIGLIA	
	LIABILITY RISK MAMAGEMENT			GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7519	3/29/17	120889	GRISWOLD, LASALLE, COBB, DOWD & GIN	725.85		LITIG ZARAGOZA	
	LIABILITY RISK MAMAGEMENT			GRISWOLD, LASALLE, COBB, DOWD & GIN				
				Division Total 1300 CITY ATTORNEY/LEGAL SVCS	74,695.59			
1314	816030	3/29/17	120953	SUNGARD PUBLIC SECTOR PENTAMATION	3,840.00	134882	TRNG/COMPLUS 2/22-24	
COMPUTER REPL RESERVE	FINANCE-FMS UPGRADE			SUNGARD PUBLIC SECTOR PENTAMATION				

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				Division Total 1314 COMPUTER REPL RESERVE	3,840.00			
1315 COMPUTER MAINTENANCE	7495 PROF AND SPEC SERVICES	3/29/17	120867	COMCAST CABLE COMMUNICATIONS, INC / COMCAST CABLE COMMUNICATIONS, INC	240.93	028756803/1	8155500390287568 INTERNET	
	7320 COMMUNICATIONS	3/29/17	120956	U S TELEPACIFIC CORP DBA / TELEPACIFIC COMMUNICATIONS	33.32	88857121-0	2017-03	
	7495 PROF AND SPEC SERVICES	3/29/17	120962	VALLEY NETWORK SOLUTIONS INC / VALLEY NETWORK SOLUTIONS INC	172.91	17-46663Q	PRINTER REPAIR	
				Division Total 1315 COMPUTER MAINTENANCE	447.16			
1411 PLANNING	7320 COMMUNICATIONS	3/29/17	120830	A T & T / A T & T (13982)	7.92	9388663	2017-02 583-1633	
	7460 DUPLICATING EXPENSE	3/29/17	120869	DATAFLOW BUSINESS SYSTEMS, INC / DATAFLOW BUSINESS SYSTEMS, INC	32.83	206356	TASKALFA 02/10-03/09	
	7460 DUPLICATING EXPENSE	3/29/17	120869	DATAFLOW BUSINESS SYSTEMS, INC / DATAFLOW BUSINESS SYSTEMS, INC	36.10	206357	TASKALFA 3/10-04/09	
	7320 COMMUNICATIONS	3/29/17	120956	U S TELEPACIFIC CORP DBA / TELEPACIFIC COMMUNICATIONS	33.32	88857121-0	2017-03	
				Division Total 1411 PLANNING	110.17			
1412 BUILDING INSPECTION	7320 COMMUNICATIONS	3/24/17	120825	VERIZON WIRELESS / VERIZON WIRELESS	212.08	9781711118	2017-02 542008968	
	7320 COMMUNICATIONS	3/29/17	120830	A T & T / A T & T (13982)	7.92	9388663	2017-02 583-1633	
	7460 DUPLICATING EXPENSE	3/29/17	120869	DATAFLOW BUSINESS SYSTEMS, INC / DATAFLOW BUSINESS SYSTEMS, INC	32.84	206356	TASKALFA 02/10-03/09	
	7460 DUPLICATING EXPENSE	3/29/17	120869	DATAFLOW BUSINESS SYSTEMS, INC / DATAFLOW BUSINESS SYSTEMS, INC	36.11	206357	TASKALFA 3/10-04/09	

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1412	7300	3/29/17	120951	STADRI EMBLEMS	15.06	331302	HFD ROUND PATCHS	
BUILDING INSPECTION	UNIFORM EXPENSE			STADRI EMBLEMS				
	7320	3/29/17	120956	U S TELEPACIFIC CORP DBA	91.63	88857121-0	2017-03	
	COMMUNICATIONS			TELEPACIFIC COMMUNICATIONS				
	7770	3/29/17	120968	TOM WEBB	10.00	EXP 3/19-23	EXP/NWPRT BCH/3/19-23	
	TRAINING/TRAVEL/MEETING			WEBB, TOM				
				Division Total 1412 BUILDING INSPECTION	405.64			
1413	7320	3/29/17	120830	A T & T	7.93	9388663	2017-02 583-1633	
CITY HFD PUBLIC HSG AUTH	COMMUNICATIONS			A T & T (13982)				
	7460	3/29/17	120869	DATAFLOW BUSINESS SYSTEMS, INC	32.84	206356	TASKALFA 02/10-03/09	
	DUPLICATING EXPENSE			DATAFLOW BUSINESS SYSTEMS, INC				
	7460	3/29/17	120869	DATAFLOW BUSINESS SYSTEMS, INC	36.11	206357	TASKALFA 3/10-04/09	
	DUPLICATING EXPENSE			DATAFLOW BUSINESS SYSTEMS, INC				
	7320	3/29/17	120956	U S TELEPACIFIC CORP DBA	24.99	88857121-0	2017-03	
	COMMUNICATIONS			TELEPACIFIC COMMUNICATIONS				
				Division Total 1413 CITY HFD PUBLIC HSG AUTH	101.87			
1450-001	7495	3/29/17	120909	KINGS CO RECORDER	104.00	2505	RECONVEY/RELEASES	
CDBG ENTITLEMENT REUSE FD	PROF AND SPEC SERVICES			KINGS CO RECORDER				
				Division Total 1450-001 CDBG ENTITLEMENT REUSE FD	104.00			
1450-016	817665	3/29/17	120859	CHAMPIONS RECOVERY ALTERNATIVE PROG	2,286.67		JAN-FEB 2017 EXPENSES	
CDBG ENTITLEMENT 2016/17	CHAMPIONS RECOVERY - 17			CHAMPIONS RECOVERY ALTERNATIVE PROG				
	817662	3/29/17	120877	TALX CORPORATION DBA	14.95	284404	INCOME VERIFY MAGALLN	
	HOUSING REHAB 17-ENT			EQUIFAX WORKFORCE SOLUTIONS				
	817662	3/29/17	120882	ULISES GARCIA MORAN DBA	6,670.00	CURLEY	ROOF/102 W HFD-ARM RD	
	HOUSING REHAB 17-ENT			GARCIA & SONS ROOFING				

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1450-016	817662	3/29/17	120883	ULISES GARCIA MORAN DBA	2,530.00	RODRIGUEZ	ROOF/10888 BEVERLY DR	
CDBG ENTITLEMENT 2016/17	HOUSING REHAB 17-ENT			**GARCIA & SONS ROOFING**				
	817662	3/29/17	120884	ULISES GARCIA MORAN DBA	7,470.00	RODRIGUEZ	ROOF/10888 BEVERLY DR	
	HOUSING REHAB 17-ENT			**GARCIA & SONS ROOFING**				
	817662	3/29/17	120906	KENNIES INDOOR COMFORT SPECIALIST	5,200.00	RIOS, R	HVAC/1161 VAN CT	
	HOUSING REHAB 17-ENT			**KENNIES INDOOR COMFORT SPECIALIST**				
	817662	3/29/17	120936	RAINBOW ROOFING	10,000.00	1649	ROOF/545 MNOR AVE	
	HOUSING REHAB 17-ENT			**RAINBOW ROOFING**				
Division Total 1450-016 CDBG ENTITLEMENT 2016/17 34,171.62								
1460-001	7495	3/29/17	120909	KINGS CO RECORDER	34.00	2505	RECONVEYANCES	
HOME REVOLVING REUSE FUND	PROF AND SPEC SERVICES			**KINGS CO RECORDER**				
Division Total 1460-001 HOME REVOLVING REUSE FUND 34.00								
1511	7785	3/17/17	120806	SOUTHERN CALIF GAS CO	23.55		2017-03 1889156144	
POLICE-SUPPORT SERVICE	UTILITIES-GAS			**SOUTHERN CALIF GAS CO**				
	7780	3/24/17	120822	SOUTHERN CALIF EDISON CO	1,776.13		2017-02	
	UTILITIES-ELECTRICITY			**SOUTHERN CALIF EDISON CO**				
	7320	3/29/17	120829	A T & T	374.44	0602145873	80008961114 CA DEPT OF JU	
	COMMUNICATIONS			**A T & T (11349)**				
	7320	3/29/17	120830	A T & T	481.05	9388673	2017-02	
	COMMUNICATIONS			**A T & T (13982)**				
	7320	3/29/17	120830	A T & T	739.38	9388595	2343419274620 CELL TOWER	
	COMMUNICATIONS			**A T & T (13982)**				
	7320	3/29/17	120830	A T & T	19.73	9388671	585-0665 INV FAX	
	COMMUNICATIONS			**A T & T (13982)**				
	7320	3/29/17	120830	A T & T	19.66	9388804	585-1010 DOJ BREATHALYZER	
	COMMUNICATIONS			**A T & T (13982)**				

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1511	7320	3/29/17	120830	A T & T	139.05	9388674	585-4700 CAL/LONG DISTANC	
POLICE-SUPPORT SERVICE	COMMUNICATIONS			A T & T (13982)				
	7320	3/29/17	120830	A T & T	27.45	9388675	585-4977	
	COMMUNICATIONS			A T & T (13982)				
	7320	3/29/17	120830	A T & T	37.41	9388676	585-8176 MOTOROLA MTCE LI	
	COMMUNICATIONS			A T & T (13982)				
	7320	3/29/17	120830	A T & T	75.63	9388855	924-5333 LEMOORE LINE	
	COMMUNICATIONS			A T & T (13982)				
	7603	3/29/17	120831	AARDVARK	119.69	ISTD-15597	BREACHING EQUIP/12-GAUGE	
	SWAT			AARDVARK				
	7603	3/29/17	120831	AARDVARK	321.75	ISTD-15597	CHEMICAL AGENT/FERRET 40	
	SWAT			AARDVARK				
	7603	3/29/17	120831	AARDVARK	312.26	ISTD-15597	CHEMICAL AGENT/FERRET 40M	
	SWAT			AARDVARK				
	7603	3/29/17	120831	AARDVARK	174.12	ISTD-15597	CHEMICAL AGENT/FLAMELESS	
	SWAT			AARDVARK				
	7603	3/29/17	120831	AARDVARK	151.38	ISTD-15597	CHEMICAL AGENT/SPEDE-HEAT	
	SWAT			AARDVARK				
	7603	3/29/17	120831	AARDVARK	45.00	ISTD-15597	ESTIMATED SHIPPING/HANDLI	
	SWAT			AARDVARK				
	7603	3/29/17	120831	AARDVARK	83.23	ISTD-15597	FLEX CUFFS/8220-3 DOUBLE	
	SWAT			AARDVARK				
	7580	3/29/17	120836	AMERIPRIDE UNIFORM SERVICE	59.29	1501844048	RUGS 03/07/17	
	RENTS AND LEASES-EQUIP			AMERIPRIDE UNIFORM SERVICE				
	7580	3/29/17	120836	AMERIPRIDE UNIFORM SERVICE	59.29	1501854178	RUGS 03/21/17	
	RENTS AND LEASES-EQUIP			AMERIPRIDE UNIFORM SERVICE				
	7770	3/29/17	120845	CHRISTIFER BARKER	211.00	EXP 03/13-1	EXP/FRESNO/03/13-17	
	TRAINING/TRAVEL/MEETING			BARKER, CHRISTIFER				
	7770	3/29/17	120881	FRESNO POLICE REGIONAL TRNG CTR	421.00	TR DIAS	REG/FRESNO/05/09-11	
	TRAINING/TRAVEL/MEETING			FRESNO POLICE REGIONAL TRNG CTR				

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1511	7770	3/29/17	120881	FRESNO POLICE REGIONAL TRNG CTR	421.00	TR ADAMS1	REG/FRESNO/05/23-25	
POLICE-SUPPORT SERVICE	TRAINING/TRAVEL/MEETING			FRESNO POLICE REGIONAL TRNG CTR				
	7770	3/29/17	120881	FRESNO POLICE REGIONAL TRNG CTR	421.00	TR COTTA	REG/FRESNO/05/23-25	
	TRAINING/TRAVEL/MEETING			FRESNO POLICE REGIONAL TRNG CTR				
	7770	3/29/17	120881	FRESNO POLICE REGIONAL TRNG CTR	421.00	TR MARTINI	REG/FRESNO/05/23-25	
	TRAINING/TRAVEL/MEETING			FRESNO POLICE REGIONAL TRNG CTR				
	7770	3/29/17	120881	FRESNO POLICE REGIONAL TRNG CTR	421.00	TR LEEDS1	REG/FRESNO/05/9-11	
	TRAINING/TRAVEL/MEETING			FRESNO POLICE REGIONAL TRNG CTR				
	7770	3/29/17	120881	FRESNO POLICE REGIONAL TRNG CTR	421.00	TR JAIME	REG/FRESNO/5/9-11	
	TRAINING/TRAVEL/MEETING			FRESNO POLICE REGIONAL TRNG CTR				
	7603	3/29/17	120937	RECONROBOTICS, INC	877.00	74152	SWAT ROBOT REPAIR	
	SWAT			RECONROBOTICS, INC				
	7602	3/29/17	120943	SAN DIEGO POLICE EQUIP CO	3,220.72	626640	AMMUNITION/FEDERAL GOLD M	
	SNIPER			SAN DIEGO POLICE EQUIP CO				
	7770	3/29/17	120945	JOSHUA SHEARER	211.00	EXP 3/13-17	EXP/FRESNO/03/13-17	
	TRAINING/TRAVEL/MEETING			SHEARER, JOSHUA				
	7785	3/29/17	120950	SOUTHERN CALIF GAS CO	162.33		2017-03 1505173000	
	UTILITIES-GAS			SOUTHERN CALIF GAS CO				
	7320	3/29/17	120956	U S TELEPACIFIC CORP DBA	490.09	88857121-0	2017-03	
	COMMUNICATIONS			TELEPACIFIC COMMUNICATIONS				
	7770	3/29/17	120958	RYAN TOMEY	155.00	EXP 02/27	EXP/CLOVIS/02/27-03/3	
	TRAINING/TRAVEL/MEETING			TOMEY, RYAN				
	7495	3/29/17	120963	GEIL ENTERPRISES, INC DBA	159.00	321451	APR-JUN 2017 SUPP/ACCESS	
	PROF AND SPEC SERVICES			VALLEY SECURITY & ALARM				
	7320	3/29/17	120964	MCI NETWORK SERV, INC DBA	607.74	70378187	CLETS SYSTEM SV100362	
	COMMUNICATIONS			VERIZON BUSINESS SERVICES				
	7320	3/29/17	120967	VERIZON WIRELESS	1,671.77	9781769402	472560080 NEW PLAN G4	
	COMMUNICATIONS			VERIZON WIRELESS				
				Division Total 1511 POLICE-SUPPORT SERVICE	15,331.14			

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1512-1	7460	3/29/17	120869	DATAFLOW BUSINESS SYSTEMS, INC	34.04	206934	M2535 IDN COPIER SERVICE	
POLICE-RECORDS	DUPLICATING EXPENSE			DATAFLOW BUSINESS SYSTEMS, INC				
	7460	3/29/17	120869	DATAFLOW BUSINESS SYSTEMS, INC	69.24	206936	TASKALFA 2551CI COPIER SE	
	DUPLICATING EXPENSE			DATAFLOW BUSINESS SYSTEMS, INC				
	7460	3/29/17	120869	DATAFLOW BUSINESS SYSTEMS, INC	108.90	206935	TASKALFA 5551CI COPIER SE	
	DUPLICATING EXPENSE			DATAFLOW BUSINESS SYSTEMS, INC				
	7460	3/29/17	120869	DATAFLOW BUSINESS SYSTEMS, INC	50.96	206841	TASKALFA 6501I COPIER SER	
	DUPLICATING EXPENSE			DATAFLOW BUSINESS SYSTEMS, INC				
	7455	3/29/17	120929	PITNEY BOWES INC	125.48	1003520120	RENT JAN-MAR	
	POSTAGE AND FREIGHT			PITNEY BOWES INC (61701)				
				Division Total 1512-1 POLICE-RECORDS	388.62			
1513	7600	3/29/17	120831	AARDVARK	10.00	ISTD-15515	ESTIMATED SHIPPING/HANDLI	
POLICE-OPERATIONS	SPECIAL DEPARTMENTAL EX			AARDVARK				
	7600	3/29/17	120831	AARDVARK	738.42	ISTD-15515	PEPPER SPRAY/FIRST DEFENS	
	SPECIAL DEPARTMENTAL EX			AARDVARK				
	7495	3/29/17	120838	ASPLUNDH CONSTRUCTION CORP	1,500.00	3.27.2017	SURVELLIANCE CAMERA INSTA	
	PROF AND SPEC SERVICES			ASPLUNDH CONSTRUCTION CORP				
	7600-022	3/29/17	120853	CALIF MILITARY DEPT ACCOUNTING	800.00		2017-02 RENT 902 N 11	
	PAL PROGRAM EXPENSE			CALIF MILITARY DEPT ACCOUNTING				
	817067	3/29/17	120870	DATALUX CORP	600.00	47251	ESTIMATED SHIPPING/HANDLI	
	12-MDT'S			DATALUX CORP				
	817067	3/29/17	120870	DATALUX CORP	57,760.56	47251	MOBILE DATA TERMINAL (MDT	
	12-MDT'S			DATALUX CORP				
	7600-022	3/29/17	120963	GEIL ENTERPRISES, INC DBA	2,628.00		ALARM/3YR 902 N 11TH	
	PAL PROGRAM EXPENSE			VALLEY SECURITY & ALARM				
				Division Total 1513 POLICE-OPERATIONS	64,036.98			

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1514 POLICE-TRAFFIC ENFORCEMNT	7600 SPECIAL DEPARTMENTAL EX	3/29/17	120952	STALKER RADAR/APPLIED CONCEPTS, INC / STALKER RADAR/APPLIED CONCEPTS, INC	14.95	304140	ESTIMATED SHIPPING/HANDLI	
	7600 SPECIAL DEPARTMENTAL EX	3/29/17	120952	STALKER RADAR/APPLIED CONCEPTS, INC / STALKER RADAR/APPLIED CONCEPTS, INC	134.06	304140	RADAR GUN HOLSTER/STALKER	
				Division Total 1514 POLICE-TRAFFIC ENFORCEMNT	149.01			
1518 POLICE-ANIMAL CONTROL	7495 PROF AND SPEC SERVICES	3/29/17	120898	HANFORD VETERINARY HOSPITAL, INC / HANFORD VETERINARY HOSPITAL, INC	81.50	1051096	EMERGENCY EXAM 02/02	
	7495 PROF AND SPEC SERVICES	3/29/17	120898	HANFORD VETERINARY HOSPITAL, INC / HANFORD VETERINARY HOSPITAL, INC	47.00	1053933	EMERGENCY EXAM 02/11	
	7495 PROF AND SPEC SERVICES	3/29/17	120898	HANFORD VETERINARY HOSPITAL, INC / HANFORD VETERINARY HOSPITAL, INC	81.50	1053909	EMERGENCY EXAM 03/03	
	7495 PROF AND SPEC SERVICES	3/29/17	120898	HANFORD VETERINARY HOSPITAL, INC / HANFORD VETERINARY HOSPITAL, INC	47.00	1053600	EMERGENCY EXAM 03/08	
	7495 PROF AND SPEC SERVICES	3/29/17	120898	HANFORD VETERINARY HOSPITAL, INC / HANFORD VETERINARY HOSPITAL, INC	113.80	1051093	EMERGENCY EXAM 1/29-3	
	7495 PROF AND SPEC SERVICES	3/29/17	120898	HANFORD VETERINARY HOSPITAL, INC / HANFORD VETERINARY HOSPITAL, INC	39.00	1053934	EMERGENCY EXAM 2/10	
	7495 PROF AND SPEC SERVICES	3/29/17	120898	HANFORD VETERINARY HOSPITAL, INC / HANFORD VETERINARY HOSPITAL, INC	429.76	1051668	EMERGENCY EXAM 2/10-1	
	7495 PROF AND SPEC SERVICES	3/29/17	120898	HANFORD VETERINARY HOSPITAL, INC / HANFORD VETERINARY HOSPITAL, INC	293.50	1051670	EMERGENCY EXAM 2/6-8	
				Division Total 1518 POLICE-ANIMAL CONTROL	1,133.06			
1610 FIRE-ADMIN/SUPPRESS ION	7600 SPECIAL DEPARTMENTAL EX	3/17/17	120800	L N CURTIS & SONS / L N CURTIS & SONS	284.47	64782	BLANKET PURCHASE ORDER	
	7785 UTILITIES-GAS	3/17/17	120806	SOUTHERN CALIF GAS CO / SOUTHERN CALIF GAS CO	300.40		2017-03 1260155100	

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1610	7780	3/24/17	120822	SOUTHERN CALIF EDISON CO	1,016.58		2017-02 #2	
FIRE-ADMIN/SUPPRESS ION	UTILITIES-ELECTRICITY			**SOUTHERN CALIF EDISON CO**				
	7320	3/29/17	120830	A T & T	37.67	9388673	2017-02	
	COMMUNICATIONS			**A T & T (13982)**				
	7600	3/29/17	120880	FASHION CLEANERS INC	20.45	279806	UNIFORM DECONTMNATN	
	SPECIAL DEPARTMENTAL EX			**FASHION CLEANERS INC**				
	7600	3/29/17	120880	FASHION CLEANERS INC	37.95	279806	UNIFORM DECONTMNATN	
	SPECIAL DEPARTMENTAL EX			**FASHION CLEANERS INC**				
	7770	3/29/17	120899	CHANDLER HARRIS	379.50	TR HARRIS	ADV/PLEASANTON/04/2-7	
	TRAINING/TRAVEL/MEETING			**HARRIS, CHANDLER**				
	7770	3/29/17	120900	CHANDLER HARRIS	379.50	TR HARRIS1	ADV/PLEASANTN/4-16-21	
	TRAINING/TRAVEL/MEETING			**HARRIS, CHANDLER**				
	7770	3/29/17	120920	GABRIEL C MARTINEZ	9.17		MEAL FIRE INC 1242	
	TRAINING/TRAVEL/MEETING			**MARTINEZ, GABRIEL C**				
	7495	3/29/17	120934	TAYLOR BROTHERS, INC DBA	50.00	1516705	MONTHLY PEST CONTROL	
	PROF AND SPEC SERVICES			**R E S COM**				
	7780	3/29/17	120949	SOUTHERN CALIF EDISON CO	1,096.63		2017-02 #1	
	UTILITIES-ELECTRICITY			**SOUTHERN CALIF EDISON CO**				
	7780	3/29/17	120949	SOUTHERN CALIF EDISON CO	3,803.90		2017-02 #2	
	UTILITIES-ELECTRICITY			**SOUTHERN CALIF EDISON CO**				
	7600	3/29/17	120954	INTERLINE BRANDS INC DBA	78.63	393101266	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			**SUPPLYWORKS**				
	7600	3/29/17	120954	INTERLINE BRANDS INC DBA	53.41	393118641	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			**SUPPLYWORKS**				
	7600	3/29/17	120954	INTERLINE BRANDS INC DBA	160.61	395038862	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			**SUPPLYWORKS**				
	7600	3/29/17	120954	INTERLINE BRANDS INC DBA	26.56	395161458	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			**SUPPLYWORKS**				
	7320	3/29/17	120956	U S TELEPACIFIC CORP DBA	191.59	88857121-0	2017-03	
	COMMUNICATIONS			**TELEPACIFIC COMMUNICATIONS**				

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1610 FIRE-ADMIN/SUPPRESSION	7320 COMMUNICATIONS	3/29/17	120966	VERIZON WIRELESS **VERIZON WIRELESS**	482.28	9781692330	272128171 WIRELESS	
				Division Total 1610 FIRE-ADMIN/SUPPRESSION	8,409.30			
1710 PARKS & REC-ADMIN	7320 COMMUNICATIONS	3/29/17	120830	A T & T **A T & T (13982)**	9.06	9388660	2017-02 582-1152 FAX	
	7440 OFFICE EXPENSE	3/29/17	120922	STEVE MORRISON DBA **MORRISON'S SILKSCREEN**	214.50	K31517-2	STAFF POLO'S	
	7320 COMMUNICATIONS	3/29/17	120956	U S TELEPACIFIC CORP DBA **TELEPACIFIC COMMUNICATIONS**	33.32	88857121-0	2017-03	
				Division Total 1710 PARKS & REC-ADMIN	256.88			
1711 PARKS & REC-SPORTS	7600 SPECIAL DEPARTMENTAL EX	3/17/17	120794	HOFMANS NURSERY **HOFMANS NURSERY**	99.74	22056	INSECTICIDE (2 GAL)	
	7320 COMMUNICATIONS	3/29/17	120830	A T & T **A T & T (13982)**	21.75	9388661	2017-02 582-4092	
	7495 PROF AND SPEC SERVICES	3/29/17	120839	GEORGE AUSTIN **AUSTIN, GEORGE**	33.00		SCRKPR 03/20	
	7495 PROF AND SPEC SERVICES	3/29/17	120875	RAYMOND ELIZONDO **ELIZONDO, RAYMOND**	77.00		SCRKPR 03/17-23	
	7495 PROF AND SPEC SERVICES	3/29/17	120886	ARNOLD GARZA **GARZA, ARNOLD**	88.00		UMP 03/20-23	
	7495 PROF AND SPEC SERVICES	3/29/17	120891	ISRAEL GUZMAN **GUZMAN, ISRAEL**	66.00		UMP 03/20	
	7495 PROF AND SPEC SERVICES	3/29/17	120893	CALVIN HAKKER **HAKKER, CALVIN**	92.00		FLD MAINT 03/17-18	
	7495 PROF AND SPEC SERVICES	3/29/17	120893	CALVIN HAKKER **HAKKER, CALVIN**	60.00		PREP 03/13-16	

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1711	7495	3/29/17	120893	CALVIN HAKKER	120.00		PREP 03/20-23	
PARKS & REC-SPORTS	PROF AND SPEC SERVICES			HAKKER, CALVIN				
	7495	3/29/17	120894	JUSTIN HAKKER	88.00		UMP 03/14-21	
	PROF AND SPEC SERVICES			HAKKER, JUSTIN				
	7495	3/29/17	120915	WARREN LEASURE	330.00		UMP 03/13-03/23	
	PROF AND SPEC SERVICES			LEASURE, WARREN				
	7495	3/29/17	120916	JOSEPH LEON	66.00		UMP 03/23	
	PROF AND SPEC SERVICES			LEON, JOSEPH				
	7495	3/29/17	120918	TONI MARIN	198.00		SCRKPR 03/13-23	
	PROF AND SPEC SERVICES			MARIN, TONI				
	7495	3/29/17	120927	KELLY PERREIRA	48.00		TRAINING 03/23 4HRS	
	PROF AND SPEC SERVICES			PERREIRA, KELLY				
	7495	3/29/17	120928	ZANE PERREIRA	77.00		SCRKPR 03/14-23	
	PROF AND SPEC SERVICES			PERREIRA, ZANE				
	7495	3/29/17	120948	STEPHEN SMITH	42.00		FLD MAINT 03/18	
	PROF AND SPEC SERVICES			SMITH, STEPHEN				
	7495	3/29/17	120948	STEPHEN SMITH	40.00		UMP 03/16	
	PROF AND SPEC SERVICES			SMITH, STEPHEN				
				Division Total 1711 PARKS & REC-SPORTS	1,546.49			
1713	7320	3/29/17	120830	A T & T	25.74	9388673	2017-02	
PARKS & REC-LONGFIELD	COMMUNICATIONS			A T & T (13982)				
	7600	3/29/17	120922	STEVE MORRISON DBA	165.87	K31517-1	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			MORRISON'S SILKSCREEN				
	7600	3/29/17	120922	STEVE MORRISON DBA	1,580.86	K31517-3	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			MORRISON'S SILKSCREEN				
	7780	3/29/17	120949	SOUTHERN CALIF EDISON CO	1,158.35		2017-02	
	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
				Division Total 1713 PARKS & REC-LONGFIELD	2,930.82			

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1714 PARKS & REC-POOL/SKATE	7320 COMMUNICATIONS	3/29/17	120830	A T & T / A T & T (13982)	21.85	9388673	2017-02	
	7780 UTILITIES-ELECTRICITY	3/29/17	120949	SOUTHERN CALIF EDISON CO / SOUTHERN CALIF EDISON CO	1,167.31		2017-02	
	7780 UTILITIES-ELECTRICITY	3/29/17	120949	SOUTHERN CALIF EDISON CO / SOUTHERN CALIF EDISON CO	1,109.52		2017-02	
				Division Total 1714 PARKS & REC-POOL/SKATE	2,298.68			
1716 PARKS & REC-FACILITIES	7495 PROF AND SPEC SERVICES	3/29/17	120868	COMCAST CABLE COMMUNICATIONS, INC / COMCAST CABLE COMMUNICATIONS, INC	109.95	045492903/1	8155500390454929 ETHERNET	
	4510 FM-FACILITIES-OTHER RENTS	3/29/17	120917	BLANCA LOPEZ / LOPEZ, BLANCA	25.00	2002815	REFUND PRK SHLTR 9225	
				Division Total 1716 PARKS & REC-FACILITIES	134.95			
1719 PARKS & REC-YOUTH SERV	7600 SPECIAL DEPARTMENTAL EX	3/17/17	120784	BIG 5 - UNITED MDS CORP / BIG 5 - UNITED MDS CORP	237.00	41513	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	3/24/17	120826	WAL MART / WAL MART	19.21	01620	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	3/24/17	120826	WAL MART / WAL MART	271.28	02877	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	3/24/17	120826	WAL MART / WAL MART	97.04	09013	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	3/24/17	120826	WAL MART / WAL MART	376.53	09144	BLANKET PURCHASE ORDER	
	7320 COMMUNICATIONS	3/29/17	120830	A T & T / A T & T (13982)	21.70	9388673	2017-02	
	7320 COMMUNICATIONS	3/29/17	120830	A T & T / A T & T (13982)	19.66	9391600	2017-02 587-1658	

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1719	7495	3/29/17	120849	COREY BOREN	311.50		2017-03 KARATE	
PARKS & REC-YOUTH SERV	PROF AND SPEC SERVICES			BOREN, COREY				
	7600	3/29/17	120861	SUSAN CHAVEZ	212.88		VIDEO EQUIP-TEEN CTR	
	SPECIAL DEPARTMENTAL EX			CHAVEZ, SUSAN				
	7600	3/29/17	120861	SUSAN CHAVEZ	5.35		VIDEO GAME CNTRLR	
	SPECIAL DEPARTMENTAL EX			CHAVEZ, SUSAN				
	7495	3/29/17	120874	ELDORA MATTOS DBA	1,448.72		DAD/DAU DNR DEPOSIT	
	PROF AND SPEC SERVICES			ELDORA'S CATERING				
	7495	3/29/17	120874	ELDORA MATTOS DBA	1,329.06		MOM/SON DNR DEPOSIT	
	PROF AND SPEC SERVICES			ELDORA'S CATERING				
	7470	3/29/17	120908	KINGS CO INFO TECHNOLOGY DEPT	684.00		PROGRAM FLYERS	
	PRINTING			KINGS CO INFO TECHNOLOGY DEPT				
	7600	3/29/17	120947	SIGNWORKS, INC	312.39	24437	COROPLAST SIGN-HARRIS	
	SPECIAL DEPARTMENTAL EX			SIGNWORKS, INC				
	7320	3/29/17	120956	U S TELEPACIFIC CORP DBA	16.66	88857121-0	2017-03	
	COMMUNICATIONS			TELEPACIFIC COMMUNICATIONS				
	5017-701	3/29/17	120970	GINA LEWIS YOUNG	231.00		2017-03 CHEER	
	TR-CONTRACTED CLASSES			YOUNG, GINA LEWIS				
				Division Total 1719 PARKS & REC-YOUTH SERV	5,593.98			
1720	7495	3/17/17	120785	JULIAN SALCIDO DBA	150.00		DJ CHALLENGER BSKTBAL	
PARKS & REC-ADULT/SPCL	PROF AND SPEC SERVICES			D ONE ENTERTAINMENT				
	7320	3/29/17	120830	A T & T	21.85	9388673	2017-02	
	COMMUNICATIONS			A T & T (13982)				
	7495	3/29/17	120871	DIRECTV LLC	79.49	3093995680	022650924 BLNKT PO	
	PROF AND SPEC SERVICES			DIRECTV LLC				
	7600	3/29/17	120879	F T G FINE EMBROIDERY & DESIGN	17.16	2820	SHIRT REPLACEMENT	
	SPECIAL DEPARTMENTAL EX			F T G FINE EMBROIDERY & DESIGN				
	7470	3/29/17	120908	KINGS CO INFO TECHNOLOGY DEPT	178.35		2017-02 SR COMMUNCTR	
	PRINTING			KINGS CO INFO TECHNOLOGY DEPT				

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1720	7495	3/29/17	120911	BRANDON K AINSWORTH DBA	128.70	0307	TROPHIES BASKETBALL	
PARKS & REC-ADULT/SPCL	PROF AND SPEC SERVICES			KINGS CO TROPHY & ENGRAVING				
	5012-201	3/29/17	120921	SUSAN MORELOCK	18.20		2017-03 BALLRM DANCE	
	CA-CONTRACTED CLASSES			MORELOCK, SUSAN				
	7600-020	3/29/17	120941	CINDY LYNN RODRIGUEZ	210.00		2017-03 WTR AEROBICS	
	SDE-AGING SERVICES			RODRIGUEZ, CINDY LYNN				
	7600-020	3/29/17	120942	BLANCA G SAHAGUN	360.00		2017-03 ZUMBA	
	SDE-AGING SERVICES			SAHAGUN, BLANCA G				
	7320	3/29/17	120956	U S TELEPACIFIC CORP DBA	8.33	88857121-0	2017-03	
	COMMUNICATIONS			TELEPACIFIC COMMUNICATIONS				
				Division Total 1720 PARKS & REC-ADULT/SPCL	1,172.08			
1721	7600	3/24/17	120817	HANFORD SENTINEL	250.67		52 WK SUBSCRIPTION	
PARKS & REC-COMM PROM/EVT	SPECIAL DEPARTMENTAL EX			HANFORD SENTINEL 234-60001039				
	7470	3/24/17	120828	XEROX CORP	516.17	088409948	2017-02 LEASE/COPIES	
	PRINTING			XEROX CORP				
	7495	3/29/17	120832	JASON HARPER	500.00		TRAIN/KIDS FEST 3/18	
	PROF AND SPEC SERVICES			ALL ABOARD TRAIN RENTALS 2				
	7600	3/29/17	120926	ANDREW T STEIN DBA	1,097.42	25507	T-SHIRTS-PROMO	
	SPECIAL DEPARTMENTAL EX			PARKINK				
	7320	3/29/17	120956	U S TELEPACIFIC CORP DBA	8.33	88857121-0	2017-03	
	COMMUNICATIONS			TELEPACIFIC COMMUNICATIONS				
				Division Total 1721 PARKS & REC-COMM PROM/EVT	2,372.59			
1722	7600	3/17/17	120789	FASTENAL INDUSTRIAL & CONST SUPP	6.85	CAHAN6101	BLANKET PURCHASE ORDER	
PARKS & REC-PARKS	SPECIAL DEPARTMENTAL EX			FASTENAL INDUSTRIAL & CONST SUPP				
	7600	3/17/17	120789	FASTENAL INDUSTRIAL & CONST SUPP	38.70	CAHAN6112	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			FASTENAL INDUSTRIAL & CONST SUPP				

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1722	7600	3/17/17	120794	HOFMANS NURSERY	477.26	22033	BLANKET PURCHASE ORDER	
PARKS & REC-PARKS	SPECIAL DEPARTMENTAL EX			HOFMANS NURSERY				
	7600	3/17/17	120794	HOFMANS NURSERY	127.63	22078	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			HOFMANS NURSERY				
	7600	3/17/17	120794	HOFMANS NURSERY	(12.00)	24484	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			HOFMANS NURSERY				
	7780	3/24/17	120822	SOUTHERN CALIF EDISON CO	483.86		2017-02	
	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
	7600	3/29/17	120840	AVILA DAIRY EQUIPMENT INC	22.52	249504	AIR LINE FITTINGS	
	SPECIAL DEPARTMENTAL EX			AVILA DAIRY EQUIPMENT INC				
	7600	3/29/17	120846	BELMONT NURSERY	412.90	158688	LODGE POLES/TREE TIES	
	SPECIAL DEPARTMENTAL EX			BELMONT NURSERY				
	7600	3/29/17	120852	CALIF CONTRACTORS SUPPLIES INC	1,641.47	TT55701	GLOVES/COVERALLS	
	SPECIAL DEPARTMENTAL EX			CALIF CONTRACTORS SUPPLIES INC				
	7600	3/29/17	120872	ZERO WASTE USA INC DBA	251.55	147939	WASTE BAGS-2 CASES	
	SPECIAL DEPARTMENTAL EX			DOG WASTE DEPOT				
	7770	3/29/17	120924	P A P A	225.00	TR GUTIERI	REG/MODESTO/04/12	
	TRAINING/TRAVEL/MEETING			P A P A				
	7770	3/29/17	120924	P A P A	225.00	TR NICAR	REG/MOSDETO/04/12	
	TRAINING/TRAVEL/MEETING			P A P A				
	7300	3/29/17	120951	STADRI EMBLEMS	90.36	331302	HFD ROUND PATCHS	
	UNIFORM EXPENSE			STADRI EMBLEMS				
	7300	3/29/17	120951	STADRI EMBLEMS	244.00	329274	PRKS/REC PATCHES	
	UNIFORM EXPENSE			STADRI EMBLEMS				
	7320	3/29/17	120956	U S TELEPACIFIC CORP DBA	16.66	88857121-0	2017-03	
	COMMUNICATIONS			TELEPACIFIC COMMUNICATIONS				
	7320	3/29/17	120965	VERIZON WIRELESS	5.16	9782045529	2017-02	
	COMMUNICATIONS			VERIZON WIRELESS				
				Division Total 1722 PARKS & REC-PARKS	4,256.92			

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2010	7600	3/24/17	120821	SHRED-IT US JV LLC DBA	0.52	8121546349	DOC SHREDDING	
PW-ADMINISTRATION & ENGR	SPECIAL DEPARTMENTAL EX			SHRED-IT USA LLC				
	7600	3/24/17	120821	SHRED-IT US JV LLC DBA	56.71	8121927656	DOC SHREDDING	
	SPECIAL DEPARTMENTAL EX			SHRED-IT USA LLC				
	7320	3/29/17	120830	A T & T	20.42	9388662	2017-02 583-1529	
	COMMUNICATIONS			A T & T (13982)				
	7600	3/29/17	120847	BELNICK INC DBA	435.99	4129583	EXECUTIVE OFFICE CHAIR	
	SPECIAL DEPARTMENTAL EX			BIZCHAIR.COM				
	7600	3/29/17	120876	ENVIRONMENTAL SYSTEMS RESEARCH INST	414.50	93258085	ARCGIS DESKTOP MTCE	
	SPECIAL DEPARTMENTAL EX			ENVIRONMENTAL SYSTEMS RESEARCH INST				
	7440	3/29/17	120930	GUIDE PUBLISHING GRP INC DBA	49.54	23726	ESTIMATED SHIPPING/HANDLI	
	OFFICE EXPENSE			PLANBAGS.COM				
	7440	3/29/17	120930	GUIDE PUBLISHING GRP INC DBA	96.53	23726	PLAN BAGS, 11X8X65 (25)	
	OFFICE EXPENSE			PLANBAGS.COM				
	7300	3/29/17	120951	STADRI EMBLEMS	25.10	331302	HFD ROUND PATCHS	
	UNIFORM EXPENSE			STADRI EMBLEMS				
	7300	3/29/17	120951	STADRI EMBLEMS	25.92	329273	PW CRESCENT PATCHS	
	UNIFORM EXPENSE			STADRI EMBLEMS				
	7320	3/29/17	120956	U S TELEPACIFIC CORP DBA	149.94	88857121-0	2017-03	
	COMMUNICATIONS			TELEPACIFIC COMMUNICATIONS				
	7320	3/29/17	120965	VERIZON WIRELESS	31.66	9782045529	2017-02	
	COMMUNICATIONS			VERIZON WIRELESS				
				Division Total 2010 PW-ADMINISTRATION & ENGR	1,306.83			
2011	7600	3/17/17	120779	ALERT-O-LITE	17.64	0009577-IN	BLANKET PURCHASE ORDER	
PW-STREET MAINTENANCE	SPECIAL DEPARTMENTAL EX			ALERT-O-LITE				
	7600	3/17/17	120801	THE LAWNMOWER MAN	183.64	4720955	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			LAWNMOWER MAN, THE				
	7600	3/17/17	120802	MORGAN & SLATES	7.35	1441421	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			MORGAN & SLATES				

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2011	7600	3/29/17	120837	RON BARKER ENTERPRISES INC DBA	128.01	2017-059	ASPHALT EMULSION	
PW-STREET MAINTENANCE	SPECIAL DEPARTMENTAL EX			ASPHALT COATING & SUPPLIES				
	7720	3/29/17	120904	J A MOMANEY SERVICES INC DBA	3,405.19	91774	SIGNAL POLE, GALVANIZED,	
	STREET CONST & MAINT MTR			J A M SERVICES INC				
	7780	3/29/17	120925	P G & E	221.13		2017-02 6899346425-1	
	UTILITIES-ELECTRICITY			P G & E				
	7600	3/29/17	120946	D L H TOOLS INC DBA	836.82	0026318-IN	CROSS BRACKETS	
	SPECIAL DEPARTMENTAL EX			SIGNMAX				
	7300	3/29/17	120951	STADRI EMBLEMS	67.77	331302	HFD ROUND PATCHS	
	UNIFORM EXPENSE			STADRI EMBLEMS				
	7300	3/29/17	120951	STADRI EMBLEMS	54.00	329273	PW CRESCENT PATCHS	
	UNIFORM EXPENSE			STADRI EMBLEMS				
	7320	3/29/17	120956	U S TELEPACIFIC CORP DBA	16.66	88857121-0	2017-03	
	COMMUNICATIONS			TELEPACIFIC COMMUNICATIONS				
	7320	3/29/17	120965	VERIZON WIRELESS	8.13	9782045529	2017-02	
	COMMUNICATIONS			VERIZON WIRELESS				
				Division Total 2011 PW-STREET MAINTENANCE	4,946.34			
2020	7785	3/17/17	120806	SOUTHERN CALIF GAS CO	44.63		2017-03 1052157816	
AIRPORT - OPERATING	UTILITIES-GAS			SOUTHERN CALIF GAS CO				
	7780	3/24/17	120822	SOUTHERN CALIF EDISON CO	1,005.13		2017-02	
	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
	7320	3/29/17	120830	A T & T	29.51	9388673	2017-02	
	COMMUNICATIONS			A T & T (13982)				
	7320	3/29/17	120830	A T & T	19.66	9388659	2017-02 582-0101	
	COMMUNICATIONS			A T & T (13982)				
	7320	3/29/17	120830	A T & T	106.66	9388669	DSL 584-8994	
	COMMUNICATIONS			A T & T (13982)				
				Division Total 2020 AIRPORT - OPERATING	1,205.59			

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2031	7600	3/17/17	120779	ALERT-O-LITE	85.75	0009951-IN	VEST, SAFETY-2XL	
REFUSE	SPECIAL DEPARTMENTAL EX			ALERT-O-LITE				
	7600	3/17/17	120779	ALERT-O-LITE	34.30	0009951-IN	VEST, SAFETY-5XL	
	SPECIAL DEPARTMENTAL EX			ALERT-O-LITE				
	7600	3/17/17	120779	ALERT-O-LITE	102.89	0009951-IN	VEST, SAFETY-L	
	SPECIAL DEPARTMENTAL EX			ALERT-O-LITE				
	7600	3/17/17	120779	ALERT-O-LITE	85.75	0009951-IN	VEST, SAFETY-XL	
	SPECIAL DEPARTMENTAL EX			ALERT-O-LITE				
	817612	3/17/17	120797	J ' S COMMUNICATIONS, INC	128.74	48545	UHF DIG RADIO SYSTM/REFUS	
	PW TECHNOLOGY UPGRADES			J ' S COMMUNICATIONS, INC				
	7470	3/29/17	120833	ALL VALLEY PRINTING	681.95	170081	TAGS, COMM HANG	
	PRINTING			ALL VALLEY PRINTING				
	7470	3/29/17	120833	ALL VALLEY PRINTING	260.89	170083	TAGS, CONTAIN RPR	
	PRINTING			ALL VALLEY PRINTING				
	7470	3/29/17	120833	ALL VALLEY PRINTING	649.77	170082	TAGS, RES HANG	
	PRINTING			ALL VALLEY PRINTING				
	7495	3/29/17	120858	CENTRAL VALLEY COMPREHENSIVE CARE	129.00		T ESTRADA	
	PROF AND SPEC SERVICES			CENTRAL VALLEY COMPREHENSIVE CARE				
	7495	3/29/17	120858	CENTRAL VALLEY COMPREHENSIVE CARE	129.00		W SMITH	
	PROF AND SPEC SERVICES			CENTRAL VALLEY COMPREHENSIVE CARE				
	7300	3/29/17	120939	JAVIER RIVERO	155.88		SAFETY SHOES REIMB	
	UNIFORM EXPENSE			RIVERO, JAVIER				
	7300	3/29/17	120951	STADRI EMBLEMS	163.15	331302	HFD ROUND PATCHS	
	UNIFORM EXPENSE			STADRI EMBLEMS				
	7300	3/29/17	120951	STADRI EMBLEMS	129.60	329273	PW CRESCENT PATCHS	
	UNIFORM EXPENSE			STADRI EMBLEMS				
	7320	3/29/17	120956	U S TELEPACIFIC CORP DBA	33.32	88857121-0	2017-03	
	COMMUNICATIONS			TELEPACIFIC COMMUNICATIONS				
	7320	3/29/17	120965	VERIZON WIRELESS	60.81	9782045529	2017-02	
	COMMUNICATIONS			VERIZON WIRELESS				

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2031	7412	3/29/17	120972	ZONAR SYSTEMS INC	10.21	SI301698	ESTIMATED SHIPPING/HANDLI	
REFUSE	EQUIPMENT MAINTENANCE			ZONAR SYSTEMS INC				
	7412	3/29/17	120972	ZONAR SYSTEMS INC	428.89	SI301698	HANDHELD UNITS 2010	
	EQUIPMENT MAINTENANCE			ZONAR SYSTEMS INC				
				Division Total 2031 REFUSE	3,269.90			
2032	7300	3/29/17	120951	STADRI EMBLEMS	30.12	331302	HFD ROUND PATCHS	
REFUSE-STREET CLEANING	UNIFORM EXPENSE			STADRI EMBLEMS				
	7300	3/29/17	120951	STADRI EMBLEMS	28.08	329273	PW CRESCENT PATCHS	
	UNIFORM EXPENSE			STADRI EMBLEMS				
				Division Total 2032 REFUSE-STREET CLEANING	58.20			
2040	7600	3/17/17	120778	WILLIAM KORETOFF DBA	2,124.88	6845	BLANKET PURCHASE ORDER	
FLEET MAINTENANCE	SPECIAL DEPARTMENTAL EX			ACME ROTARY BROOM SERVICE				
	7600	3/17/17	120778	WILLIAM KORETOFF DBA	6,447.25	6872	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			ACME ROTARY BROOM SERVICE				
	7600	3/17/17	120778	WILLIAM KORETOFF DBA	116.95	6887	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			ACME ROTARY BROOM SERVICE				
	7434	3/17/17	120782	BADASCI TIRE CO, INC	656.43	132856	BLANKET PURCHASE ORDER	
	TIRES AND TUBES			BADASCI TIRE CO, INC				
	7434	3/17/17	120782	BADASCI TIRE CO, INC	5.36	133053	BLANKET PURCHASE ORDER	
	TIRES AND TUBES			BADASCI TIRE CO, INC				
	7434	3/17/17	120782	BADASCI TIRE CO, INC	1,689.98	133165	BLANKET PURCHASE ORDER	
	TIRES AND TUBES			BADASCI TIRE CO, INC				
	7495	3/17/17	120783	W BANKS MOORE, INC DBA	100.00	75817	2017-03 UST INSPECT	
	PROF AND SPEC SERVICES			BANKS & CO				
	7495	3/17/17	120786	DAVID WILLIAM ZANDT DBA	75.00	749340	BLANKET PURCHASE ORDER	
	PROF AND SPEC SERVICES			DAVE'S UPHOLSTERY				

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2040	7600	3/17/17	120789	FASTENAL INDUSTRIAL & CONST SUPP	(88.13)	CAHAN6033	BLANKET PURCHASE ORDER	
FLEET MAINTENANCE	SPECIAL DEPARTMENTAL EX			FASTENAL INDUSTRIAL & CONST SUPP				
	7600	3/17/17	120789	FASTENAL INDUSTRIAL & CONST SUPP	5.79	CAHAN6090	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			FASTENAL INDUSTRIAL & CONST SUPP				
	7600	3/17/17	120791	HAAKER EQUIP CO	346.86	C29081	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			HAAKER EQUIP CO				
	7600	3/17/17	120792	HANFORD AUTO & TRUCK PARTS, INC	3,221.99	02282017	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			HANFORD AUTO & TRUCK PARTS, INC				
	7495	3/17/17	120793	HANFORD MOTORS, LLC DBA	560.68	98746	BLANKET PURCHASE ORDER	
	PROF AND SPEC SERVICES			HANFORD CHRYSLER DODGE JEEP RAM				
	7600	3/17/17	120793	HANFORD MOTORS, LLC DBA	118.52	74816	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			HANFORD CHRYSLER DODGE JEEP RAM				
	7600	3/17/17	120793	HANFORD MOTORS, LLC DBA	231.66	75058	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			HANFORD CHRYSLER DODGE JEEP RAM				
	7600	3/17/17	120793	HANFORD MOTORS, LLC DBA	9.20	75062	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			HANFORD CHRYSLER DODGE JEEP RAM				
	7600	3/17/17	120793	HANFORD MOTORS, LLC DBA	77.54	75171	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			HANFORD CHRYSLER DODGE JEEP RAM				
	7600	3/17/17	120793	HANFORD MOTORS, LLC DBA	130.18	98746	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			HANFORD CHRYSLER DODGE JEEP RAM				
	7600	3/17/17	120796	INTERSTATE BATTERY SYSTEMS	124.36	80028534	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			INTERSTATE BATTERY SYSTEMS				
	7411	3/17/17	120797	J ' S COMMUNICATIONS, INC	10,231.50	48329	BLANKET PURCHASE ORDER	
	RADIO MAINTENANCE			J ' S COMMUNICATIONS, INC				
	7600	3/17/17	120798	KINGS RACING ASSOCIATION LLC	543.75	1-66333	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			K R A				
	7600	3/17/17	120798	KINGS RACING ASSOCIATION LLC	321.64	1-66348	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			K R A				
	7600	3/17/17	120802	MORGAN & SLATES	103.09	1441887	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			MORGAN & SLATES				

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2040	7600	3/17/17	120802	MORGAN & SLATES	157.04	1441982	BLANKET PURCHASE ORDER	
FLEET MAINTENANCE	SPECIAL DEPARTMENTAL EX			MORGAN & SLATES				
	7600	3/17/17	120802	MORGAN & SLATES	53.72	1442506	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			MORGAN & SLATES				
	7600	3/17/17	120802	MORGAN & SLATES	21.72	1442947	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			MORGAN & SLATES				
	7600	3/17/17	120805	SIGNWORKS, INC	100.90	24296	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			SIGNWORKS, INC				
	7600	3/17/17	120809	TURF STAR INC	359.87	6963558-00	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			TURF STAR INC				
	7495	3/24/17	120812	WATERDROPS EXPRESS CAR WASH LLC	28.00	129379	2017-01 LACEY WASHES	
	PROF AND SPEC SERVICES			WATERDROPS EXPRESS CAR WASH LLC				
	7495	3/24/17	120812	WATERDROPS EXPRESS CAR WASH LLC	24.00	129380	2017-02 LACEY WASHES	
	PROF AND SPEC SERVICES			WATERDROPS EXPRESS CAR WASH LLC				
	7433	3/24/17	120816	BUFORD OIL COMPANY INC	16,084.76	56379	FUEL BLANKET PO	
	FUEL AND LUBE MAINTENANC			BUFORD OIL COMPANY INC				
	7433	3/24/17	120818	INTER STATE OIL COMPANY	266.95	0599517-IN	DIESEL EXHAUST FLUID	
	FUEL AND LUBE MAINTENANC			INTER STATE OIL COMPANY				
	7433	3/24/17	120818	INTER STATE OIL COMPANY	266.95	0600471-IN	DIESEL EXHAUST FLUID	
	FUEL AND LUBE MAINTENANC			INTER STATE OIL COMPANY				
	7495	3/24/17	120827	WATERDROPS EXPRESS CAR WASH LLC	196.00	256571	2017-01 11TH AVE WASH	
	PROF AND SPEC SERVICES			WATERDROPS EXPRESS CAR WASH LLC				
	7495	3/24/17	120827	WATERDROPS EXPRESS CAR WASH LLC	212.00	256572	2017-02 11TH AVE WASH	
	PROF AND SPEC SERVICES			WATERDROPS EXPRESS CAR WASH LLC				
	7495	3/29/17	120844	W BANKS MOORE, INC DBA	198.25	76042	#2 FUEL PUMP REPAIR	
	PROF AND SPEC SERVICES			BANKS & CO				
	7495	3/29/17	120848	BORBA'S AUTO BODY INC	1,704.00	21425	LABOR REPAIR DMG (PD#2)	
	PROF AND SPEC SERVICES			BORBA'S AUTO BODY INC				
	7600	3/29/17	120848	BORBA'S AUTO BODY INC	1,953.99	21425	PARTS REPAIR DMG (PD#2)	
	SPECIAL DEPARTMENTAL EX			BORBA'S AUTO BODY INC				

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2040	7433	3/29/17	120873	ELBERT DISTRIBUTING, INC	272.50	3205353	DIESEL TREATMENT	
FLEET MAINTENANCE	FUEL AND LUBE MAINTENANC			ELBERT DISTRIBUTING, INC				
	7600	3/29/17	120902	HERWALDT AUTOMOTIVE GROUP INC DBA	106.89	4121626	RADAR MOUNT #79	
	SPECIAL DEPARTMENTAL EXI			HERWALDT MOTORSPORTS				
	7300	3/29/17	120951	STADRI EMBLEMS	45.18	331302	HFD ROUND PATCHS	
	UNIFORM EXPENSE			STADRI EMBLEMS				
	7300	3/29/17	120951	STADRI EMBLEMS	38.88	329273	PW CRESCENT PATCHS	
	UNIFORM EXPENSE			STADRI EMBLEMS				
	7320	3/29/17	120956	U S TELEPACIFIC CORP DBA	16.66	88857121-0	2017-03	
	COMMUNICATIONS			TELEPACIFIC COMMUNICATIONS				
	7495	3/29/17	120969	WORLD OIL ENVIRONMENTAL SERVICES	110.00	1500001565	OIL/GAS FILTRS 2 BRLS	
	PROF AND SPEC SERVICES			WORLD OIL ENVIORNMENTAL SERVICES				
	7495	3/29/17	120969	WORLD OIL ENVIRONMENTAL SERVICES	120.00	1500001559	USED MIXED OIL 178 GA	
	PROF AND SPEC SERVICES			WORLD OIL ENVIORNMENTAL SERVICES				
				Division Total 2040 FLEET MAINTENANCE	49,492.74			
2050	817612	3/17/17	120797	J ' S COMMUNICATIONS, INC	1,835.55	48545	UHF DIG RADIO SYSTM/FLEET	
FLEET REPLACEMENT RESERVE	PW TECHNOLOGY UPGRADES			J ' S COMMUNICATIONS, INC				
				Division Total 2050 FLEET REPLACEMENT RESERVE	1,835.55			
2061	7600	3/17/17	120789	FASTENAL INDUSTRIAL & CONST SUPP	62.61	CAHAN6099	BLANKET PURCHASE ORDER	
STORM DRAINAGE-OPERATING	SPECIAL DEPARTMENTAL EXI			FASTENAL INDUSTRIAL & CONST SUPP				
	7600	3/17/17	120802	MORGAN & SLATES	10.75	1441085	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EXI			MORGAN & SLATES				
	7320	3/29/17	120830	A T & T	19.66	9388670	2017-02 584-9430	
	COMMUNICATIONS			A T & T (13982)				
	7300	3/29/17	120951	STADRI EMBLEMS	15.06	331302	HFD ROUND PATCHS	
	UNIFORM EXPENSE			STADRI EMBLEMS				

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2061 STORM DRAINAGE-OPERATING	7300 UNIFORM EXPENSE	3/29/17	120951	STADRI EMBLEMS **STADRI EMBLEMS**	17.28	329273	PW CRESCENT PATCHS	
				Division Total 2061 STORM DRAINAGE-OPERATING	125.36			
2062 STORM DRAINAGE-CAPITAL	817612 PW TECHNOLOGY UPGRADES	3/17/17	120797	J ' S COMMUNICATIONS, INC **J ' S COMMUNICATIONS, INC**	128.74	48545	UHF DIG RADIO SYSTM/STORM	
				Division Total 2062 STORM DRAINAGE-CAPITAL	128.74			
2071 WASTEWATER TREATMENT PLNT	7550 OTHER CONTRACTUAL SERV	3/17/17	120780	D S WATERS OF AMERICA, INC DBA **ALHAMBRA & SIERRA SPRINGS**	35.17	9408211311	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	3/17/17	120781	ARAMARK UNIFORM SERVICES, INC **ARAMARK UNIFORM SERVICES, INC**	106.10	601276160	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	3/17/17	120781	ARAMARK UNIFORM SERVICES, INC **ARAMARK UNIFORM SERVICES, INC**	106.10	601290664	BLANKET PURCHASE ORDER	
	7412 EQUIPMENT MAINTENANCE	3/17/17	120787	EVANTEC LAB SUPPLY **EVANTEC LAB SUPPLY**	179.78	171235	BLANKET PO	
	7412 EQUIPMENT MAINTENANCE	3/17/17	120787	EVANTEC LAB SUPPLY **EVANTEC LAB SUPPLY**	252.01	171314	BLANKET PO	
	7495 PROF AND SPEC SERVICES	3/17/17	120788	FRUIT GROWERS LABORATORY, INC DBA **F G L ENVIRONMENTAL**	1,106.00	740148A	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	3/17/17	120788	FRUIT GROWERS LABORATORY, INC DBA **F G L ENVIRONMENTAL**	106.00	740246A	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	3/17/17	120788	FRUIT GROWERS LABORATORY, INC DBA **F G L ENVIRONMENTAL**	272.00	740320A	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	3/17/17	120788	FRUIT GROWERS LABORATORY, INC DBA **F G L ENVIRONMENTAL**	2,285.00	740326A	QTR1-GRND WTR MNTR- MW#'S	
	7495 PROF AND SPEC SERVICES	3/17/17	120788	FRUIT GROWERS LABORATORY, INC DBA **F G L ENVIRONMENTAL**	554.00	740323A	QTR1-SLUDGE SAMP/ANLYS SL	

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2071	7600	3/17/17	120802	MORGAN & SLATES	146.30	1439594	BLANKET PURCHASE ORDER	
WASTEWATER TREATMENT PLNT	SPECIAL DEPARTMENTAL EX			MORGAN & SLATES				
	7600	3/17/17	120802	MORGAN & SLATES	31.34	1440838	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			MORGAN & SLATES				
	7600	3/17/17	120802	MORGAN & SLATES	51.14	1441019	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			MORGAN & SLATES				
	7600	3/17/17	120802	MORGAN & SLATES	37.31	1441059	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			MORGAN & SLATES				
	7600	3/17/17	120802	MORGAN & SLATES	4.99	1442723	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			MORGAN & SLATES				
	7412	3/17/17	120803	NORTH CENTRAL LABORATORIES	631.75	386356	BLANKET PO	
	EQUIPMENT MAINTENANCE			NORTH CENTRAL LABORATORIES				
	7412	3/17/17	120803	NORTH CENTRAL LABORATORIES	197.23	386357	BLANKET PO	
	EQUIPMENT MAINTENANCE			NORTH CENTRAL LABORATORIES				
	7412	3/17/17	120807	TELSTAR INSTRUMENTS, INC	1,847.43	89161	BLANKET PURCHASE ORDER	
	EQUIPMENT MAINTENANCE			TELSTAR INSTRUMENTS, INC				
	7412	3/17/17	120807	TELSTAR INSTRUMENTS, INC	2,862.82	89270	BLANKET PURCHASE ORDER	
	EQUIPMENT MAINTENANCE			TELSTAR INSTRUMENTS, INC				
	7412	3/17/17	120807	TELSTAR INSTRUMENTS, INC	12,349.68	89271	BLANKET PURCHASE ORDER	
	EQUIPMENT MAINTENANCE			TELSTAR INSTRUMENTS, INC				
	7412	3/17/17	120807	TELSTAR INSTRUMENTS, INC	10,603.85	89272	BLANKET PURCHASE ORDER	
	EQUIPMENT MAINTENANCE			TELSTAR INSTRUMENTS, INC				
	7780	3/24/17	120822	SOUTHERN CALIF EDISON CO	33,123.13		2017-02	
	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
	7320	3/29/17	120830	A T & T	92.66	9388668	2017-02 584-8633	
	COMMUNICATIONS			A T & T (13982)				
	7450	3/29/17	120855	CALIF STATE WATER RESOURCES CONT BD	300.00	JANG	I JANG GRD 3 CERT	
	PUBLICATIONS AND DUES			CALIF STATE WATER RESOURCES CONT BD				
	7550	3/29/17	120878	R & D MORGAN INC DBA	1,956.00	150593	WEED ABATEMNT SVC VEG CNT	
	OTHER CONTRACTUAL SERV			EXPERIENCED GARDENER, THE				

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2071	7412	3/29/17	120887	GETINGE USA INC	1,100.00	2162349	LAB WSHR PREVENT MNTC/-AU	
WASTEWATER TREATMENT PLNT	EQUIPMENT MAINTENANCE			GETINGE USA INC				
	7650	3/29/17	120892	HACH COMPANY	686.80	10339373	ACID TNT/ALK TNT/AMNA	
	CHEMICALS			HACH COMPANY				
	7650	3/29/17	120892	HACH COMPANY	117.60	10341039	TNT & NITRITE LOW RNG	
	CHEMICALS			HACH COMPANY				
	7650	3/29/17	120923	N S I SOLUTIONS, INC	200.00	337808	BOD STD	
	CHEMICALS			N S I SOLUTIONS, INC				
	7650	3/29/17	120923	N S I SOLUTIONS, INC	60.00	337808	ESTIMATED SHIPPING/HANDLI	
	CHEMICALS			N S I SOLUTIONS, INC				
	7650	3/29/17	120923	N S I SOLUTIONS, INC	25.00	340304	ESTIMATED SHIPPING/HANDLI	
	CHEMICALS			N S I SOLUTIONS, INC				
	7650	3/29/17	120923	N S I SOLUTIONS, INC	180.00	337808	MULTI ANALYTE SOLIDS STD	
	CHEMICALS			N S I SOLUTIONS, INC				
	7650	3/29/17	120923	N S I SOLUTIONS, INC	89.00	340304	RESIDUE IN WTR PT EXPRS #	
	CHEMICALS			N S I SOLUTIONS, INC				
	7650	3/29/17	120923	N S I SOLUTIONS, INC	160.00	337808	TOTL CHLORINE RESIDUAL ST	
	CHEMICALS			N S I SOLUTIONS, INC				
	7780	3/29/17	120949	SOUTHERN CALIF EDISON CO	496.81		2017-02	
	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
	7300	3/29/17	120951	STADRI EMBLEMS	82.83	331302	HFD ROUND PATCHS	
	UNIFORM EXPENSE			STADRI EMBLEMS				
	7300	3/29/17	120951	STADRI EMBLEMS	69.12	329273	PW CRESCENT PATCHS	
	UNIFORM EXPENSE			STADRI EMBLEMS				
	7320	3/29/17	120956	U S TELEPACIFIC CORP DBA	74.97	88857121-0	2017-03	
	COMMUNICATIONS			TELEPACIFIC COMMUNICATIONS				
	7412	3/29/17	120957	TELSTAR INSTRUMENTS, INC	6,878.00	89100	LBR - EMERGECY GENERATOR	
	EQUIPMENT MAINTENANCE			TELSTAR INSTRUMENTS, INC				
	7412	3/29/17	120957	TELSTAR INSTRUMENTS, INC	12,276.18	89100	PARTS - EMERGECY GENERATO	
	EQUIPMENT MAINTENANCE			TELSTAR INSTRUMENTS, INC				

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2071	7320	3/29/17	120965	VERIZON WIRELESS	23.19	9782045529	2017-02	
WASTEWATER TREATMENT PLNT	COMMUNICATIONS			VERIZON WIRELESS				
Division Total 2071 WASTEWATER TREATMENT PLNT 91,757.29								
2072	7412	3/17/17	120789	FASTENAL INDUSTRIAL & CONST SUPP	26.48	CAHAN6084	BLANKET PURCHASE ORDER	
SANITARY SEWER COLLECTION	EQUIPMENT MAINTENANCE			FASTENAL INDUSTRIAL & CONST SUPP				
	817612	3/17/17	120797	J ' S COMMUNICATIONS, INC	128.74	48545	UHF DIG RADIO SYSTM/SANIT	
	PW TECHNOLOGY UPGRADES			J ' S COMMUNICATIONS, INC				
	7600	3/17/17	120802	MORGAN & SLATES	44.58	1442478	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			MORGAN & SLATES				
	7780	3/24/17	120822	SOUTHERN CALIF EDISON CO	1,864.79		2017-02	
	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
	7650	3/24/17	120823	TARGET SUPPLIES	135.24	T1307	BACTERIAL SOLUTION	
	CHEMICALS			TARGET SUPPLIES				
	7320	3/29/17	120866	COMCAST CABLE COMMUNICATIONS, INC	52.96	043976303/1	8155500390439763 SCADA	
	COMMUNICATIONS			COMCAST CABLE COMMUNICATIONS, INC				
	7780	3/29/17	120925	P G & E	73.18		2017-02 6359810294-3	
	UTILITIES-ELECTRICITY			P G & E				
	7300	3/29/17	120951	STADRI EMBLEMS	57.73	331302	HFD ROUND PATCHS	
	UNIFORM EXPENSE			STADRI EMBLEMS				
	7300	3/29/17	120951	STADRI EMBLEMS	47.52	329273	PW CRESCENT PATCHS	
	UNIFORM EXPENSE			STADRI EMBLEMS				
	7320	3/29/17	120956	U S TELEPACIFIC CORP DBA	16.66	88857121-0	2017-03	
	COMMUNICATIONS			TELEPACIFIC COMMUNICATIONS				
	7320	3/29/17	120965	VERIZON WIRELESS	47.67	9782045529	2017-02	
	COMMUNICATIONS			VERIZON WIRELESS				
Division Total 2072 SANITARY SEWER COLLECTION 2,495.55								

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2081	7600	3/17/17	120802	MORGAN & SLATES	95.02	1442212	BLANKET PURCHASE ORDER	
WATER-OPERATIONS	SPECIAL DEPARTMENTAL EX			MORGAN & SLATES				
	7412	3/17/17	120807	TELSTAR INSTRUMENTS, INC	3,182.00	89282	GAS DETECTR, VENTIS MX4 M	
	EQUIPMENT MAINTENANCE			TELSTAR INSTRUMENTS, INC				
	7412	3/17/17	120807	TELSTAR INSTRUMENTS, INC	1,201.00	89284	SOLENOID RPLC/W-44	
	EQUIPMENT MAINTENANCE			TELSTAR INSTRUMENTS, INC				
	7650	3/17/17	120810	MICHAEL MARIS DBA	12.63	11869	BLANKET PURCHASE ORDER	
	CHEMICALS			VASCO, THE POOL PEOPLE				
	7320	3/29/17	120830	A T & T	18.22	9388666	2017-02 584-0137	
	COMMUNICATIONS			A T & T (13982)				
	7560	3/29/17	120833	ALL VALLEY PRINTING	334.62	170174	BROCHURE, FINDING LEAKS	
	ADVERTISING & PUBLIC REL			ALL VALLEY PRINTING				
	7450	3/29/17	120854	CALIF STATE WATER RESOURCES CONT BD	60.00	MARTINEZ	S MARTINEZ GRD2 CERT	
	PUBLICATIONS AND DUES			CALIF STATE WATER RESOURCES CONT BD				
	7320	3/29/17	120866	COMCAST CABLE COMMUNICATIONS, INC	52.97	043976303/1	8155500390439763 SCADA	
	COMMUNICATIONS			COMCAST CABLE COMMUNICATIONS, INC				
	7600	3/29/17	120888	GOLDEN STATE FLOW MEASUREMENT, INC	8.58	I-053798	ESTIMATED SHIPPING/HANDLI	
	SPECIAL DEPARTMENTAL EX			GOLDEN STATE FLOW MEASUREMENT, INC				
	7600	3/29/17	120888	GOLDEN STATE FLOW MEASUREMENT, INC	321.75	I-053798	USB CABLE A-3050 UNI PRO	
	SPECIAL DEPARTMENTAL EX			GOLDEN STATE FLOW MEASUREMENT, INC				
	7600	3/29/17	120890	FERGUSON ENTERPRISES INC 1423 DBA	72.20	1253553	WD-40 LUB	
	SPECIAL DEPARTMENTAL EX			GROENIGER & CO				
	7650	3/29/17	120890	FERGUSON ENTERPRISES INC 1423 DBA	115.84	1253481	MARK PAINT	
	CHEMICALS			GROENIGER & CO				
	817021	3/29/17	120890	FERGUSON ENTERPRISES INC 1423 DBA	2,585.80	1244217-1	HOSE CAP W/RING, PLASTIC	
	15-FIRE HYDRANTS			GROENIGER & CO				
	7300	3/29/17	120951	STADRI EMBLEMS	115.46	331302	HFD ROUND PATCHS	
	UNIFORM EXPENSE			STADRI EMBLEMS				
	7300	3/29/17	120951	STADRI EMBLEMS	90.72	329273	PW CRESCENT PATCHS	
	UNIFORM EXPENSE			STADRI EMBLEMS				

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2081	7320	3/29/17	120956	U S TELEPACIFIC CORP DBA	33.32	88857121-0	2017-03	
WATER-OPERATIONS	COMMUNICATIONS			TELEPACIFIC COMMUNICATIONS				
	7412	3/29/17	120957	TELSTAR INSTRUMENTS, INC	2,400.57	89297	EMERGENCY SVC W-40	
	EQUIPMENT MAINTENANCE			TELSTAR INSTRUMENTS, INC				
	7412	3/29/17	120957	TELSTAR INSTRUMENTS, INC	4,518.00	89450	MODIFY CNTRL CIRCUT/INST	
	EQUIPMENT MAINTENANCE			TELSTAR INSTRUMENTS, INC				
	7412	3/29/17	120957	TELSTAR INSTRUMENTS, INC	3,172.00	89333	RELOC CHRLOR MON EQ	
	EQUIPMENT MAINTENANCE			TELSTAR INSTRUMENTS, INC				
	7650	3/29/17	120961	UNIVAR	281.08	F0865152	BLANKET PURCHASE ORDER	
	CHEMICALS			UNIVAR				
	7650	3/29/17	120961	UNIVAR	266.30	F0865153	BLANKET PURCHASE ORDER	
	CHEMICALS			UNIVAR				
	7650	3/29/17	120961	UNIVAR	295.87	F0865154	BLANKET PURCHASE ORDER	
	CHEMICALS			UNIVAR				
	7650	3/29/17	120961	UNIVAR	399.44	F0865155	BLANKET PURCHASE ORDER	
	CHEMICALS			UNIVAR				
	7650	3/29/17	120961	UNIVAR	591.76	F0865156	BLANKET PURCHASE ORDER	
	CHEMICALS			UNIVAR				
	7650	3/29/17	120961	UNIVAR	369.84	F0865512	BLANKET PURCHASE ORDER	
	CHEMICALS			UNIVAR				
	7650	3/29/17	120961	UNIVAR	233.75	F0865513	BLANKET PURCHASE ORDER	
	CHEMICALS			UNIVAR				
	7650	3/29/17	120961	UNIVAR	199.72	F0865518	BLANKET PURCHASE ORDER	
	CHEMICALS			UNIVAR				
	7650	3/29/17	120961	UNIVAR	310.67	F0865519	BLANKET PURCHASE ORDER	
	CHEMICALS			UNIVAR				
	7650	3/29/17	120961	UNIVAR	207.11	F0865521	BLANKET PURCHASE ORDER	
	CHEMICALS			UNIVAR				
	7650	3/29/17	120961	UNIVAR	399.44	F0865665	BLANKET PURCHASE ORDER	
	CHEMICALS			UNIVAR				

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2081	7650	3/29/17	120961	UNIVAR	273.69	F0865666	BLANKET PURCHASE ORDER	
WATER-OPERATIONS	CHEMICALS			UNIVAR				
	7320	3/29/17	120965	VERIZON WIRELESS	169.97	9782045529	2017-02	
	COMMUNICATIONS			VERIZON WIRELESS				
	7990	3/29/17	120971	ZENNER PERFORMANCE METERS INC	17,594.90	0035185-IN	1" WATER METERS POSITIVE	
	MATERIALS/SUPP'S/INVENTR'			ZENNER PERFORMANCE METERS INC				
				Division Total 2081 WATER-OPERATIONS	39,984.24			
2091	7550	3/17/17	120808	TOTAL FILTRATION SERVICES, INC	52.14	PSV1600688	BLANKET PURCHASE ORDER	
INTERMODAL-OPERATIN G	OTHER CONTRACTUAL SERV			TOTAL FILTRATION SERVICES, INC				
	7550	3/29/17	120830	A T & T	35.51	9388665	2017-02 583-9688 AMTK	
	OTHER CONTRACTUAL SERV			A T & T (13982)				
	7550	3/29/17	120897	BERNADETTE THOMPSON DBA	355.00		2017-03 AMTRAK	
	OTHER CONTRACTUAL SERV			HANFORD JANITORIAL SERVICE				
	7550	3/29/17	120905	JORGENSEN CO INC	3,027.34	5646083	FIRE SPRNKLR/TRN STN	
	OTHER CONTRACTUAL SERV			JORGENSEN CO INC				
				Division Total 2091 INTERMODAL-OPERATING	3,469.99			
2100	7600	3/17/17	120781	ARAMARK UNIFORM SERVICES, INC	121.19	601268060	BLANKET PURCHASE ORDER	
BUILDING MAINTENANCE	SPECIAL DEPARTMENTAL EX			ARAMARK UNIFORM SERVICES, INC				
	7600	3/17/17	120781	ARAMARK UNIFORM SERVICES, INC	121.19	601282555	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			ARAMARK UNIFORM SERVICES, INC				
	7600	3/17/17	120792	HANFORD AUTO & TRUCK PARTS, INC	17.58	107306	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			HANFORD AUTO & TRUCK PARTS, INC				
	7600	3/17/17	120804	PIEROTTE'S PLUMBING INC	315.00	35301	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			PIEROTTE'S PLUMBING INC				
	7600	3/17/17	120804	PIEROTTE'S PLUMBING INC	2.21	FIN CHG	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			PIEROTTE'S PLUMBING INC				

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2100	7320	3/29/17	120830	A T & T	35.51	9388664	2017-02 583-8452 CPYD	
BUILDING MAINTENANCE	COMMUNICATIONS			**A T & T (13982)**				
	7320	3/29/17	120830	A T & T	37.41	9391599	2017-02 583-8911CTYHL	
	COMMUNICATIONS			**A T & T (13982)**				
	7320	3/29/17	120830	A T & T	37.41	9388672	2017-02 585-0706VETEL	
	COMMUNICATIONS			**A T & T (13982)**				
	7320	3/29/17	120830	A T & T	37.41	9388677	2017-02 589-6436CTYHL	
	COMMUNICATIONS			**A T & T (13982)**				
	7550	3/29/17	120835	AMERICAN INCORPORATED	954.94	7060980	A/C REPAIR PD	
	OTHER CONTRACTUAL SERV			**AMERICAN INCORPORATED**				
	7550	3/29/17	120835	AMERICAN INCORPORATED	248.45	7061331	CAPACITOR BELT	
	OTHER CONTRACTUAL SERV			**AMERICAN INCORPORATED**				
	7550	3/29/17	120835	AMERICAN INCORPORATED	2,515.00	7060948	MAINT HVAC/CORP YRD	
	OTHER CONTRACTUAL SERV			**AMERICAN INCORPORATED**				
	7550	3/29/17	120835	AMERICAN INCORPORATED	500.00	7060947	MAINT ICE MACHINE/CRP	
	OTHER CONTRACTUAL SERV			**AMERICAN INCORPORATED**				
	7550	3/29/17	120835	AMERICAN INCORPORATED	163.84	7061039	TORN BELT/CORP YD	
	OTHER CONTRACTUAL SERV			**AMERICAN INCORPORATED**				
	7550	3/29/17	120862	CLARK PEST CONTROL, INC	56.00	0079019003	2017-03 CITY OFC	
	OTHER CONTRACTUAL SERV			**CLARK PEST CONTROL, INC**				
	7550	3/29/17	120862	CLARK PEST CONTROL, INC	40.00	0002405703	2017-03 CIVIC AUD	
	OTHER CONTRACTUAL SERV			**CLARK PEST CONTROL, INC**				
	7550	3/29/17	120862	CLARK PEST CONTROL, INC	50.00	0097036603	2017-03 COE PARK	
	OTHER CONTRACTUAL SERV			**CLARK PEST CONTROL, INC**				
	7550	3/29/17	120862	CLARK PEST CONTROL, INC	45.00	0106699703	2017-03 CORP YARD	
	OTHER CONTRACTUAL SERV			**CLARK PEST CONTROL, INC**				
	7550	3/29/17	120862	CLARK PEST CONTROL, INC	49.00	0095060903	2017-03 LONGFIELD	
	OTHER CONTRACTUAL SERV			**CLARK PEST CONTROL, INC**				
	7550	3/29/17	120862	CLARK PEST CONTROL, INC	40.00	0087821603	2017-03 POLICE	
	OTHER CONTRACTUAL SERV			**CLARK PEST CONTROL, INC**				

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2100	7550	3/29/17	120862	CLARK PEST CONTROL, INC	40.00	0090125503	2017-03 VETS	
BUILDING MAINTENANCE	OTHER CONTRACTUAL SERV			CLARK PEST CONTROL, INC				
	7770	3/29/17	120933	FOREST L STORY DBA	435.00	3011	REG/MADERA/ 3/29/17;	
	TRAINING/TRAVEL/MEETING			PUBLIC SECTOR EXCELLENCE				
	7770	3/29/17	120933	FOREST L STORY DBA	155.00	3011	REG/MADERA/ 3/29/17; J.BU	
	TRAINING/TRAVEL/MEETING			PUBLIC SECTOR EXCELLENCE				
	7600	3/29/17	120940	ROBERT S MARKS PLUMBING INC	204.00	82441	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			ROBERT S MARKS PLUMBING INC				
	7780	3/29/17	120949	SOUTHERN CALIF EDISON CO	4,046.76		2017-02	
	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
	7300	3/29/17	120951	STADRI EMBLEMS	45.18	331302	HFD ROUND PATCHS	
	UNIFORM EXPENSE			STADRI EMBLEMS				
	7300	3/29/17	120951	STADRI EMBLEMS	38.88	329273	PW CRESCENT PATCHS	
	UNIFORM EXPENSE			STADRI EMBLEMS				
	7320	3/29/17	120956	U S TELEPACIFIC CORP DBA	24.99	88857121-0	2017-03	
	COMMUNICATIONS			TELEPACIFIC COMMUNICATIONS				
	7550	3/29/17	120963	GEIL ENTERPRISES, INC DBA	180.00	321485	4-6/17CRPYD FIRE ALRM	
	OTHER CONTRACTUAL SERV			VALLEY SECURITY & ALARM				
	7320	3/29/17	120965	VERIZON WIRELESS	33.16	9782045529	2017-02	
	COMMUNICATIONS			VERIZON WIRELESS				
				Division Total 2100 BUILDING MAINTENANCE	10,590.11			
2102	817669	3/17/17	120795	HOLT LUMBER INC	107.56	512502	4X8 PLY WOOD	
BLDG OPER-EQUIP REPL RSRV	TILE PR-CTY OFF,TEEN,COE			HOLT LUMBER INC				
				Division Total 2102 BLDG OPER-EQUIP REPL RSRV	107.56			
2104	817601	3/17/17	120790	SHERWIN WILLIAMS COMPANY DBA	6.85	5505-6	48MM RED DUCT	
ACCUM CAPITAL OUTLAY	ADA BLDG MODIFICATIONS			FRAZEE INDUSTRIES				

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2104	817601	3/17/17	120799	KINGS CO PIPE-EMPIRE BLUE TARP	161.55	1702-02366(	18 HI BOWL,HARDWARE	
ACCUM CAPITAL OUTLAY	ADA BLDG MODIFICATIONS			KINGS CO PIPE EMPIRE BLUE TARP				
	817601	3/17/17	120799	KINGS CO PIPE-EMPIRE BLUE TARP	449.74	1702-024352	BOLTS,BOWL,TANK,ETC	
	ADA BLDG MODIFICATIONS			KINGS CO PIPE EMPIRE BLUE TARP				
	817601	3/17/17	120799	KINGS CO PIPE-EMPIRE BLUE TARP	17.19	1702-023661	CEMENT, CAP, FLANGE	
	ADA BLDG MODIFICATIONS			KINGS CO PIPE EMPIRE BLUE TARP				
	817601	3/17/17	120799	KINGS CO PIPE-EMPIRE BLUE TARP	7.49	1702-024756	CLOSET RISE	
	ADA BLDG MODIFICATIONS			KINGS CO PIPE EMPIRE BLUE TARP				
	817601	3/17/17	120799	KINGS CO PIPE-EMPIRE BLUE TARP	113.45	1702-023659	TANK	
	ADA BLDG MODIFICATIONS			KINGS CO PIPE EMPIRE BLUE TARP				
	817601	3/24/17	120813	ALAN LAIRD PLUMBING	810.00	2032	MOVE TOILET/ADA COMPLIANC	
	ADA BLDG MODIFICATIONS			ALAN LAIRD PLUMBING				
	816642	3/29/17	120846	BELMONT NURSERY	313.11	156739	24" BOX TREE-CELTIS SINEN	
	DOWNTOWN 2010 PLAN PROJ			BELMONT NURSERY				
	816642	3/29/17	120846	BELMONT NURSERY	313.12	156739	24" BOX TREE-GRINKGO BILO	
	DOWNTOWN 2010 PLAN PROJ			BELMONT NURSERY				
	816642	3/29/17	120846	BELMONT NURSERY	1,295.65	156739	24" BOX TREE-PISTACIA X R	
	DOWNTOWN 2010 PLAN PROJ			BELMONT NURSERY				
	817654	3/29/17	120846	BELMONT NURSERY	9,069.52	156738	24" BOX TREES-PISTACIA X	
	DOWNTOWN 2010 PLAN			BELMONT NURSERY				
	817602	3/29/17	120860	CHARGEPOINT, INC	325.00	39350	ESTIMATED SHIPPING/HANDLI	
	ENERGY CONSERVTN PROJ/P			CHARGEPOINT, INC				
	817602	3/29/17	120860	CHARGEPOINT, INC	19,579.56	39350	EV CHARGING STATIONS - CO	
	ENERGY CONSERVTN PROJ/P			CHARGEPOINT, INC				
	4746-006	3/29/17	120896	HANFORD CHAMBER OF COMMERCE	(2,500.00)		XMAS BANNERS 816649	
	CONTRIBUTIONS-OTHR AGCY			HANFORD CHAMBER OF COMMERCE				
	817601	3/29/17	120901	RUSSELL DEAN HAYES DBA	1,330.00	5568	ADA TOILET/TEEN CTR	
	ADA BLDG MODIFICATIONS			HAYES GARAGE DOORS				
	817604	3/29/17	120913	LANE ENGINEERS, INC	82.00	40989	2017-02 PRO SVC	
	BASTILLE BLDG RENOVATION			LANE ENGINEERS, INC				

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				Division Total 2104 ACCUM CAPITAL OUTLAY	31,374.23			
2131 COURTHOUSE SQUARE-OPERTNG	7320 COMMUNICATIONS	3/29/17	120830	A T & T / A T & T (13982)	20.28	9388667	2017-02 584-8145CRTEL	
	7495 PROF AND SPEC SERVICES	3/29/17	120862	CLARK PEST CONTROL, INC / CLARK PEST CONTROL, INC	60.00	0100629803	2017-03 COURTHOUSE	
	7495 PROF AND SPEC SERVICES	3/29/17	120897	BERNADETTE THOMPSON DBA / HANFORD JANITORIAL SERVICE	450.00		2017-03 CRTHOUSE	
	7780 UTILITIES-ELECTRICITY	3/29/17	120949	SOUTHERN CALIF EDISON CO / SOUTHERN CALIF EDISON CO	3,251.70		2017-02	
				Division Total 2131 COURTHOUSE SQUARE-OPERTNG	3,781.98			
2181 TRANSPORTN FACLTY IMP FEE	815665 LCY REALIGN-SH43/SIERRA	3/29/17	120944	KERTEL COMMUNICATIONS INC DBA / SEBASTIAN CORP	1,760.00	66684	MOVE DATA SYS/ROUTER	
	815627 TRAF SIG/GRGVL & 13TH AV	3/29/17	120955	T R C ENGINEERS, INC / T R C ENGINEERS, INC	2,325.00	17739	2017-01	
	815665 LCY REALIGN-SH43/SIERRA	3/29/17	120973	ZUMWALT HANSEN, INC / ZUMWALT HANSEN, INC	2,136.74	11686	12-16-16-03/17/17 WO8	
				Division Total 2181 TRANSPORTN FACLTY IMP FEE	6,221.74			
2183 POLICE PROTECTION IMP FEE	815606 POL STA DESIGN/PROP ACQ	3/29/17	120913	LANE ENGINEERS, INC / LANE ENGINEERS, INC	1,187.17	40937	2017-02 CONST DOCS	
				Division Total 2183 POLICE PROTECTION IMP FEE	1,187.17			
2185 WATER SYSTEM IMPACT FEE	815642 WATER DIST MAIN EXT PGM	3/29/17	120960	UNITED PARCEL SERVICE / UNITED PARCEL SERVICE	85.29	F7476V097	VLDR EXCH/CONST CO	
				Division Total 2185 WATER SYSTEM IMPACT FEE	85.29			

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240	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	17.17	701	2017-01	
LAD 90-1 T606 PINECASTLE	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	17.17	702	2017-02	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
				Division Total 240 LAD 90-1 T606 PINECASTLE	34.34			
241	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	1.49	703	2017-01	
LAD 90-2 T610 PARK MONTRY	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	1.49	705	2017-02	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
				Division Total 241 LAD 90-2 T610 PARK MONTRY	2.98			
242	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	1.56	703	2017-01	
LAD 90-3 T595 MANS #7 & 8	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	1.56	705	2017-02	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
				Division Total 242 LAD 90-3 T595 MANS #7 & 8	3.12			
243	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	0.33	708	2017-01	
LAD 90-4 T619 HYDE PARK	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	0.33	709	2017-02	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
				Division Total 243 LAD 90-4 T619 HYDE PARK	0.66			
244	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	1.77	708	2017-01	
LAD 91-1 T641 SIERA VISTA	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	1.77	709	2017-02	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
				Division Total 244 LAD 91-1 T641 SIERA VISTA	3.54			
245	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	2.54	701	2017-01	
LAD 92-1 PORTOFINO 1 & 2	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	2.54	702	2017-02	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
				Division Total 245 LAD 92-1 PORTOFINO 1 & 2	5.08			
246	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	1.31	706	2017-01	
LAD 92-2 CIELO EN TIERRA	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	1.31	707	2017-02	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
				Division Total 246 LAD 92-2 CIELO EN TIERRA	2.62			
247	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	2.15	706	2017-01	
LAD 93-1 T634 VINTAGE EST	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	2.15	707	2017-02	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
				Division Total 247 LAD 93-1 T634 VINTAGE EST	4.30			
248	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	3.20	708	2017-01	
LAD 93-2 T673 WALNUT FRST	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	0.74	708	2017-01 SLOUGH FRNTGE	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	3.20	709	2017-02	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	0.74	709	2017-02 SLOUGH FRNTGE	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
				Division Total 248 LAD 93-2 T673 WALNUT FRST	7.88			
249	7780	3/24/17	120822	SOUTHERN CALIF EDISON CO	48.42		2017-02	
LAD 94-1 T712 GATEWAY EST	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	1.53	701	2017-01	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	0.76	701	2017-01 BASIN	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	1.53	702	2017-02	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	0.76	702	2017-02 BASIN	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
				Division Total 249 LAD 94-1 T712 GATEWAY EST	53.00			
250	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	15.47	703	2017-01 FRONTAGE	
LAD 94-2 T708 STONECREST	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	7.90	703	2017-01 PARK FRNTAGE	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	7.80	703	2017-01 RR FRONTAGE	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	15.47	705	2017-02 FRONTAGE	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	7.90	705	2017-02 PARK FRNTAGE	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	7.80	705	2017-02 RR FRNTAGE	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
				Division Total 250 LAD 94-2 T708 STONECREST	62.34			

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251	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	3.50	703	2017-01	
LAD 94-3 T696 QUAIL RUN	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	13.82	703	2017-01 INTERIOR PARK	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	3.50	705	2017-02	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	13.82	705	2017-02 INTERIOR PARK	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
				Division Total 251 LAD 94-3 T696 QUAIL RUN	34.64			
252	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	0.83	708	2017-01	
LAD 97-1 T711 ROSEWOOD	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	0.83	709	2017-02	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
				Division Total 252 LAD 97-1 T711 ROSEWOOD	1.66			
253	7780	3/24/17	120822	SOUTHERN CALIF EDISON CO	25.40		2017-02	
LAD 97-2 T742 SUMMERFLD	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	0.66	701	2017-01	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	0.66	702	2017-02	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
				Division Total 253 LAD 97-2 T742 SUMMERFLD	26.72			
254	7780	3/24/17	120822	SOUTHERN CALIF EDISON CO	73.54		2017-02	
LAD 97-3 T743 COUNTRY CR	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	10.07	708	2017-01	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				

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254 LAD 97-3 T743 COUNTRY CR	7550 OTHER CONTRACTUAL SERV	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC **CLEAN CUT LANDSCAPE MANAGEMENT INC**	10.07	709	2017-02	
				Division Total 254 LAD 97-3 T743 COUNTRY CR	93.68			
255 LAD 98-1 T747 CRYSTL SPR	7550 OTHER CONTRACTUAL SERV	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC **CLEAN CUT LANDSCAPE MANAGEMENT INC**	3.60	701	2017-01	
	7550 OTHER CONTRACTUAL SERV	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC **CLEAN CUT LANDSCAPE MANAGEMENT INC**	3.60	702	2017-02	
				Division Total 255 LAD 98-1 T747 CRYSTL SPR	7.20			
256 LAD 98-2 T759 MT VW #1	7550 OTHER CONTRACTUAL SERV	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC **CLEAN CUT LANDSCAPE MANAGEMENT INC**	7.17	708	2017-01	
	7550 OTHER CONTRACTUAL SERV	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC **CLEAN CUT LANDSCAPE MANAGEMENT INC**	7.17	709	2017-02	
				Division Total 256 LAD 98-2 T759 MT VW #1	14.34			
257 LAD 01-1 T680 PAC GR #1	7550 OTHER CONTRACTUAL SERV	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC **CLEAN CUT LANDSCAPE MANAGEMENT INC**	1.71	706	2017-01	
	7550 OTHER CONTRACTUAL SERV	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC **CLEAN CUT LANDSCAPE MANAGEMENT INC**	0.74	706	2017-01 BASIN	
	7550 OTHER CONTRACTUAL SERV	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC **CLEAN CUT LANDSCAPE MANAGEMENT INC**	1.71	707	2017-02	
	7550 OTHER CONTRACTUAL SERV	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC **CLEAN CUT LANDSCAPE MANAGEMENT INC**	0.74	707	2017-02 BASIN	
				Division Total 257 LAD 01-1 T680 PAC GR #1	4.90			
258 LAD 01-2 T770 CAMBRIA #1	7550 OTHER CONTRACTUAL SERV	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC **CLEAN CUT LANDSCAPE MANAGEMENT INC**	1.85	703	2017-01	

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258	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	3.44	703	2017-01 RR FRONTAGE	
LAD 01-2 T770 CAMBRIA #1	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	1.85	705	2017-02	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	3.44	705	2017-02 RR FRONTAGE	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
				Division Total 258 LAD 01-2 T770 CAMBRIA #1	10.58			
259	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	1.64	703	2017-01	
LAD 01-3 T771 POPPY HILL	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	1.64	705	2017-02	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
				Division Total 259 LAD 01-3 T771 POPPY HILL	3.28			
260	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	20.41	706	2017-01	
LAD 01-4 T769 SILVER OAK	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	20.41	707	2017-02	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
				Division Total 260 LAD 01-4 T769 SILVER OAK	40.82			
261	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	13.91	708	2017-01	
LAD 02-1 T776 ASHTON PARK	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	13.91	709	2017-02	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
				Division Total 261 LAD 02-1 T776 ASHTON PARK	27.82			
262	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	1.64	706	2017-01	
LAD 03-1 T789 LA PARC	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				

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262	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	4.51	706	2017-01 RAILROAD	
LAD 03-1 T789 LA PARC	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	1.64	707	2017-02	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	4.51	707	2017-02 RAILROAD	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
				Division Total 262 LAD 03-1 T789 LA PARC	12.30			
263	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	2.89	708	2017-01	
LAD 04-1 T810 SIDONIA	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	2.89	709	2017-02	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
				Division Total 263 LAD 04-1 T810 SIDONIA	5.78			
264	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	8.45	703	2017-01	
LAD 04-2 T799 CAMBRIDGE	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	1.37	703	2017-01 INTERIOR BASN	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	8.45	705	2017-02	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	1.37	705	2017-02 INTERIOR BASN	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
				Division Total 264 LAD 04-2 T799 CAMBRIDGE	19.64			
265	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	16.62	706	2017-01 PARK	
LAD 04-3 T795 CAMBRIDGE	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	4.28	706	2017-01 RAILROAD	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				

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265	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	14.81	706	2017-01 STREET	
LAD 04-3 T795 CAMBRIDGE	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	14.81	707	2017-02	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	16.62	707	2017-02 PARK	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	4.28	707	2017-02 RR	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
				Division Total 265 LAD 04-3 T795 CAMBRIDGE	71.42			
266	7780	3/24/17	120822	SOUTHERN CALIF EDISON CO	71.73		2017-02	
LAD 04-4 T802-3 SIERRA	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	3.94	701	2017-01 BASIN	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	0.60	701	2017-01 PARK	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	3.94	702	2017-02	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	0.60	702	2017-02 PARK	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
				Division Total 266 LAD 04-4 T802-3 SIERRA	80.81			
2665	816621	3/29/17	120841	AVISON CONSTRUCTION INC	21,707.50		PMT #4 12/06-03/21/17	
GAS TAX - 2103	12TH RESURF/SJVRR-HOME D			AVISON CONSTRUCTION INC				
				Division Total 2665 GAS TAX - 2103	21,707.50			
2667	816671	3/29/17	120841	AVISON CONSTRUCTION INC	45,600.00		PMT#3 11/2/16-3/21/17	
T.D.A. - TRANSPORTATION	11TH AVE RESRF-IVY-GRNGV			AVISON CONSTRUCTION INC				

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2667 T.D.A. - TRANSPORTATION	817619 NEW SIDEWALK & ADA IMPR	3/29/17	120857	CEN CAL PAVING INC **CEN CAL PAVING INC**	1,813.44	2109	POUR CONCRETE RAMP	
				Division Total 2667 T.D.A. - TRANSPORTATION	47,413.44			
2669 REGIONAL STP EXCHANGE FDS	815625 LACEY RESURF/GRNFD-MALL	3/24/17	120814	AVISON CONSTRUCTION INC **AVISON CONSTRUCTION INC**	9,500.00		PMT #4 12/06-01/05/17	
	815625 LACEY RESURF/GRNFD-MALL	3/29/17	120841	AVISON CONSTRUCTION INC **AVISON CONSTRUCTION INC**	74,955.00		PMT #5 01/06-03/21/17	
				Division Total 2669 REGIONAL STP EXCHANGE FDS	84,455.00			
267 LAD 05-1 MISSION PARK	7780 UTILITIES-ELECTRICITY	3/24/17	120822	SOUTHERN CALIF EDISON CO **SOUTHERN CALIF EDISON CO**	24.40		2017-02	
	7550 OTHER CONTRACTUAL SERV	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC **CLEAN CUT LANDSCAPE MANAGEMENT INC**	0.65	701	2017-01 BASIN	
	7550 OTHER CONTRACTUAL SERV	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC **CLEAN CUT LANDSCAPE MANAGEMENT INC**	0.65	702	2017-02 BASIN	
				Division Total 267 LAD 05-1 MISSION PARK	25.70			
2672 CMAQ FUNDS	816620 TRAF SIG/HFD-ARM & IRWIN	3/29/17	120973	ZUMWALT HANSEN, INC **ZUMWALT HANSEN, INC**	2,846.50	11687	01/17-03/17/17 WO 5	
				Division Total 2672 CMAQ FUNDS	2,846.50			
268 LAD 05-2 T835 COPPER VLLY	7550 OTHER CONTRACTUAL SERV	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC **CLEAN CUT LANDSCAPE MANAGEMENT INC**	8.82	706	2017-01	
	7550 OTHER CONTRACTUAL SERV	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC **CLEAN CUT LANDSCAPE MANAGEMENT INC**	8.82	707	2017-02	
				Division Total 268 LAD 05-2 T835 COPPER VLLY	17.64			

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269	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	17.29	703	2017-01	
LAD 06-1 T794 QUAIL PARK	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	17.29	705	2017-02	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
				Division Total 269 LAD 06-1 T794 QUAIL PARK	34.58			
270	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	1.41	706	2017-01	
LAD 09-1 T877 VICTORY	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	1.41	707	2017-02	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
				Division Total 270 LAD 09-1 T877 VICTORY	2.82			
271	7780	3/24/17	120822	SOUTHERN CALIF EDISON CO	83.74		2017-02	
LAD 09-2 T843 LENNAR	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	5.10	708	2017-01	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	7.68	708	2017-01 #II	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	11.12	708	2017-01 #III	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	5.10	709	2017-02	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	7.68	709	2017-02 #II	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	3/29/17	120865	CLEAN CUT LANDSCAPE MANAGEMENT INC	11.12	709	2017-02 #III	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
				Division Total 271 LAD 09-2 T843 LENNAR	131.54			

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
273 LAD 14-01 T843 INDEP SUB3	7780 UTILITIES-ELECTRICITY	3/24/17	120822	SOUTHERN CALIF EDISON CO **SOUTHERN CALIF EDISON CO**	50.68		2017-02	
				Division Total 273 LAD 14-01 T843 INDEP SUB3	50.68			
2910 WATER CAPITAL	817612 PW TECHNOLOGY UPGRADES	3/17/17	120797	J ' S COMMUNICATIONS, INC **J ' S COMMUNICATIONS, INC**	128.74	48545	UHF DIG RADIO SYSTM/WATER	
				Division Total 2910 WATER CAPITAL	128.74			
390 WATER-OPERATIONS	2020-002 UNAPPLIED CREDITS FOR UB	3/29/17	120856	CELIS, LAURA L **CELIS, LAURA L**	44.83		REISSUE CK 95655	
				Division Total 390 WATER-OPERATIONS	44.83			
3940-004 GVT CAP WTR LEASE PUR AGM	7930 PRINCIPAL PAYMENT	3/29/17	120843	BANC OF AMERICA LEASING **BANC OF AMERICA LEASING**	136,046.75	R29126	PRIN	
	7960 INTEREST EXPENSE	3/29/17	120843	BANC OF AMERICA LEASING **BANC OF AMERICA LEASING**	139,677.60	R29126	INT	
				Division Total 3940-004 GVT CAP WTR LEASE PUR AGM	275,724.35			
3950 PROP 84-GRANT	814664 CONSOLIDATN-3 WTR SYSTM	3/29/17	120932	PROVOST & PRITCHARD CONSULTING GRP **PROVOST & PRITCHARD CONSULTING GRP**	440.00	61977	2017-02 FINAL WELL 50	
				Division Total 3950 PROP 84-GRANT	440.00			
400 CITY PAYROLL REVOLVING	2073 AMERICAN FID FLEX-DEFERR	3/16/17	120767	AMERICAN FIDELITY ASSURANCE-FLEX **AMERICAN FIDELITY ASSURANCE-FLEX**	2,856.79		DED:396 AMFID FLEX	
	2063 EMPLOYEES ATTACHMENT P	3/16/17	120768	CALIF STATE DISBURSEMENT UNIT **CALIF STATE DISBURSEMENT UNIT**	1,178.86		DED:206 ATTACHMENT	
	2063 EMPLOYEES ATTACHMENT P	3/16/17	120769	FRANCHISE TAX BOARD **FRANCHISE TAX BOARD**	330.00		DED:210 ATTACHMENT	

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400	2059	3/16/17	120770	G E M A 1121211070	690.00		DED:621 GEMA	
CITY PAYROLL REVOLVING	EMPLOYEES ASSOCNS PAYA			G E M A				
	2059	3/16/17	120771	H M E A 0000129193	36.00		DED:600 HMEA	
	EMPLOYEES ASSOCNS PAYA			H M E A				
	2059	3/16/17	120771	H M E A 0000129193	(1.00)		DED:600 HMEA DUES	
	EMPLOYEES ASSOCNS PAYA			H M E A				
	2059	3/16/17	120771	H M E A 0000129193	1.00		DED:600 HMEA DUES	
	EMPLOYEES ASSOCNS PAYA			H M E A				
	2059	3/16/17	120772	H P O A 3242162141	2,650.00		DED:607 HPOA	
	EMPLOYEES ASSOCNS PAYA			H P O A				
	2059	3/16/17	120773	I A F F, LOCAL 3898 A/C#9129026	1,161.00		DED:615 I A F F	
	EMPLOYEES ASSOCNS PAYA			I A F F, LOCAL 3898				
	2059	3/16/17	120773	I A F F, LOCAL 3898 A/C#9129026	10.50		DED:622 I A F F	
	EMPLOYEES ASSOCNS PAYA			I A F F, LOCAL 3898				
	2063	3/16/17	120774	KINGS COUNTY SHERIFF'S OFFICE	561.27		DED:209 ATTACHMENT	
	EMPLOYEES ATTACHMENT P			KINGS COUNTY SHERIFF'S OFFICE				
	2063	3/16/17	120775	MICHAEL H MEYER	274.62		DED:205 ATTACHMENT	
	EMPLOYEES ATTACHMENT P			MEYER, MICHAEL H				
	2059	3/16/17	120776	S E I U LOCAL 521	2,733.26		DED:601 SEIU MEMBR	
	EMPLOYEES ASSOCNS PAYA			S E I U LOCAL 521				
	2059	3/16/17	120776	S E I U LOCAL 521	(32.17)		DED:601 UNION DUES	
	EMPLOYEES ASSOCNS PAYA			S E I U LOCAL 521				
	2059	3/16/17	120776	S E I U LOCAL 521	32.17		DED:601 UNION DUES	
	EMPLOYEES ASSOCNS PAYA			S E I U LOCAL 521				
	2059	3/16/17	120776	S E I U LOCAL 521	(23.69)		DED:601 UNION DUES	
	EMPLOYEES ASSOCNS PAYA			S E I U LOCAL 521				
	2059	3/16/17	120776	S E I U LOCAL 521	23.69		DED:601 UNION DUES	
	EMPLOYEES ASSOCNS PAYA			S E I U LOCAL 521				
	2059	3/16/17	120776	S E I U LOCAL 521	468.73		DED:602 SEIU FEEPR	
	EMPLOYEES ASSOCNS PAYA			S E I U LOCAL 521				

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400	2059	3/16/17	120776	S E I U LOCAL 521	(38.96)		DED:602 UNION DUES	
CITY PAYROLL REVOLVING	EMPLOYEES ASSOCNS PAYA			S E I U LOCAL 521				
	2059	3/16/17	120776	S E I U LOCAL 521	38.96		DED:602 UNION DUES	
	EMPLOYEES ASSOCNS PAYA			S E I U LOCAL 521				
	2063	3/16/17	120777	U S DEPT OF EDUCATION	179.61		DED:212 ATTACHMENT	
	EMPLOYEES ATTACHMENT P			U S DEPT OF EDUCATION				
	2074	3/24/17	120824	TRANSAMERICA LIFE INSURANCE CO	2,261.98	2502380319	2017-03 TRANSAM	
	TRANSAMERICA			TRANSAMERICA LIFE INSURANCE CO				
	2072	3/29/17	120834	AMERICAN FIDELITY ASSURANCE	1,681.20	B589774	2017-04 AMER FID	
	AMERICAN FID ASSURANCE			AMERICAN FIDELITY ASSURANCE				
	2073	3/29/17	120834	AMERICAN FIDELITY ASSURANCE	406.32	B589774	2017-04 AMER FID	
	AMERICAN FID FLEX-DEFERR			AMERICAN FIDELITY ASSURANCE				
	2068	3/29/17	120851	C S A C EXCESS INSURANCE AUTHORITY	2,100.90	17401163	FY17 EAP APR-JUN	
	EMPLOYEE ASSISTNT PAYAB			C S A C EXCESS INSURANCE AUTHORITY				
				Division Total 400 CITY PAYROLL REVOLVING	19,581.04			
511	3024-037	3/24/17	120820	MCMILLIN CO & AFFILIATED ENTITIES	10,577.00		RELEASE WRNTY SEC	
MISC CASH DEPOSITS TRUST	MCMILN T825-5 WRNTY SEC			MCMILLIN CO & AFFILIATED ENTITIES				
	3005-070	3/29/17	120885	GARZA ACCOUNTANCY CORP	9.00		LICENSE REFUND	
	DISAB ACCES-BL-SB1186			GARZA ACCOUNTANCY CORP				
	3004-004	3/29/17	120895	HAMMERSCHMIDT BROUGHTON LAW CORP	692.47		RFD SECURITY DEPOSIT	
	CITY LEASE SEC DEP TRST			HAMMERSCHMIDT BROUGHTON LAW CORP				
	3001-1	3/29/17	120919	ALICIA MARTELLA	250.00	2002818	REFUND DEP CIVIC 9188	
	REC-AUDITORIUM DEP TRUST			MARTELLA, ALICIA				
	3001-1	3/29/17	120959	MANUEL TOVAR	1,250.00	2002816	REFUND DEP VETS 7889	
	REC-AUDITORIUM DEP TRUST			TOVAR, MANUEL				
				Division Total 511 MISC CASH DEPOSITS TRUST	12,778.47			

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
513 RENTER INSURANCE DEPOSITS	5603 RENTERS INS DEP-MARCH	3/29/17	120903	HUB INTERNATIONAL OF CA INS SVC INC **HUB INTERNATIONAL INSURANCE SVC INC**	107.40		3/25 A MARTELLA #9188	
	5603 RENTERS INS DEP-MARCH	3/29/17	120903	HUB INTERNATIONAL OF CA INS SVC INC **HUB INTERNATIONAL INSURANCE SVC INC**	128.04		3/25 M TOVAR #9033	
				Division Total 513 RENTER INSURANCE DEPOSITS	235.44			
519 SUBDIVISION DEPOSIT TRUST	3007-017 KOINONIA-HAR WTR RFD AGF	3/24/17	120819	KOINONIA CHURCH **KOINONIA CHURCH**	11,935.45		RELEASE ACCT BALANCE	
				Division Total 519 SUBDIVISION DEPOSIT TRUST	11,935.45			
					990,597.95			

AGENDA
STAFF REPORT

MEETING DATE: 4/4/2017	**AGENDA SECTION:** A

SUBJECT:
GENERAL PLAN AMENDMENT NO. 2017-02, is a request by the City of Hanford to comprehensively update the General Plan, including the following elements: Economic Development; Land Use and Community Design; Transportation and Circulation; Open Space, Conservation and Recreation; Public Facilities and Services; Health, Safety and Noise. The purpose of the General Plan Update to guide future growth and development in the City through 2035. The project covers the proposed City limits as well as the proposed Primary and Secondary Sphere of Influences. (Resolution 17-21-R) MUNICIPAL CODE AMENDMENT No. 2017-01, is a request by the City of Hanford to update the City's Zoning Ordinance and Zone Map to be consistent with the proposed 2035 General Plan. (Introduce and waive first reading of Ordinance 17-04) ENVIRONMENTAL IMPACT REPORT, State Clearinghouse Number 2015041024, certification of the Environmental Impact Report prepared for the 2035 General Plan Update. The program level Environmental Impact Report and Statement of Overriding Considerations will be considered that evaluates the environmental impacts associated with the proposed 2035 General Plan Update. (Resolution 17-20-R)

SEE ATTACHED STAFF REPORT AND OTHER EXHIBITS.

AVAILABILITY OF DOCUMENTS:
Copies of the following documents could not be attached to the staff report due to the size of the electronic files. Copies are available for review at City Hall, 317 N. Douty Street, Hanford CA 93230 or on the City of Hanford website:

<http://www.cityofhanfordca.com/depts/cd/planning/general_plan_update/default.asp>

- 2035 General Plan Background Report
- 2035 General Plan Draft Policy Document
- Final Environmental Impact Report prepared for the 2035 General Plan

The following document is too large for the website and can be reviewed in hard copy at City Hall, 317 N. Douty Hanford CA 93230 or available by purchasing a CD for $5:

- Draft Environmental Report prepared for the 2035 General Plan (Volume 1 and 2)

FISCAL IMPACT:

ATTACHMENTS:
CITY COUNCIL Staff Report
Exhibit A of City Council Staff Report
Proposed Land Use Map
Proposed Zoning Map
City Council Resolution 17-20-R FEIR
City Council Resolution 17-21-R GPA
City Council Ordinance 17-04
Draft Zoning Ordinance - March 2017
Planning Commission Staff Report and Signed Resolutions
Document submitted by Jerry Irons
Document submitted by Dennis Ham

CITY OF HANFORD
CITY COUNCIL

MEETING DATE: APRIL 4, 2017

GENERAL PLAN AMENDMENT NO. 2017-02, is a request by the City of Hanford to comprehensively update the General Plan, including the following elements: Economic Development; Land Use and Community Design; Transportation and Circulation; Open Space, Conservation and Recreation; Public Facilities and Services; Health, Safety and Noise. The purpose of the General Plan Update to guide future growth and development in the City through 2035. The project covers the proposed City limits as well as the proposed Primary and Secondary Sphere of Influences.

MUNICIPAL CODE AMENDMENT No. 2017-01, is a request by the City of Hanford to update the City's Zoning Ordinance and Zone Map to be consistent with the proposed 2035 General Plan.

ENVIRONMENTAL IMPACT REPORT, State Clearinghouse Number 2015041024, certification of the Environmental Impact Report prepared for the 2035 General Plan Update. The program level Environmental Impact Report and Statement of Overriding Considerations will be considered that evaluates the environmental impacts associated with the proposed 2035 General Plan Update.

RECOMMENDATION

The Planning Commission recommended that the City Council approve the following:

1. Certify the Final Environmental Impact Report 2015041024, adopt the Findings of Fact, adopt a Statement of Overriding Considerations as required by the California Environmental Quality Act (CEQA) (4-0-1, Nahal absent)
2. Approve the 2035 General Plan Update (General Plan Amendment 2017-02) (3-1-1, Nahal absent) with an amendment to two parcels APN 012-272-14 and 15 from Office Residential to Corridor Mixed Use. (3-1-1, Nahal absent)
3. Approve the Zoning Ordinance Update (Municipal Code Amendment 2017-01) with two amendments, page 15 and 25 and a change to the proposed zoning on two parcels APN 012-272-14 and 15 from OR – MX-C. (3-1-1, Nahal absent)

The Planning Commission approved the above mentioned items by the vote found in parenthesis after each item.

A copy of the Planning Commission's recommendation to amend the Land Use Map, Zoning Map and Zoning Ordinance is attached in Exhibit A. In addition, staff proposes

Attachment: CITY COUNCIL Staff Report (1919 : General Plan Update and Zoning Ordinance Update)

two additional amendments also found in Exhibit A. A summary of the recommendations are as follows:

- Page 15, error, City Council directed staff to allow Mini-warehouse in the R-L-5 zone with limitations.
- Page 22 to change the categories of industrial uses to General, Intensive and Limited and identify the zones each would be allowed. This adds the category intensive as a conditional use in the I-H zone. Adding the uses as conditional uses will allow the projects to be conditioned to address potential issues that may be encountered with the use such as water use or effluent, noise and dust issues that may potentially be significant.
- Page 22 add transportation, distribution or lab testing to the category of Marijuana. This clarifies that although these uses may be allowed in the City, if they pertain to marijuana they will be prohibited. (Note: staff is currently preparing an ordinance that will affect this category.)
- Page 25 Error, the identified Section should read 17.68.
- Page 181 to be consistent with the amendment of page 15
- Page 264 changes the description to be consistent with the change on Page 22.
- Page 265 changes the description to be consistent with the change on Page 22.
- Page 285 the zoning certificate of occupancy process has been eliminated, this is a clean up item.

RECOMMENDED MOTION

1. I move to approve Resolution 17-20-R certifying the Final Environmental Impact Report prepared for the 2035 General Plan Update, adopting the Findings of Fact, and adopting a Statement of Overriding Considerations as required by the California Environmental Quality Act.
2. I move to approve Resolution 17-21-R, approving the 2035 General Plan Update (General Plan Amendment 2017-02) as recommended by the Planning Commission and Staff in Exhibit A of the staff report.
3. Move to introduce and waive the first reading of Ordinance 17-04 for the Zoning Ordinance Update (Municipal Code Amendment 2017-01) as recommended by the Planning Commission and Staff in Exhibit A of the staff report.

PLANNING COMMISSION PUBLIC HEARING

During the March 14, 2017 public hearing, the Planning Commission took public comment on the above listed actions, including the EIR. During the hearing, 11 people

addressed the commission. The following is a summary of the public comments. During the hearing, staff did response to the verbal comments and has further responses to each comments below.

Dan Chin – *Comments were made during the public comment period of the meeting and not during the public hearing*. See attached written comment submitted during the hearing. Four recommendations: Optometry/medical/professional office. The retail zone was developed to create retail sales tax dollars so sales tax increases would not be asked of the public. Allowing medical will defeat the purpose of the regional commercial zone. Opposed to any office in the RC zone. If furniture sales are being lost to Hanford, carve out the zone to allow some uses. Allow furniture stores as a conditional uses from 4-10,000 square feet in the RC zone. Create two categories for banks full service downtown and limited banks at the mall. Recommended that the City sell the acres next to Hidden Valley Park and buy 20 additional acres for parkland.

Staff Response: Comment pertains to the Zoning Ordinance. The draft zoning ordinance would permit medical/professional offices in the C-R zone subject to the approval of a conditional use permit, not a permitted use as suggested by Mr. Chin. The draft zoning ordinance contains provision that furniture sales area is limited to 30,000 square feet. The draft zoning ordinance contains provision that main bank branches would be limited to the MX-D zone and secondary branches in the MX-D, MX-C and MX-N and C-N zones. Banks would not be permitted in the CR zone. The sale of the land adjacent to Hidden Valley Park is not a land use decision and was not within the scope of the discussion before the Planning Commission.

Shelly Talbert-Johnson – Zoning Ordinance: Council is proposing sweeping changes to downtown zoning. Changes that will most negatively impact downtown are opening zoning to allow furniture, medical/dental/optometry offices almost anywhere in the City. This will lift zoning protections that were developed to protect enhance and revitalize the downtown core. Zoning was developed to keep all of Hanford alive. The current Zoning Ordinance was intended to level the playing field. Protective zoning does work. Without zoning protections, businesses will leave and will end up costing the City of Hanford due to vacant building and blight.

Staff Response: Comments noted. Furniture stores are proposed to be allowed in the MX-D and C-R zone as a permitted use, with the limitation that in the C-R zone, the maximum square feet for sales area will be 30,000 square feet. The C-R zone is the primary retail sales area for the City of Hanford, which would normally include all retail sales. Medical and professional offices are proposed to be allowed in the C-N, C-S, MX-N, MX-C, MS-D, O-R and O zones as permitted uses and in the C-R as a conditional use.

Doug McIssack – representing Hanford Environmental Awareness Team. Addressed issues related to the preservation of the Mussel Slough and other water courses as addressed in Chapter 5 of the Draft General Plan. He stated that the policies are deficient as it relates to the preservation of the Mussel Slough, which have been designated open space in the document. He stated there is a deficiency relating to

these issues in order to comply with the State requirements. He addressed Policy 24 on Page 82, which states that the City shall protect groundwater basins and sloughs. It addresses the issue, but doesn't state how it that action will be taken. Another example, Policy 31 states where appropriate and feasible protect wetlands and riparian corridors. This policy and others are vague and the Guidelines state that policies must be clear and unambiguous. He also stated that the Open Space, Conservation and Recreation Plan must include an implementation plan in accordance with Government Code 65564.

Staff Response: Staff reviewed the State of California General Plan Guidelines (Guidelines). Page 8 of the Guidelines states, "The General Plan Guidelines is advisory, not mandatory." The preparation of the City of Hanford General Plan was developed consistent with the Guidelines as a guide and also complied with other State statutes. Specifically Government Code 65564 states, "Every local open-space plan shall contain an action program consisting of specific programs which the legislative body intends to pursue in implementing its open-space plan." Specifically, the Open Space, Conservation and Recreation Element contains policies that are action items in accordance with Government Code 65564. Specifically, Policy O49 states the following actions, "Prepare and periodically update a "Parks, Recreation and Open Space Master Plan to plan for new growth identified in the land use element." The Parks, Recreation, and Open Space Master Plan will include an extensive implementation plan for the preservation, acquisition and development of future open space in accordance with the policies of the General Plan. Additional policies include L95, L97, O10, O24, O30, O31, O32, O33, O34, O35, O49, and O50 – 62 and the Open Space Map found on page 90 identifying existing and future open space areas. These policies and the specific actions with the policies, respond to the requirement for an Open Space Implementation Plan therefore meeting the requirement of Government Code 65564. The contract with QK requires that a separate General Plan Update Implementation Plan be prepared for the General Plan Update, which would be adopted by the City Council. The City Council could also direct staff to add a specific statement in the Open Space, Conservation and Recreation Element listing the above policies and the determination that these policies respond to Government Code 65564.

Mr. McIssack's states that Policy O31 is vague and ambiguous. The policy states, "Where appropriate and feasible, establish permanent mechanisms to protect wetlands and riparian corridors." In accordance with Policy O31, any project that will impact any wetland or riparian corridor will be protected, unless there is no feasible alternative, then, in accordance with State and Federal laws, appropriate permits to alter those project areas will be required. Additional policies that state that wetlands and open space shall be protected include L97. Mr. McIssack states that other policies are vague and ambiguous, but failed to provide any other examples to be able to provide a response.

Richard Harriman – representing Hanford Environmental Awareness Team and San Joaquin Valley Environmental Defense Center. Reviewed all the recent general plans adopted in the valley. The primary problem with Hanford's General Plan is it is not a general plan for the 21st century, all the others were prepared by Dyett and Bhatia. They won awards and included extensive implementation plans.

Request that city address intermodal transportation in the General Plan by planning for a trails plan that shows pedestrian and bicycle trails that provide access to all parks and all amenities such as was done in Visalia. We request that there be interconnectivity between the small parks. Supports comment of Mr. Chin that any proceeds from sale of acreage next to Hidden Valley Park, go to parks. My clients are concerned with Hanford through the year 2200 not just 2035. Feel that there is inadequate reuse of municipal and industrial effluent, it should be used for landscaping and other purposes.

Staff Response: Comments noted, the Hanford General Plan was prepared by consultants selected by the City and involved extensive community involvement. The General Plan reflects the entire community and complies with state requirements. The City has a Bicycle and Pedestrian Master Plan, which is currently being implemented to provide connectivity. The full bicycle lane plan is funded and will be completed in 2017/18. Connectivity is provided via the circulation system and by implementing the complete streets program, required by the State, would provide multi-modal access throughout Hanford. The sale of land is not a land use or zoning issue. The City uses treated effluent which goes to Lakeside Ditch Company for use as agricultural irrigation where appropriate. Use of treated effluent for landscaping and other purposes would require additional treatment and a distribution system to deliver the treated effluent. Use of treated effluent for landscaping or other purposes is not required by any State agency.

Mike Stoddard – Chairman of Parks and Recreation Commission. Concerned of the continued proposals to sell the 18 acres adjacent to Hidden Valley Park. Wondered why this continues to come up and who keeps bringing it up. Rezoning from open space low density residential makes a better sound bite when you go to sell the acres. Taking away open space is the same as tearing down a building.

Staff Response: Comments noted. The issue of the sale of the park is not a land use or zoning issue and is not part of the current discussion. The 18 acres are not currently developed as a park and are not designated as open space in the current General Plan Land Use Map or Zoning Map. The area is designated public facility. Policy O59 states that community parks shall be 10 to 20 acres in size, a community park, such as Hidden Valley Park, that is greater than 20 acres would not be consistent with the proposed policies, which is why the land adjacent has been identified as low density residential. The policies also call for more neighborhood parks to be located to service a ½ mile radius. In addition, the current community park provides a community park to service a two mile radius, additional community park area should be provided outside that two mile radius to be consistent with the proposed policies.

Craig Johnson – Uneasy that the General Plan has taken a long time. Do the citizens really want it, is that's why it's taken so long? City Council established a group of citizens and business owners to help with these issues and look at zoning. The committee wanted to keep the banks, professionals, doctors and furniture stores downtown and keep the ordinances in place. City should use the tools set in place to redevelop downtown and prevent decay. It will rebuild infrastructure and provide opportunity for small entrepreneurs. Staff has discouraged people to fulfill their

entrepreneurial dreams. Stop the nonsense and allow the citizens to get what they want. Do not change the ordinances or zoning. Use downtown tax to repair things that need repair. Keep banks, doctors and professionals and furniture stores downtown and help restore downtown. People that don't live in Hanford are helping make these decisions.

Staff Response: Comments noted. The General Plan Update committee did not address zoning. The joint City Council/Planning Commission Zoning Committee reviewed the proposed zoning ordinance and the recommendations of the majority of that committee are reflected in the Draft Zoning Ordinance.

Jerry Irons – See attached document. Representing David Hufflefinger and Armstrong Family Trust, as it relates to the Southwest corner of 6th and 11th. The proposed General Plan and zoning map shows the property as OR – Office Residential. It was commercial in the current zoning and request that it remain commercial. The parcel has commercial to the east and north. This is not the place for high density residential. No notice was received of the proposed change.

Staff Response: The Planning Commission recommended that the two parcels be changed from a land use designation of Office Residential to Commercial Mixed Use and zoning from OR to MX-C. The City complied with all notice requirements, but did not provide individual notice to every parcel within the General Plan Planning area.

Brandon Lamatino – representing DLA properties owner of old YMCA building. Thank for the proposed general plan and zoning as presented.

Staff Response: Comment noted.

Rob Ramos – Pertaining to Hidden Valley Park, he walked the neighborhood surrounding the area and not one person wanted the City to sell the property. Concern that if housing came to the area that it would be more congested in the area. Spoke to approximately 200 homes in the area. This issue keeps coming up. People from out of town want to sell it, not people that live in town. City manager wants to sell it and has people that want to buy it. The current theater Downtown brought an expansion before the city Council, but the Council at the time didn't want to hear them. Don't want to see blight in Downtown.

Staff Response: Comment noted. The sale of the vacant acres west of Hidden Valley Park is not a land use issue. Any plans to develop the land would be required to undergo analysis for impacts to traffic. An expansion of the downtown theater has not been proposed to the City Council or City staff.

Joann Doerter – Manager of Hanford Mall. Currently have a vacant 80,000 square foot space at the mall and having a hard time leasing it. Asking that you keep open to the idea that medical/professional office can be allowed. City of Hanford can't afford to turn away business.

Staff Response: Comment noted.

Lee Wisecarver – Retail zones were designed to generate sales tax, why not remove retail sales restrictions consistent with the purpose of the zone to generate optimal sales taxes and would be consistent with the retail zone.

Staff Response: Comment noted.

Commissioners Comments:

Dennis Ham – Concerned with parkland. Mr. Ham presented a summary of park acreage and some details. Major change in furniture stores from 2,500 square feet to 30,000 and it is a permitted use in the Regional Commercial zone. Small recycling centers are required to be, small ones should not be greater than 500 square feet.

Staff Response: Comment noted. Mr. Ham's comments pertained to the existing 2002 General Plan and not the proposed General Plan policies. The proposed land use map identifies adequate park space to comply with the policies within the proposed 2035 General Plan Update.

Commissioner Paden – Question about future park acreage and how it was calculated.

Staff Response: Staff explained how future parks are planned as the City develops and new parkland is identified to meet the 2035 General Plan policy of 3.5 acres per 1,000.

Commissioner Johnston – Question about marijuana and whether we have included allowing marijuana uses in the Zoning Ordinance. How often can ordinance changes be made?

Staff Response: Marijuana has not been addressed in the proposed Zoning Ordinance, but an ordinance is being prepared to allow it in the future. There is not a limit in amending the zoning ordinance, but there is a limit to amending the General Plan to four times per year.

BACKGROUND INFORMATION

The work on the 2035 General Plan Update began in 2013. The General Plan Background Report and Draft Policy document was prepared and reviewed in coordination with the General Plan Update Citizens Advisory Committee appointed by the City Council. The City Council appointed a Joint Committee consisting of the Planning Commission and the City Council to review the Zoning Ordinance Update.

The 2035 General Plan Background Report was finalized in January 2014. A Draft General Plan policy document was reviewed at a Joint City Council and Planning Commission meeting in October 2015.

GENERAL PLAN

The 2035 General Plan is a long range vision of the City of Hanford's future development through the year 2035, at which time the population is projected to be 90,000.

Attachment: CITY COUNCIL Staff Report (1919 : General Plan Update and Zoning Ordinance Update)

The Hanford General Plan is comprised of the General Plan Background Report and the General Plan Policy Document, which together make up the General Plan. The General Plan Background Report summarizes information on the issues addressed in the General Plan, focusing on existing conditions and trends as they existed in the year 2013 when the General Plan Update process began. The General Plan Policy Document includes goals, policies, maps, and tables that describe how Hanford plans to grow and develop during the Planning period, which is 2015 to 2035.

This document contains all the required elements of the General Plan, with the exception of Housing and Air Quality. The elements within the General Plan are follows: Economic Development; Land Use and Community Design; Transportation and Circulation; Open Space, Conservation and Recreation; Public Facilities and Services; Health, Safety and Noise. The Housing Element and Air Quality Element were not included as the Housing Element was updated in accordance with State requirements in 2016 and the Air Quality Element was prepared and adopted in 2010 and was not included in the update.

Economic Development

The Economic Development Element intends to ensure that Hanford grows and develops in a manner that is economically sustainable, resilient, and successful. Economic sustainability requires policies that incorporate wise fiscal thinking into public decision making. The Economic Development Element establishes goals and policies by which the City of Hanford has and will continue to institutionalize economic development as a core function of the City.

The City of Hanford intends the Economic Development Element to establish the long-term goals for the growth and development of the local economy, elaborate the public policies needed to achieve the goals, and identify key implementation actions. The goals and policies are targeted to Hanford's desires for more and better-paying jobs, quality of life improvements, and sound fiscal management.

Land Use and Community Design Element

As per California Government Code Section 65302(a), this Land Use and Community Design Element includes the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. This chapter describes the extent the area planned for future growth of Hanford, as well as the purpose, general density and location of each type of land use designation.

Transportation and Circulation Element

The Transportation and Circulation Element of the General Plan describes the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, airports, and railroads. The chapter also responds to the new State requirement to plan for "complete streets." Hanford must plan for "a balanced, multimodal transportation network that meet the needs of all users of streets, roads,

and highways for safe and convenient travel in a manner that is suitable to the rural, suburban, or urban context of the general plan." Users include bicyclists, pedestrians, children, motorists, persons with disabilities, the elderly, users of public transportation, and commercial goods movers. The Transportation and Circulation Element focuses on improving mobility for all forms of transportation in existing transportation networks as well as identifying new routes and systems to support future growth during the planning period.

Open Space, Conservation, and Recreation Element

Hanford's natural and open space environment forms an important part of the city's unique character. The Open Space, Conservation, and Recreation Element addresses four basic areas: 1) open space for the managed production of resources, such as agricultural and mineral resources; 2) open space for outdoor recreation, including parks and recreational facilities; 3) open space for public health and safety, such as flood prone and wildfire areas; and 4) open space for the preservation of natural resources, such as natural habitat for plants, fish, and wildlife. The Open Space, Conservation, and Recreation Element is required to address issues such as preservation of waterways, soils, wildlife, natural and riparian habitats, and historical and cultural resources. This chapter combines both elements together, and also includes recreational topics such as provision of parks and recreational programs.

Public Facilities and Services Element

The Public Facilities and Services Element is an optional element of the General Plan designed to address the physical and fiscal impacts associated with development. Public facilities covered in this element include water distribution, wastewater collection and disposal, storm water collection, and solid waste collection. This element also includes City services including police and fire protection, schools, libraries, and other government facilities.

Health, Safety, and Noise Element

The protection of life and property from natural and human-made hazards are issues to be addressed in the General Plan. Some of these hazards may occur naturally, such as earthquakes or drought. Other hazards, like floods, can result from a combination of human alteration of the natural environment with a naturally occurring event. Additional hazards are completely human-made, such as structure fires and exposure to hazardous materials. The purpose of the Health, Safety, and Noise Element is to identify public health and property risks and improve living conditions to foster the physical health and well-being of Hanford's residents. It comprises the Health, Safety, and Noise Element and safety element, as well as policies for healthy living and environmental justice.

General Plan Document Organization

The City's General Plan is intended to be used by all members of the Hanford community, including residents, businesses, land developers, City staff, Planning Commissioners, and Councilmembers. The General Plan is composed of both text, maps, and tables. The text includes statements of goals and policies, some of which

Attachment: CITY COUNCIL Staff Report (1919 : General Plan Update and Zoning Ordinance Update)

determine how the maps are to be drawn. The maps define the goals and policies in pictorial form. The General Plan is intended to present a clear and concise statement of the City's goals and policies regarding the physical growth and development of Hanford. Some of the goals and policies have been carried over from the previous General Plan. For this General Plan, goals and policies are defined as follows:

- A goal is a description of the general desired result that the City of Hanford seeks to achieve through the implementation of its General Plan.
- A policy is a specific statement that regulates activities of the City, guides decision making, and directs on-going efforts toward the achievement of the goals. The policies set out the general standards that will be used by the City of Hanford in their review of land development projects and in their own City actions related to the physical development of Hanford.

In the Policy Document, goals are grouped under a topic heading and then numbered consecutively in each chapter with the first letter of the chapter's title preceding the number.

Policies are also numbered consecutively with the first letter of the chapter's title preceding the number. Each policy has a topic heading.

General Plan Principles

Hanford is a unique community that has become what it is today through the innumerable decisions made over many years by the individuals, groups, and businesses that have chosen to make Hanford their home, and who have chosen to invest their time, money, and efforts in its success. Over time, sometimes by purpose, and sometimes without specific intention, a number of shared overarching principles have emerged that are generally accepted by the majority of the Hanford community. Many of these principles were discussed at meetings held during the preparation of this General Plan. Many others can be seen in the City of Hanford's description of itself and its purpose on the City of Hanford official website.

These principles have served as a guide in formulating the goals and policies of the General Plan. The principles are listed below and in Table 1-1 of the General Plan Policy document. The table in the General Plan Policy document also includes an illustration of how each principle is related to the elements in the General Plan. The X's in Table 1-1 identify principles that are especially important to the development of that element. The principles related to each element are also stated at the introduction of each chapter in the Policy Document.

Hanford's Overarching Principles

- A prosperous community
- Opportunities for housing and jobs that benefit the existing and future community
- Enhancement of small town charm
- Facilitation of a successful business environment
- Downtown area as the physical, cultural, civic, and commercial center of Hanford

- Hanford as the regional commercial, service, and government center of Kings County
- Diversification of Industry
- Enhancement of quality of life
- Orderly growth and development, concentrically located around the historic center of the City
- Responsible management of land resources
- Coordinated land use and circulation systems
- Respect for private property rights
- Enhancement of the historic center of the City
- Preservation of farmland resources
- A well-designed, physically integrated, livable community
- Safe, reliable, efficient movement of people and goods
- Less reliance on private motorized transportation
- Safe and secure recreational facilities
- Superior, innovative recreational opportunities
- Collaborative local government relationship with citizens
- Protection and preservation of natural, cultural, and historic resources
- Respectful provision of government services
- Efficient provision of utility services
- Clean, useable city facilities
- Safety, peace of mind, and high quality of life
- Protection from conditions that would pose a threat to life, environment, and property
- Safe, swift, and efficient response to emergencies
- Healthy and active citizens

CHAPTER 2: ECONOMIC DEVELOPMENT ELEMENT

The Economic Development Element is an optional element. The intent of the element is to establish long-term goals for the growth and development of the local economy, elaborate on the public policies needed to achieve the goals and identify key implementation actions. The goals target Hanford's desire for more and better paying jobs, quality of life and sound fiscal management.

Guiding Principles

- A prosperous community
- Opportunities for housing and jobs that benefit the existing and future community
- Enhancement of small town charm
- Facilitation of a successful business environment
- Downtown area as the physical, cultural, civic, and commercial center of Hanford
- Hanford as the regional commercial, service, and government center of Kings County
- Diversification of Industry
- Enhancement of quality of life

Attachment: CITY COUNCIL Staff Report (1919 : General Plan Update and Zoning Ordinance Update)

- Orderly growth and development, concentrically located around the historic center of the City
- Respect for private property rights Policy Document
- Enhancement of the historic center of the City
- Preservation of farmland
- An increase in the number of high-paid, high skilled jobs
- A range of employment opportunities
- A well-designed, physically integrated, livable community
- Safe, reliable, efficient movement of people and goods
- Safety, peace of mind, and high quality of life
- An expanded and diversified tax base

CHAPTER 3: LAND USE AND COMMUNITY DESIGN ELEMENT

The Land Use and Community Design Element includes the proposed general distribution and general location of uses including housing, business, industry, open space, education, public uses and other categories of public and private uses of land. The element also describes the general density and location of each type of land use designation. The element includes the Land Use Map, which is a graphic depiction of the various land use categories and reflects the goals and policies in the element.

Guiding Principles

- A prosperous community
- Enhancement of quality of life
- Orderly growth, concentrically located around the historic center of Hanford
- Responsible management of land resources
- Coordinated land use and circulation systems
- Respect for private property rights
- Enhancement of the historic center of Hanford
- Preservation of farmland
- A well-designed, physically integrated, livable community
- Opportunities for housing and jobs that benefit the existing and future community
- Enhancement of small town charm
- Facilitation of a successful business environment
- Downtown area as the physical, cultural, civic, and commercial center of Hanford
- Hanford as the regional commercial, service, and government center of Kings County
- Diversification of industry

The Land Use Element used a growth rate of 2.1 percent and projects a population of 90,000 in 2035 and a need for an additional 15,695 units between 2013-2035. The Land Use Element contains policies that establish a Planned Area Boundary, which is also the Primary Sphere of Influence. It also contains policies regarding the 2035 Growth Boundary and policies establishing criteria for the expansion of the boundary.

The Element establishes policies for all the land use categories that guide the decisions about the type and intensity of development during the life of the General Plan.

Ultimately, zoning districts are required to be consistent with the land use designations in the General Plan. Table 3-4, found below, identifies the differences in the land use categories between the 2002 General Plan and the 2035 General Plan.

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TABLE 3-4

2035 General Plan Land Use Designations		2002 General Plan Land Use Designations
RESIDENTIAL USES		
Low Density Residential		Low Density & Very Low Density Residential
Medium Density Residential		Medium Density Residential
High Density Residential		High Density Residential
COMMERCIAL USES		
Neighborhood Commercial		Neighborhood Commercial
Regional Commercial		Planned Commercial & Community Commercial
Service Commercial		Service Commercial
Highway Commercial		Planned Highway Development
EMPLOYMENT USES		
Office Residential		Office/Residential
Office		Office
MIXED USES		
Neighborhood Mixed Use		(new)
Downtown Mixed Use		Downtown Commercial
Corridor Mixed Use		Mixed Commercial
INDUSTRIAL USES		
Light Industrial		Light Industrial
Heavy Industrial		Industrial
OTHER USES		
Airport Protection		Agriculture
Open Space		Conservation and Open Space
Public Facilities		Public Facilities
Educational Facilities		Public Facilities
Area of Interest		(new)

One of the newest features of the 2035 General Plan is the addition to three land use categories the concept of mixed use. Mixed use is intended to allow a mixture of stores, services, offices and homes in close proximity to each other. Mixed use can be either vertical or horizontal. The mixed use category allows for reduced length of trips, reduces auto dependency and can provide a wider range of housing choices. The

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mixed designation was added to Neighborhood, Downtown and Corridor mixed use. For a comparison to previous designations, see Table 3-4 above.

The Element also includes policies that establish density ranges for residential development in the low, medium and high density residential categories. A range of 2 – 10 units per gross acre for Low Density Residential, 7-20 units per gross acre for Medium Density Residential, and 14-29 units per gross acres for High Density Residential.

The Land Use Map has been prepared to be consistent with the goals and policies of the text document and reflects the different land uses throughout the City Planned Area Boundary.

Additional policies worth noting are the policies regarding growth and the utilization of growth boundaries to ensure that the City grows in a managed pattern, which will limit premature agricultural conversion of lands and will guide the City in infrastructure investments. Specifically Policy L5 establishes that the 2035 Growth Boundary can only be expanded after making three findings. It also contains policies regarding infill development and annexation.

CHAPTER 4: TRANSPORTATION AND CIRCULATION ELEMENT

The Transportation and Circulation Element describes the general location and extent of existing and proposed major roads, routes, terminals, airports and railroads. The element was also prepared to comply with the State requirement for including a plan for "complete streets". The Element identifies a balanced, multimodal transportation network that meets the needs of all uses including bicyclists, pedestrians, children, motorist, persons with disabilities, elderly, users of public transportation and commercial goods transporters.

Guiding Principles

- Coordinated land use and circulation systems
- Safe, reliable, efficient movement of people and goods
- Less reliance on private motorized transportation
- A prosperous community
- Downtown area as the physical, cultural, civic, and commercial center of Hanford
- Hanford as the regional commercial, service, and government center of Kings County
- Enhancement of quality of life
- Respect for private property rights
- Enhancement of the historic center of the City
- A well-designed, physically integrated, livable community

The Transportation and Circulation Element identifies highways, arterial, collector and local streets and alleys. The primary circulation system is found in Figure 4-1, the Circulation Map in the General Plan. Complete street policies are found in Section 4.2.9, Policies T38-42. The complete streets framework is required to be include by State law.

Attachment: CITY COUNCIL Staff Report (1919 : General Plan Update and Zoning Ordinance Update)

The Element also includes policies established Level of Service (LOS) for City streets. Policy T29 states that the City will maintain a peak LOS of D on City streets and highways, with the exception of allowing LOS E in the area bounded by Highway 198, 10th Avenue, 11th Avenue and Florinda. Essentially the core of the City where expanded City roadways would be difficult and/or costly.

CHAPTER 5: OPEN SPACE, CONSERVATION AND RECREATION ELEMENT

The Open Space, Conservation and Recreation Element addresses open space for the managed production of resources, such as agricultural, open space for recreation, open space for public safety and open space for the preservation of natural resources. The Element addresses issues such as preservation of waterways, soils, wildlife, natural and riparian habitats, and historical and cultural resources. The element also addresses park and recreation programs.

Guiding Principles

- Safe and secure recreational facilities
- Superior, innovative recreational opportunities
- Collaborative relationship with citizens
- Protection and preservation of natural resources
- A prosperous community
- A strong sense of place and community image
- Public open space as an integral part of new development
- A diversity of passive and active facilities and recreational uses
- Enhancement of small town charm
- Enhancement of quality of life
- Responsible management of land resources
- Respect for private property rights
- Enhancement of the historic center of the City
- Preservation of farmland
- Preservation of existing City parkland
- A well-designed, physically integrated, livable community
- Recreational opportunities for all residents of all ages and abilities
- Healthy and active citizens
- Enhanced pedestrian mobility and interconnectivity

The Element contains policies intended to preserve farmland and the ability of land to be farmed that surround the City. An additional policy, Policy 05 was added following the publication of the Draft EIR, states that the City shall, as part of a coordinated effort between the County and the incorporated cities, establish an agricultural land mitigation program.

Policies regarding the preservation of water, open space, biological and cultural and historic resources are also included in the Element.

Open space includes natural and man-made open spaces, parks and school play areas. Goal O9 establishes a standard of 3.5 acres per 1,000 residents for park lands. Section 5.7.1 describes the types of park lands and policies regarding where parks and open space are to be provided. Specifically Policy O52 states that the parkland ratio will include city-owned mini, neighborhood, community, regional, special use and storm water basin parks, along with 50% of the acres of school playgrounds and play areas within the Planned Area Boundary. Not included in the calculation of parkland are natural and man-made open spaces areas such as sloughs and agricultural areas and indoor recreational facilities.

CHAPTER 6: PUBLIC FACILITIES AND SERVICES ELEMENT

The Public Facilities and Services Element is an optional element. The element addresses the physical and fiscal impacts associated with development. Public facilities include water distribution, wastewater collection and disposal, storm water collection and sold waste collection.

Guiding Principles

- A prosperous community
- Respectful provision of government services
- Efficient provision of urban services and public utilities
- Clean, useable city facilities
- Enhancement of quality of life
- Orderly growth and development, concentrically located around the historic center of the City
- Enhancement of the historic center of the City
- A well-designed, physically integrated, livable community
- Collaborative relationship with citizens

CHAPTER 7: HEALTH, SAFETY AND NOISE

The Health, Safety and Noise Element address the protection of life and property from natural and human-made hazards. Hazards such as earthquake, flood, drought, fires and exposure to hazardous materials. The purpose of the element is to identify health and property risks and improve living conditions to foster the physical health and well-being of Hanford residents.

Guiding Principles

- A prosperous community
- Safety, peace of mind, and high quality of life
- Protection from conditions that would pose a threat to life, environment, and property
- Safe, swift, and efficient response to emergencies
- Healthy and active citizens

PUBLIC OUTREACH

The overall work effort on the General Plan Update included 16 meetings of the Citizens Advisory Committee, including one bus tour, three Joint meetings of the Planning Commission and City Council, a Town Hall meeting and a public information booth at the Thursday Night Market.

CITIZENS ADVISORY COMMITTEE

- John Lehn, Chair
- Pauline Hershey, Vice Chair
- David Ayers
- Lindsey Calvillo
- Joe Camara
- Jim Clark
- Joanne Doerter
- Richard Douglas
- Glenda Dwyer
- Lee Fausett
- Jen Gudmundsson
- Carol Hernandez
- Michael Johnston
- Bob Keenan
- Robert Ramos
- Shelly Talbert
- Rick Telegan
- Dennis Tristao
- Mark Ulibarri
- Catherine Willis

The General Plan Citizens Advisory Committee (CAC) completed their work and recommended a Draft Genera Plan Policy Document and Land Use Map in September of 2015. As part of that work effort, the Committee reviewed specific land owner requests for various land uses. Those recommendations were included if recommended by the Committee. The CAC presented the Draft General Plan Policy document and Land Use Map to the City Council and Planning Commission on October 13, 2015. In addition, three additional property owner requests were presented to the Joint Council/Commission. The Draft General Plan Policy Document and Land Use Map were accepted and the consultant was directed to move forward with the document as presented to prepare the environmental document. No additional property owner requests have been received since October 2015.

The Joint committee of the City Council and the Planning Commission formed to review the Zoning Ordinance Update held six public meetings on the Zoning Ordinance Update and one Town Hall meeting.

ZONING ORDINANCE UPDATE

The Zoning Ordinance Update was reviewed by a joint Committee comprised of the City Council and Planning Commission. The Committee met six times to review sections of the Zoning Ordinance and in October 2016 completed the review of a Draft Zoning Ordinance.

The Zoning Ordinance Update was prepared to be consistent with the Proposed 2035 General Plan Update as required by State law.

Attachment: CITY COUNCIL Staff Report (1919 : General Plan Update and Zoning Ordinance Update)

The Zoning Ordinance has been updated comprehensively upon the approval of each previous General Plan Update. Major updates to the Zoning Ordinance occurred in 1985, 1994, and 2003.

A Zoning Ordinance is comprised of the following components:

Uses of Land	Design of Land and Buildings	Procedures
Zone Districts	Lot Sizes	Conditional Use Permits
Allowed Uses	Building Setbacks	Temporary Use Permits
Conditional Uses	Building Height	Variances & Exceptions
Temporary Uses	Fences and Walls	Zone Changes
Nonconforming Uses	Off-Street Parking	Site Plan Review
Definitions of Uses	Landscaping	Enforcement
Overlay Districts	Density Bonuses	General Plan Amendments
ZONING MAP	Signs	PUD's

Major changes to the Zoning Ordinance are to the allowable densities, the addition of small lot standards, a new sign ordinance and better defined processes.

NEW RESIDENTIAL ZONES

R-L-12	Low Density Residential -12,000 SF Min.
R-L-8	Low Density Residential - 8,000 SF Min.
R-L-5	Low Density Residential - 5,000 SF Min.
R-M	Medium Density Residential
R-H	High Density Residential

NEW COMMERCIAL, OFFICE AND INDUSTRIAL ZONES

C-N	Neighborhood Commercial
C-R	Regional Commercial
C-S	Service Commercial
C-H	Highway Commercial
MX-N	Neighborhood Mixed Use
MX-C	Corridor Mixed Use
MX-D	Downtown Mixed Use
O-R	Office Residential
O	Office
I-L	Light Industrial
I-H	Heavy Industrial
AP	Airport Protection
PF	Public Facilities
CO	Conservation

The following Zoning Compatibility Matrix shows the 2035 General Plan land uses and the associated zoning categories that are consistent with each land use.

ZONING COMPATIBILITY MATRIX

Consistency between the General Plan and the Zoning Ordinance **● = consistent** **blank = inconsistent**	**Residential Zones**					**Commercial Zones**				**Mixed Use Zones**			**Office and Industrial Zones**				**Other Zones**		
General Plan Land Use Designations	R-L-12	R-L-8	R-L-5	R-M	R-H	C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO
Low Density Residential	●	●	●																
Medium Density Residential				●															
High Density Residential					●														
Neighborhood Commercial						●													
Regional Commercial							●												
Service Commercial								●											
Highway Commercial									●										
Office Residential													●						
Office														●					
Neighborhood Mixed Use										●									
Downtown Mixed Use												●							
Corridor Mixed Use											●								
Light Industrial															●				
Heavy Industrial																●			
Airport Protection																	●		
Open Space																			●
Public Facilities																		●	

Attachment: CITY COUNCIL Staff Report (1919 : General Plan Update and Zoning Ordinance Update)

Consistency between the General Plan and the Zoning Ordinance **● = consistent** **blank = inconsistent**	**Residential Zones**					**Commercial Zones**				**Mixed Use Zones**			**Office and Industrial Zones**				**Other Zones**		
General Plan Land Use Designations	R-L-12	R-L-8	R-L-5	R-M	R-H	C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO
Educational Facilities																		●	
Area of Interest																			

The addition of a master table in Chapter 17.08 to identify permitted, conditional, administrative, temporary uses and well as to clearly identify uses not permitted was also a major change from the previous zoning ordinance.

Established three overlay zones, Historic, Downtown East and Airport Overlay zones. These overlay zones clearly identify the prevailing regulations for these areas.

The revised sign ordinance was prepared to comply with recent case law, Reed V. Town of Gilbert as described below:

REED V. TOWN OF GILBERT 9-0 decision

U.S. Supreme Court, June 18, 2015 135 S. Ct. 2218, 192 L.Ed.2d 236, 83 USLW 4444

- Sign Ordinances must not violate the provisions of the First Amendment's Free Speech clause.
- Governments cannot regulate the content of speech, including signs that contain speech, but they can regulate the time, place, and manner of that speech.
- If you have to read the sign in order to determine how to regulate it, then the regulation is probably content-based.

Staff recommends that the City Council approve Municipal Code Amendment 2017-01, with the amendments recommended by the Planning Commission and staff in Exhibit A, based on its consistency with the Draft 2035 General Plan.

ENVIRONMENTAL DOCUMENT

Staff recommends that the City Council certify the Final Environmental Impact Report (EIR), including a Finding of Fact and Statement of Overriding Considerations as presented in Resolution 17-20-R.

In accordance with the California Environmental Quality Act (CEQA) the City prepared an Environmental Impact Report to evaluate the impacts associated with the implementation of the 2035 General Plan.

The 45-day review period for the Draft Environmental Impact Report began on July 29, 2016 and closed on September 12, 2016. Seven comment letters were received during

Attachment: CITY COUNCIL Staff Report (1919 : General Plan Update and Zoning Ordinance Update)

the public comment period. City staff and the consultant responded to the comments received , The Final EIR includes the Draft EIR, technical appendices, responses to comments, and errata or minor revisions to the EIR.

Because there are impacts that cannot be mitigated to a level that is less than significant and remain significant and unavoidable, a Statement of Overriding Considerations has been prepared and is included in the resolution. Those areas are Agriculture and Forestry Resources (program and cumulative), Air Quality (cumulative), Biological Resources (program and cumulative). Cultural Resources (program and cumulative), Greenhouse Gases (cumulative), and Population and Housing (program and cumulative).

PURPOSE

The City has prepared an EIR to analyze the impacts to the environmental that would occur if the General Plan was to be adopted and implemented. A Program EIR will be the baseline for all future CEQA documents, which will “tier” from this document. This is an important document for all city and private projects that will require further analysis under CEQA.

The EIR will also be used for evaluation of the approval of the Zoning Ordinance Update, Subdivision Ordinance Update, Sewer Master Plan, Water Master Plan, Storm Drain Master Plan, Sphere of Influence Update and the Development Impact Fee Update. Those individual plans to be processed following the 2035 General Plan Update.

ALTERNATIVES

The EIR evaluated the proposed project and two alternatives as required by CEQA. Alternative 1: the No Project/Existing 2002 General Plan and Alternative 2: the Reduced Intensity. A summary and comparison of the alternatives are found on Pages 1-36 and 37 of the Draft EIR. Alternative 1 met some, but not all, the project objectives and did not reduce significant and unavoidable impacts. Alternative 2 met the project objectives, but did not reduce significant and unavoidable impacts.

SUMMARY OF IMPACTS

The EIR evaluated impacts to all areas required by CEQA. The complete summary of impacts can be found in the Draft EIR. The following areas had impacts that were determined to be less than significant or could be reduced to less than significant with mitigation: Aesthetics, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Public Services, Recreation, Transportation and Traffic, and Utilities and Service Systems.

Impacts that were determined to be significant and unavoidable are: Agriculture and Forestry Resources (program and cumulative), Air Quality (cumulative), Biological Resources (program and cumulative). Cultural Resources (program and cumulative), Greenhouse Gases (cumulative), and Population and Housing (program and cumulative)

A Mitigation Monitoring and Reporting Program (MMRP) is included in the Final EIR, Appendix A, which will be adopted as part of the certification of the FEIR.

STATEMENT OF OVERRIDING CONSIDERATIONS

Pursuant to the CEQA Guidelines Section 15043, 15091 and 15092, the City may still approve a project for which an EIR has been prepared and identified significant unavoidable impacts by adopting a Statement of Overriding Considerations. In order to adopt a Statement of Overriding Considerations, the decision must be supported by the documentation in the record and it must be determined that there is no feasible way to lessen or avoid the impact, and that the benefits from the project outweigh the significant impacts. The Statement of Overriding Considerations is included in the resolution presented to the Council for approval.

DOCUMENT AVAILABILITY

Copies of the following documents could not be attached to the staff report due to the size of the electronic files. Copies are available for review at City Hall, 317 N. Douty Street, Hanford CA 93230 or on the City of Hanford website: http://www.cityofhanfordca.com/depts/cd/planning/general_plan_update/default.asp

- 2035 General Plan Background Report
- 2035 General Plan Draft Policy Document
- Final Environmental Impact Report prepared for the 2035 General Plan

The following document is too large for the website and can be reviewed in hard copy at City Hall, 317 N. Douty Hanford CA 93230 or available by purchasing a CD for $5:

- Draft Environmental Report prepared for the 2035 General Plan (Volume 1 and 2)

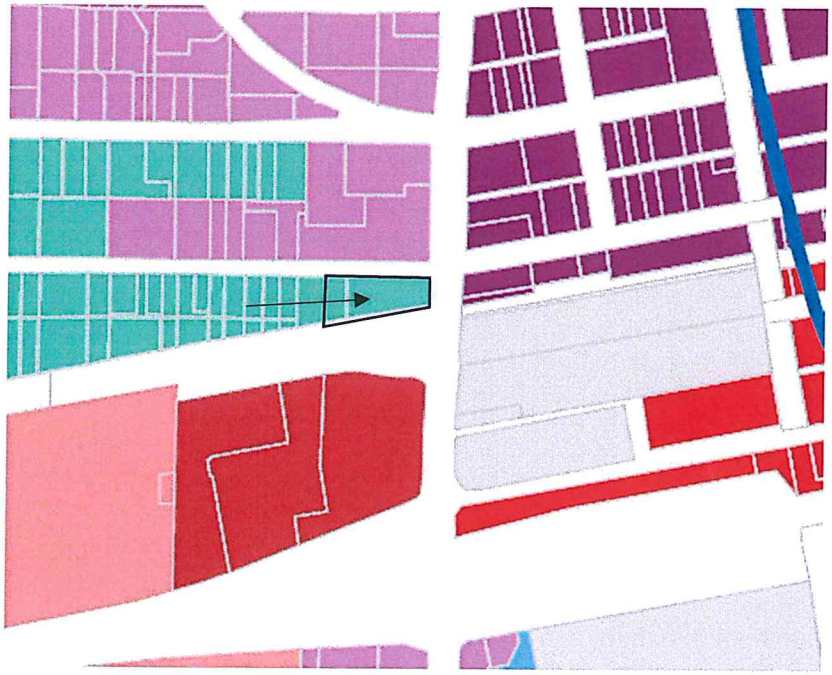
EXHIBIT A – Planning Commission and Staff Recommended Amendments

REQUEST BY JERRY IRONS

Proposed Land Use Map

Planning Commission recommended change from Office Residential to Corridor Mixed Use.

Proposed Zoning Map



Planning Commission recommended change from OR to MX-C

AMENDMENTS TO ZONING ORDINANCE UPDATE

Residential Zone Use Table

P = Use is Permitted by Right C = Use Requires Conditional Use Permit
A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit
Blank = Use is Not Allowed

	Land Uses	Single-family Residential Zones			Multi-family Residential Zones		
		R-L-12	R-L-8	R-L-5	R-M	R-H	Specific Land Use Standards (See identified Section)
56	Mini-warehouse or self-storage facility		~~C~~	C			17.60.095
57	Park or playground	P	P	P	P	P	
58	Religious institution or facility	C	C	C	C	C	
59	School, private (kindergarten to 12th grade)	C	C	C			
60	School, public (kindergarten to 12th grade)	P	P	P			
61	Storm drainage basin, with or without a park	P	P	P	P	P	
62	Land uses listed in the Commercial, Office, and Industrial Zone Use Table (Section 17.10.040) that are not listed in this Residential Zone Use Table						

Commercial, Office, and Industrial Use Table

P = Use is Permitted by Right C = Use Requires Conditional Use Permit
A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit
Blank = Use is Not Allowed

	Land Uses	Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
D3	Animal raising												P			
D4	Brewery, winery, or distillery										C	C				
D5	Hazardous waste facility											C				
D6	Industrial or manufacturing facility, ~~heavy~~general											P				
	Industrial or manufacturing, intensive											C				
D7	Industrial or manufacturing facility, ~~light~~limited										P	P				
D8	Marijuana manufacture transportation, distribution or lab testing															
D9	Meat packing or slaughterhouse											C				
D10	Mining, quarry, or sand and gravel excavation											C	C			
D11	Research and development facility			P	C					P	P	C				

Commercial, Office, and Industrial Use Table

P = Use is Permitted by Right C = Use Requires Conditional Use Permit
A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit
Blank = Use is Not Allowed

	Land Uses	Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
F11	Public corporation yard, utility yard, or vehicle and heavy equipment maintenance and storage yard										C	P	P	P		
F12	Public safety facility or station	P	P		P	P	P	P			P		P	P		
F13	Social service office, assistance center, or guidance center							P		C						
F14	Storm drainage basin, with or without a park	P	P	P	P	P	P			P	P	P	P	P	P	
F15	Wireless communication facility (WCF)		C	P	P		C	C		C	P	P		P		17.68~~2~~
	Recreation Uses															
G1	Athletic complex or ball field													P		
G2	Commercial recreation facility, indoor	C	C	P	P	C	P	C			C					
G3	Commercial recreation facility, outdoor				C						C	C	C	C		
G4	Golf course or country club												C	C		

7. Utility connections. The mobile home electrical, gas, water and drain connections shall be made permanent in a manner applicable to permanent buildings. Gas shut-off valves, meters and regulators shall not be located beneath the manufactured homes.

8. Deviations. The community development department may approve deviations from one or more of the standards of this subsection on the basis of a finding that the architectural style proposed provides compensating design features and that the proposed dwelling will be compatible and harmonious with existing structures in the vicinity.

C. Surrender of Registration. Subsequent to applying for a building permit, and prior to the occupancy of a mobilehome or manufactured home on a permanent foundation, a certification of occupancy is to be issued by the building official pursuant to Section 18551 of the State Health and Safety Code. Thereafter, any vehicle license plate, certificate of ownership, and certificate of registration issued by a state agency shall be surrendered back to the issuing state agency. Any mobile/manufactured home on a permanent foundation shall bear a state insignia or federal label pursuant to Section 18550 of the State Health and Safety Code.

17.60.095 Mini-warehouses or self-storage facilities.

A mini-warehouse or self-storage facility in the R-L-5~~8~~ zone shall only be located on a parcel that has frontage on and adequate main access to an arterial or collector street.

17.60.100 Mobilehome parks.

A. No mobilehome shall be parked, occupied or used for any purposes, including without limitation living or sleeping purposes, unless the mobilehome is located within a licensed mobilehome park, except that a mobilehome may be used for the following temporary purposes outside of a mobilehome park: as an office for a construction project, circus or carnival; as a residence of a watchman on the site of a construction project or an industrial facility to provide temporary living quarters for personnel in accordance with the provisions of Chapter 17.76.

B. The site area standards for a mobilehome park shall be as follows:

1. The minimum area of a mobilehome park shall be five (5) acres. If the area of the mobilehome park is greater than five (5) acres, the first phase of mobilehome park development shall not be less than five (5) acres and shall include all required recreational and service amenities.

2. The maximum density shall be eight (8) mobilehome sites per gross acre.

3. Each mobilehome site shall be not less than three thousand (3,000) square feet in area, including pad, parking, private access, landscaping and private storage area.

4. No mobilehome site shall be less than thirty (30) feet in width.

B. The following clearance and setback area requirements shall apply to mobilehome parks. No mobilehome shall be located in any required building setback area, except that tow bars may extend into such setback area.

1. The front and rear building setback areas for the site shall be a minimum of twenty (20) feet.

2. The side building setback areas for the site shall be a minimum of ten (10) feet.

"Variance" means a discretionary entitlement which permits the departure from the strict application of the development standards contained in this zoning code.

"Vehicle" means self-propelled device by which persons or property may be moved upon a highway, excepting a device moved by human power or used exclusively upon stationary rails or tracks.

"Wildlands" means any area of land that is essentially unimproved, in a natural state of hydrology, vegetation and animal life, and not under cultivation.

"Yard" means an open space that lies between the principal or accessory building or buildings and the nearest lot line.

"Zero Lot Line" means the location of a building on a lot in such a manner that one or more of the building's sides rest directly on a lot line.

~~"Zoning certificate of occupancy" means a permit issued by the community development department which allows the occupancy of a structure which conforms to all applicable provisions of this chapter and any and all conditions or requirements issued by the city or any of its departments, or by any other federal, state or local agency or body.~~

"Zoning district" means a portion of the city within which certain uses of land and structures are defined, and regulations are specified.

"Golf course or country club" means one or more golf courses, with accessory facilities and uses that can include clubhouses with bar and restaurant, locker and shower facilities; driving ranges; "pro shops" for onsite sales of golfing equipment; and golf cart storage and sales facilities. (G4)

"Government office; local, state, or federal" means a facility owned or operated by a local, state, or federal government that provides services to the public such as employment assistance, public assistance, motor vehicle registration and licensing services and similar activities commonly accustomed to having sizeable assemblages of people waiting for service, whether pedestrian or vehicular. This use does not include a government-owned facility that is more specifically defined in this chapter, such as fairgrounds, cemetery, post office, or public safety facility. (F9)

"Guest house" means living quarters without a kitchen, located on the same premises with a main residence. (34)

Hair salon. See Barbershop, hair salon, nail care, massage therapy, or day spa. (J4)

"Hazardous waste facility" means all contiguous land and structures, other appurtenances and improvements on the land used for the treatment, transfer, storage, resource recovery, disposal or recycling of hazardous waste, and may consist of one or more treatment, transfer, storage, resource recovery, disposal or recycling hazardous waste management units, or combinations of these units. (See Health and Safety Code Section 25117.1.) (D5)

"Health or fitness facility, large" means a fitness center, gymnasium, health club or athletic club that typically charges a membership fee and includes any of the following: indoor sauna, spa or hot tub facilities; a swimming pool, or a tennis, basketball or handball court. (G5)

"Health or Fitness Facility, small" means a fitness center, health club or athletic club that typically charges a membership fee and does not include any of the following: indoor sauna, spa or hot tub facilities; a swimming pool, or a tennis, basketball or handball court. (G6)

Heliport. See Airport or heliport. (K1)

"Home occupation" means a commercial business activity conducted as an accessory use within a residence. (A10)

"Hospital, general or psychiatric" means a facility that provides medical, psychiatric, or surgical service for sick or injured persons, primarily on an in-patient basis, and including ancillary facilities for out-patient and emergency treatment, diagnostic services, training, research, administration and services to patients, employees, or visitors. (E5)

"Hotel or motel" means a building or group of buildings in one complex consisting of multiple guest rooms intended or designed to be occupied on a temporary basis, and typically providing ancillary services such as a restaurant, lounge, pool or exercise room, meeting rooms, and/or other personal services. Alcoholic beverages served to overnight guests outside of a restaurant or bar/lounge typically requires an ABC Type 70 license. (6) (H6)

"Industrial or manufacturing facility, General~~heavy~~" means a facility that manufactures products from extracted or raw materials or recycled or secondary materials, or the bulk storage and handling of such products and materials. This use includes operations such as biomass energy conversion; production apparel manufacturing; photographic processing plants; leather and allied product manufacturing; wood product manufacturing; paper manufacturing; chemical manufacturing; plastics and rubber products manufacturing; nonmetallic mineral product

manufacturing; primary metal manufacturing; fabricated metal product manufacturing; and automotive and heavy equipment manufacturing. This use does not include Agricultural products processing. (D6)

"Industrial or manufacturing facility, intensive" means a facility that regularly uses hazardous chemicals or procedures or produce hazardous by products, including the following: manufacturing of acetylene, cement, lime, gypsum or plaster-of-Paris, chlorine, corrosive acid or fertilizer, insecticides, disinfectants, poisons, explosives, paint, lacquer, varnish, petroleum products, coal products, plastic and synthetic resins, and radioactive materials. This subcategory also includes biomass energy conversion, chemical manufacturing, animal food manufacturing, petrochemical tank farms, gasification plants, smelting, animal slaughtering, oil refining, asphalt and concrete plants, and tanneries. Intensive industrial uses have high potential for external impacts on the surrounding area in terms of noise, vibration, odor, hours of operation, and traffic.

"Industrial or manufacturing facility, light" means a facility that manufactures products from previously prepared materials completely within an enclosed building, and that produces minimal impacts on nearby properties. This use includes the manufacturing of finished parts or products primarily from previously prepared materials; commercial laundries and dry cleaning plants; monument works; printing, engraving, and publishing; machine and electrical shops; computer and electronic product manufacturing; furniture and related product manufacturing; and industrial services. The use also includes the preparation and/or packaging of food for off-site consumption. (D7)

"Junkyard, wrecking yard, or salvage facility" means a facility that accepts, collects, and stores junk, scrap, or salvable material, including junk metals or other scrap materials, and/or that stores, dismantles, wrecks, or allows parts removal of more than three (3) non-operating automobiles, other vehicles, or machinery for a period of more than thirty (30) days. (K5)

"Keeping of household pets" means the keeping, raising, and caring for domesticated animals that are not considered domestic agricultural animals by the definition of Animal raising, and typically including dogs, cats, birds, fish or other similar sized animals. Also, see Animal raising. (A11)

"Kennel or animal boarding" means any facility where four or more dogs, cats, or other small animals are kept overnight for profit, breeding, care, or exhibiting. This use does not include a pet store. (J17)

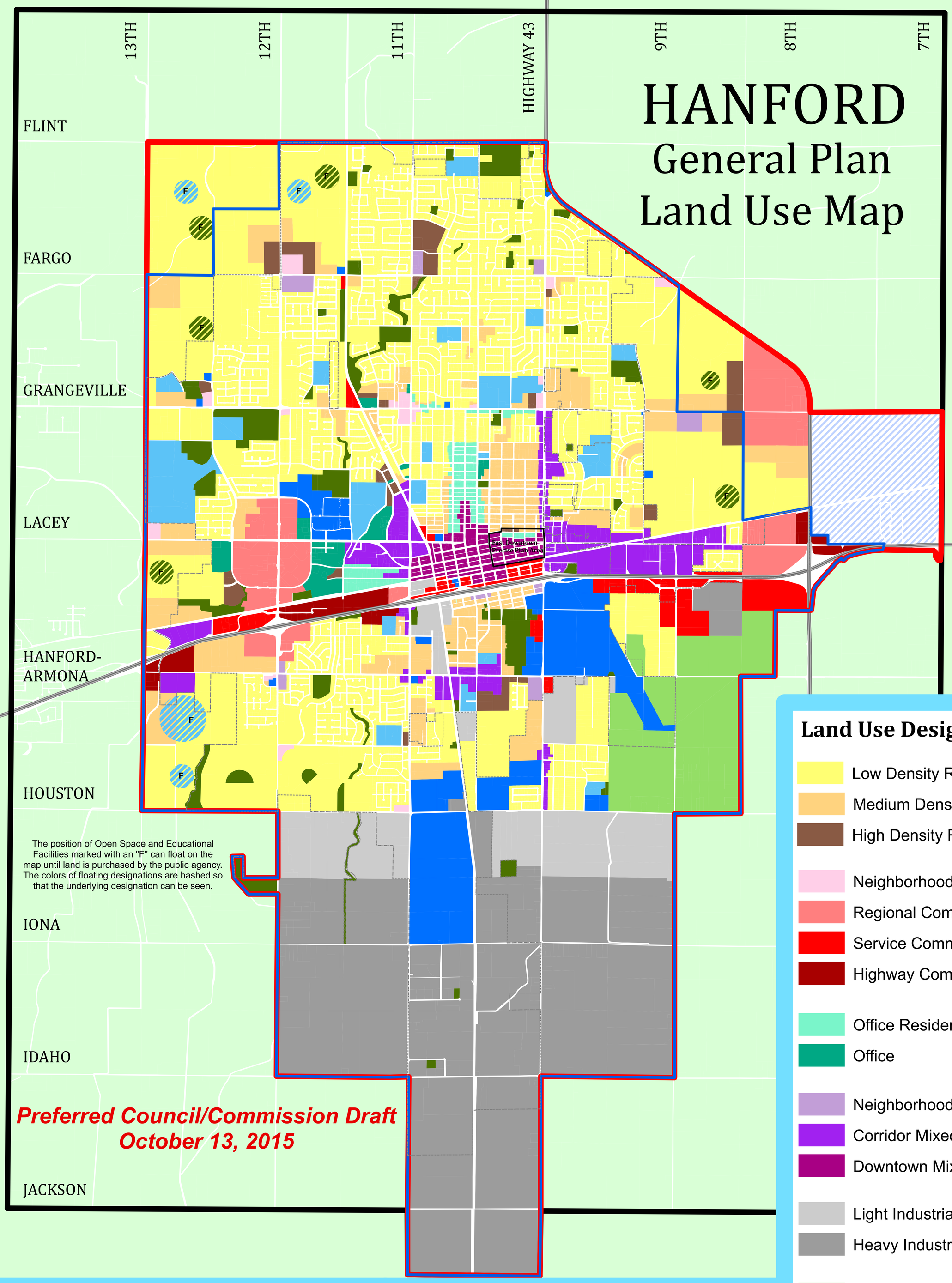
"Laboratory, general, medical, or dental" means a facility that conducts scientific or medical experiments, research, or teaching, typically within a completely enclosed building. (E4)

"Landscape nursery" means a facility that grows, maintains, and provides trees, plants, and other nursery products for transplant in another location typically to both retailer and wholesale customers. (I18)

"Library, museum, or cultural facility" means a facility operated entirely on a public or nonprofit basis for the purpose of providing education, information, training, and/or entertainment of a civic or cultural nature. (C8)

"Linen, diaper or uniform supply service" means an establishment providing high volume laundry and garment services, including power laundries (family and commercial), garment

HANFORD
General Plan Land Use Map



Land Use Designations

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- Regional Commercial
- Service Commercial
- Highway Commercial
- Office Residential
- Office
- Neighborhood Mixed Use
- Corridor Mixed Use
- Downtown Mixed Use
- Light Industrial
- Heavy Industrial
- Airport Protection
- Open Space
- Educational Facilities
- Public Facilities
- Area of Interest

City of Hanford 2035 General Plan

Acreage Scale: 80 acres; 40 acres; 20 acres; 10 acres; 10 acres

1 inch = 1/4 Mile

0 0.5 1 1.5 2

Map Prepared by: Quad Knopf; Zumwalt Hansen Inc. Civil Engineers Land Surveyors

Boundaries

- Hanford City Limits (2014)
- 2035 Growth Boundary
- Planned Area (proposed Primary Sphere of Influence)
- General Plan Study Area

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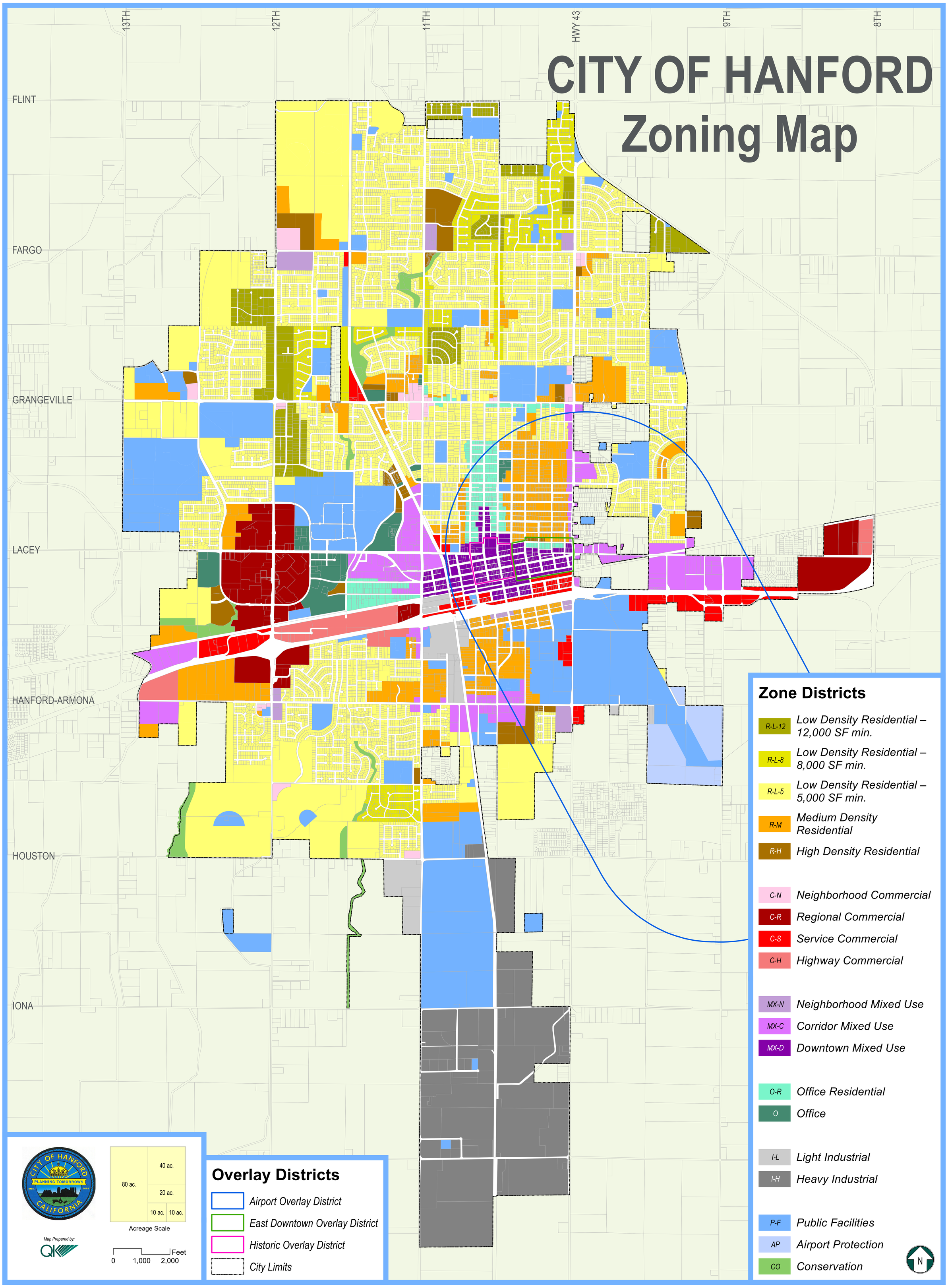
Attachment: Proposed Land Use Map (1919 : General Plan Update and Zoning Ordinance Update)

CITY OF HANFORD
Zoning Map



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Attachment: Proposed Zoning Map (1919 : General Plan Update and Zoning Ordinance Update)

RESOLUTION NO. 2017-20-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT PREPARED FOR THE 2035 GENERAL PLAN UPDATE.

STATE CLEARINGHOUSE #2015041024

WHEREAS, pursuant to the requirements of the California Environmental Quality Act (CEQA) the City of Hanford prepared an Environmental Impact Report (EIR) for the 2035 General Plan Update, a vision and a plan for growth to guide development to the year 2035.

WHEREAS, the Draft 2035 General Plan Policy document was accepted by the City Council in October of 2015 and the Council directed that an environmental impact report be prepared to analyze the impacts to the environment that result from the adoption of the 2035 General Plan Update; and,

WHEREAS, the City of Hanford, in accordance with the requirements of CEQA prepared a Notice of Preparation (NOP), which was sent to the State Clearinghouse to solicit statewide agency participation in determining the scope of the Draft EI; and,

WHEREAS, the NOP was released for a 30 day period, during which the NOP was also posted at the Kings County Clerk and the State Clearinghouse; and,

WHEREAS, the Draft Environmental Impact Report (Draft EIR) was released on July 29, 2017, for circulation for a 45-day review period; and,

WHEREAS, written comments on the Draft EIR were received during the 45-day public review period; and,

WHEREAS, the Final Environmental Impact Report was released on March 3, 2017, and consists of the Draft EIR and the revisions of or additions to, the Draft EIR, the written comments, responses to comments by the City of Hanford to significant environmental points raised in the review and consultation process, errata to the foregoing and other information added by the City of Hanford as specified in the EIR; and,

WHEREAS, the California Environmental Quality Act (CEQA) requires that, in connection with the approval of a project for which an environmental impact report is prepared which identified one or more significant effects, the decision making body makes certain findings regarding those effects.

WHEREAS, the City of Hanford Planning Commission, after 10 days published notice, held a hearing and considered the Final EIR, the evidence presented in the staff report and testimony presented during the public hearing and recommended certification of the Final EIR by adoption of Plan by adoption of Planning Commission Resolution 2017-02 on March 14, 2017; and,

WHEREAS, no additional public comment has been received since the public hearing by the Planning Commission and prior to the proceeding to consider this Resolution; and,

WHEREAS, the City Council of the City of Hanford has reviewed and considered the Final EIR prepared prepared for the 2035 General Plan Update and has determined that it reflects the independent judgement of the City of Hanford; and,

WHEREAS, some of the Project's significant environmental effects remain significant and unavoidable despite the adoption of the mitigation measures; and,

WHERAS, because the adoption of all feasible mitigation measures cannot substantially lessen or avoid all significant effects on the environment that will result from the project, the City Council must consider the alternatives as set forth in the Final EIR that will have less impact on the environment than the proposed project; and,

WHEREAS, the City Council of the City of Hanford has determined that for the reasons set forth in the Final EIR, the project is the preferred alternative and that the other alternative considered are not feasible, do not lessen the impacts or they fail to meet the objectives of the project; and,

WHEREAS, the City Council of the City of Hanford is required by Public Resources Code Section 21081.6(a) to adopt a Mitigation, Monitoring and Reporting Program prepared in accordance with the CEQA Guidelines Section 15097 to ensure mitigation measures are carried out; and,

WHEREAS, because the adopted mitigation measures have not fully mitigated all identified significant effects that may result from the proposed project, CEQA requires that the City Council adopt a Statement of Overriding Considerations for those unavoidable effects; and,

WHEREAS, as required by CEQA, the City Council will adopt Findings of Fact and a Statement of Overriding Consideration due to the Final EIR's identification of significant and unavoidable impacts to Agriculture and Forestry Resources (program and cumulative), Air Quality (cumulative), Biological Resources (program and cumulative). Cultural Resources (program and cumulative), Greenhouse Gases (cumulative), and Population and Housing (program and cumulative); and,

NOW, THEREFORE, BE IT RESOLVED, that the City Council finds that the Final Environmental Impact Report, SCH 2015041024 was prepared in compliance with the California Environmental Quality Act and the City of Hanford Municipal Code.

BE IT FURTHER RESOLVED, that the City Council certifies the Final Environmental Impact Report, SCH 2015041024, prepared for the 2035 General Plan Update based on the following findings and the findings in Attachment 1, and based on the evidence presented:

1. That full and fair public hearings have been held on the Final Environmental Impact Report and the City Council having considered all comments received thereon, said Final Environmental Impact Report is hereby determined to be adequate and complete; and said Environmental Impact Report, SCH#2015041024 is hereby incorporated herein by reference.

2. That the City Council hereby determines that the Final Environmental Impact Report, SCH #2015041024 has been prepared in compliance with the California Environmental Quality Act (CEQA) and the state and local environmental guidelines and regulations , that is has independently reviewed and analyzed the information contained therein, including the written comments received during the EIR review period and the oral comments received at the public hearing; and that the Final EIR represents the independent judgment of the City of Hanford, as the Lead Agency for the project.

3. That the City Council does hereby find and recognize that the Final Environmental Impact Report, SCH #2015041024, contains additions, clarifications, modification and other information in its responses to comments on the Draft EIR and also incorporates text changes to the Draft EIR based on information obtained by the City since the Draft EIR was issued. The City Council does hereby find and determine that such changes and additional information are not significant new information as that term is defined under the provisions of the California Environmental Quality Act because such changes and additional information do not indicate that any new or increased significant environmental impacts, not already evaluated, would result from the project; no feasible mitigation measures considerably different from those previously analyzed in the Draft EIR have been proposed that would lessen significant environmental impact of the project, and no feasible alternatives considerably different from those analyzed in the Draft EIR have been proposed that would lessen the significant impacts of the project.

4. That the City Council does hereby make the following findings attached to this resolution as Attachment 2 with respect to the unavoidable significant effect on the environmental resulting from the project, as identified in the Final Environmental Impact Report, SCH #2015041024 with the stipulation that all the information in these findings is intended as a summary of the full administrative record supporting the Final Environmental Impact Report.

5. MITIGATION MONITORING PROGRAM – Included in the Final EIR, Appendix A, and incorporated and adopted as part of this resolution herein is the Mitigation and Monitoring Program for the Project. The program identifies the impacts of the project and corresponding mitigation measures and designates responsibility for monitoring the implementation of the identified mitigation measures to ensure they are carried our as intended.

BE IT FURTHER RESOLVED that the City of Hanford City Council adopts the Statement of Overriding Considerations for the project contained in Attachment 2. In adopting the Statement of Overriding Consideration, the City Council hereby finds that the Project has eliminated, or substantially lessened all significant effects on the environmental where feasible, and finds that the remaining significant unavoidable impacts resulting from the project are

acceptable in light of the environmental, economic, social or other considerations set forth herein because the benefits of the project outweigh the significant and adverse effects of Impacts that were determined to be significant and unavoidable are: Agriculture and Forestry Resources (program and cumulative), Air Quality (cumulative), Biological Resources (program and cumulative). Cultural Resources (program and cumulative), Greenhouse Gases (cumulative), and Population and Housing (program and cumulative) identified in the Final Environmental Impact Report.

The City Council has, in determining whether or not to certify the Final EIR, has considered the Final Environmental Impact Report, the public record of the proceedings on the project as well as oral and written testimony and does hereby determine that the implementation of the Project as specifically provided in the project documents would result in the substantial public benefits as identified in Attachment 2.

The City Council has weighed the above benefits of the proposed project against its unavoidable impacts identified in the Final Environmental Impact Report and hereby determines that those benefits outweigh the risks and adverse environmental effects and further determines that those risks and environmental effects are acceptable.

BE IT FURTHER RESOLVED that the City Council certifies the Final Environmental Impact Report prepared for the 2035 General Plan Update as adequate and complete pursuant to the requirements of the California Environmental Quality Act.

PASSED, ADOPTED AND APPROVED this _____ day of _____, 2017 by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

_____
DAVID G. AYERS
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 _____, 2017.

Date: _____ _____
City Clerk

ATTACHMENT 1

FINDING OF FACT

FINDINGS OF FACT IN SUPPORT OF conclusions RELATED TO SIGNIFICANT ENVIRONMENTAL IMPACTS

CEQA Guidelines Section 15091 for 2035 General Plan Update

Final Environmental Impact Report SCH# 2015041024

Lead Agency: City of Hanford

INTRODUCTION

The following findings of fact are based in part on the information contained in the final Environmental Impact Report (EIR) for the City of Hanford 2035 General Plan Update (General Plan Update or Project), as well as additional facts found in the complete record of proceedings. The draft EIR is incorporated by reference into the final EIR, and the final EIR is hereby incorporated by reference in the following findings of fact. All environmental documentation for this General Plan Update is available for review at the City of Hanford Planning Division office, 317 North Douty Street, Hanford, CA 93230, during normal business hours.
Section 15091 of the CEQA Guidelines states:

(a) No public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. The possible findings are:

(1) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.

(2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

(3) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.

(b) The findings required by subdivision (a) shall be supported by substantial evidence in the record.

(c) The finding in subdivision (a)(2) shall not be made if the agency making the finding has concurrent jurisdiction with another agency to deal with identified feasible mitigation measures or alternatives. The finding in subsection (a)(3) shall describe the specific reasons for rejecting identified mitigation measures and project alternatives.

Attachment: City Council Resolution 17-20-R FEIR (1919 : General Plan Update and Zoning Ordinance Update)

(d) When making the findings required in subdivision (a)(1), the agency shall also adopt a program for reporting on or monitoring the changes which it has either required in the project or made a condition of approval to avoid or substantially lessen significant environmental effects. These measures must be fully enforceable through permit conditions, agreements, or other measures.

(e) The public agency shall specify the location and custodian of the documents or other material which constitute the record of the proceedings upon which its decision is based.

(f) A statement made pursuant to Section 15093 does not substitute for the findings required by this section.

FINDINGS REGARDING THE POTENTIAL ENVIRONMENTAL IMPACTS OF THE PROJECT

The City of Hanford (City) issued a notice of preparation of a draft EIR on April 7, 2015. Based on the initial study and notice of preparation, a determination was made that the final EIR would contain a comprehensive analysis of environmental issues not screened out during the notice of preparation. With respect to all impacts identified as "less than significant" or as having "no impact" in the final EIR, the City Council finds that those impacts have been described accurately and are less than significant or have no impact.

In addition, some impacts in the final EIR were found to be "significant" but were able to be mitigated to less-than-significant levels. The City Council finds that those impacts have been described accurately and are less than significant with the implementation of mitigation. Additionally, impacts were found to be "significant and unavoidable," even with incorporation of all reasonable and feasible mitigation, and the City Council finds that those impacts have been described accurately. Per CEQA Guidelines Section 15093, a Statement of Overriding Considerations will be developed for the General Plan Update.

Aesthetics

ENVIRONMENTAL IMPACTS OF THE PROJECT FOUND TO HAVE NO IMPACT ON THE ENVIRONMENT, OR HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not have a substantial adverse effect on a scenic vista, **impacts would be less than significant** (Impact 4.1-1).

The Project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway, and impacts would be less than significant (Impact 4.1-2).

The Project would not substantially degrade the existing visual character or quality of the site and its surroundings, and impacts would be less than significant (Impact 4.1-3).

The Project would not create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area. Impacts would be less than significant (Impact 4.1-4).

ENVIRONMENTAL IMPACTS OF THE PROJECT THAT ARE POTENTIALLY SIGNIFICANT, BUT THAT CAN BE MITIGATED TO LESS THAN SIGNIFICANT LEVELS.

There are no aesthetics impacts as a result of the Project that are potentially significant, but that can be mitigated to less than significant.

ENVIRONMENTAL EFFECTS OF THE PROJECT THAT CANNOT BE MITIGATED TO A LEVEL LESS THAN SIGNIFICANT.

The Project would not have any environmental effects on aesthetics that cannot be mitigated to a less-than-significant level.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Cumulative impacts related to aesthetics would result in a less-than-significant impact on the environment.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not have any cumulative effects on aesthetics that would have a significant impact.

Agriculture and Forestry Resources

ENVIRONMENTAL IMPACTS OF THE PROJECT FOUND TO HAVE NO IMPACT ON THE ENVIRONMENT, OR HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned timberland production (Impact 4.2-3).

The Project would not result in the loss of forest land or conversion of forest land to non-forest use (Impact 4.2-4).

ENVIRONMENTAL IMPACTS OF THE PROJECT THAT ARE POTENTIALLY SIGNIFICANT, BUT THAT CAN BE MITIGATED TO LESS THAN SIGNIFICANT LEVELS.

There are no agriculture and forestry resources impacts as a result of the Project that are potentially significant, but that can be mitigated to less than significant.

Attachment: City Council Resolution 17-20-R FEIR (1919 : General Plan Update and Zoning Ordinance Update)

ENVIRONMENTAL EFFECTS OF THE PROJECT THAT CANNOT BE MITIGATED TO A LEVEL LESS THAN SIGNIFICANT.

Significant Impact

The Project would 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. (Impact 4.2-1).

Description of Significant Impact

The Study Area is larger than the area that would ultimately be needed for growth over the life of the General Plan Update, but has been determined to give decision-makers the greatest flexibility in making determinations about where and how the City should grow. The build out of the Planned Area as a result of the General Plan Update would, over the 2014 to 2035 planning period, convert approximately 2,706 acres of Prime Farmland, Farmland of Statewide Importance, and Unique Farmland, as shown on the maps prepared pursuant to the FMMP, to non-agricultural use.

In response to comments Kings County Farm Bureau voiced during the General Plan Update Committee meetings, the City increased urban densities for the various land uses within the General Plan Update. Additionally, the proposed City limits and SOI were designed to break along arterial roads in order to create a logical buffer between proposed urban uses and adjacent agricultural lands.

In addition, Policy O5 (Farmland Mitigation Program) has been included in the General Plan Update to foster collaboration with the County of Kings and other cities in Kings County to develop a countywide farmland conversion mitigation program outside adopted urban growth boundaries (i.e., the City's Planned Area, also the Primary SOI). It is assumed that because expansion of the urban area proceeds in an orderly manner under the General Plan Update and is a logical result to accommodate anticipated future population growth, it is expected that the Planned Area would be converted to a nonagricultural land use as the natural progression of urban growth. The policy to work on developing a countywide farmland mitigation program for the urban conversion of agricultural lands that are outside adopted urban growth boundaries (in this case the Planned Area) is warranted due to the expectation that this conversion would occur as development continues in the City. It is also warranted that the City collaborate rather than unilaterally develop a farmland mitigation program because conversion of farmland is a regional issue that should be collectively developed by the County and all cities in Kings County. Mitigation Measure MM 4.2-1 has been developed that mandates that the City work with the County and other cities to develop a countywide farmland mitigation program, and this mitigation includes performance criteria.

Finding

All feasible and reasonable changes or alterations have been required in, or incorporated into, the Project to substantially lessen the potentially significant effects identified in the EIR. No feasible

Attachment: City Council Resolution 17-20-R FEIR (1919 : General Plan Update and Zoning Ordinance Update)

mitigation measure exists to reduce this impact to a less-than-significant level, and impacts would be significant and unavoidable.

Brief Explanation of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce agriculture and forestry resources impacts. Implementation of Mitigation Measure MM 4.2-1 would reduce impacts, but not to less-than-significant levels. Because there are no feasible mitigation measures that can be implemented to reduce the impacts, agriculture and forestry resources impacts would be significant and unavoidable.

MM 4.2-1: COLLABORATE ON DEVELOPMENT OF COUNTYWIDE FARMLAND MITIGATION PROGRAM

The City shall work with the County of Kings and other cities in Kings County to consider adoption of a countywide farmland mitigation program that is tailored to the needs and goals of the Kings County agricultural region to mitigate the urban conversion of agricultural lands that are outside adopted urban growth boundaries. Specific performance criteria for the development of the countywide farmland mitigation program shall include:

- The City shall take the lead in forming a committee that consists of the County of Kings and other cities' representatives to develop the program by January 2019.
- The City shall develop and sign a Memorandum of Understanding or other applicable agreement with County of Kings and the other cities in Kings County to work collaboratively in developing the program by January 2020.
- The City shall develop and sign a Memorandum of Understanding with Department of Conservation in the development of the program by January 2020.
- By January 2022, if a program has been developed, the City shall implement the agreed upon program and codify the adopted program language into its Municipal Code.
- If by January 2022, the program has not been developed, the City shall independently develop its own program and codify the adopted program language into its Municipal Code by 2023.

Significant Impact

The Project would conflict with existing zoning for agricultural use, or a Williamson Act Contract (Impact 4.2-2).

Description of Significant Impact

The existing Williamson Act Contracts are limited to the outskirts of the Planned Area. Build out of the Planned Area would affect 1,136 acres currently under a Williamson Act land use contract. These areas would be affected by development of proposed land uses for these lands under the General Plan Update. This would ultimately result in the General Plan Update conflicting with existing land under Williamson Act land use contracts, which is a potentially significant impact.

Finding

All feasible and reasonable changes or alterations have been required in, or incorporated into, the Project to substantially lessen the potentially significant effects identified in the EIR. No feasible

Attachment: City Council Resolution 17-20-R FEIR (1919 : General Plan Update and Zoning Ordinance Update)

mitigation measure exists to reduce this impact to a less-than-significant level, and impacts would be significant and unavoidable.

Brief Explanation of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce agriculture and forestry resources impacts. Implementation of Mitigation Measure MM 4.2-1 would reduce impacts, but not to less-than-significant levels. Because there are no feasible mitigation measures that can be implemented to reduce the impacts, agriculture and forestry resources impacts would be significant and unavoidable.

Significant Impact

The Project would 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 (Impact 4.2-5).

Description of Significant Impact

The General Plan Update would involve other changes to the environment which, due to their location or nature, would result in the conversion of farmland to non-agricultural use and impacts would be significant and unavoidable. It is important to note that, due to Chapter 16.40.110 (Right to Farm) of the Hanford Municipal Code, advises that adjacent uses to future development could result in "potential inconveniences and discomforts often associated with agricultural activities and operations, including, but not limited to, equipment and animal noise; farming activities conducted on a 24-hour a day, 7-days a week basis; odors from manure, fertilizers, pesticides, chemicals, or other sources; the aerial and ground application of chemicals and seeds; dust; flies and other insects; and smoke from agriculture operations." Therefore, this acknowledgment establishes the right of adjacent landowners to continue to farm and therefore precludes to indirect conversion of adjacent farmland as a result of potentially incompatible land uses as a result of the General Plan Update.

Finding

All feasible and reasonable changes or alterations have been required in, or incorporated into, the Project to substantially lessen the potentially significant effects identified in the EIR. No feasible mitigation measure exists to reduce this impact to a less-than-significant level, and impacts would be significant and unavoidable.

Brief Explanation of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce agriculture and forestry resources impacts. Implementation of Mitigation Measure MM 4.2-1 would reduce impacts, but not to less-than-significant levels. Because there are no feasible mitigation measures that can be implemented to reduce the impacts, agriculture and forestry resources impacts would be significant and unavoidable.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Cumulative impacts on agriculture and forestry resources would not be less than significant.

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CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Significant Impact

The project would result in a cumulatively significant impact on agriculture and forestry resources.

Description of Significant Impact

Build-out of the General Plan Update would result in significant and unavoidable impacts to farmland conversion and conflicts with land under Williamson Act land use contracts. Thus, future development as a result of the General Plan update would be cumulatively considerable in light of the cumulative impacts of past, present, and reasonably foreseeable future projects. The overall impact would be cumulative significant and unavoidable.

Finding

Impacts of the Project will combine with impacts of past, present, and reasonably foreseeable projects to result in significant and unavoidable cumulative agriculture and forestry resources impacts on the environment. All feasible and reasonable changes or alterations have been required in, or incorporated into, the project that would substantially reduce the potentially significant impacts identified in the EIR.

Brief Explanation of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce the impacts caused by the Project that result in a cumulative agriculture and forestry resources impact. Implementation of Mitigation Measure MM 4.2-1 would reduce impacts to the greatest extent possible. However, despite these mitigation measures, implementation of the Project would result in a cumulatively considerable and significant agriculture and forestry resources impact. The cumulative agriculture and forestry resources impact is considered significant and unavoidable.

Air Quality

ENVIRONMENTAL IMPACTS OF THE PROJECT FOUND TO HAVE NO IMPACT ON THE ENVIRONMENT, OR HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not conflict with or obstruct implementation of the applicable air quality plan, **and impacts would be less than significant (Impact 4.3-1)**.

The Project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation, **and impacts would be less than significant (Impact 4.3-2).**

The Project would not 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, **and impacts would be less than significant (Impact 4.3-3).**

ENVIRONMENTAL IMPACTS OF THE PROJECT THAT ARE POTENTIALLY SIGNIFICANT, BUT THAT CAN BE MITIGATED TO LESS THAN SIGNIFICANT LEVELS.

Significant Impact

The Project may expose sensitive receptors to substantial pollutant concentrations (Impact 4.3-4).

Description of Significant Impact

Sensitive receptors are those individuals who are sensitive to air pollution, which may include children, the elderly, and persons with pre-existing respiratory or cardiovascular illness. The San Joaquin Valley Air District considers a sensitive receptor to be a location that houses or attracts children, the elderly, people with illnesses, or others who are especially sensitive to the effects of air pollutants. Examples of sensitive receptors include hospitals, residences, convalescent facilities, and schools.

Toxic air contaminants (TACs) are injurious in small quantities and are regulated despite the absence of criteria documents. The identification, regulation, and monitoring of TACs is relatively recent compared to that for criteria pollutants. Unlike criteria pollutants, TACs are regulated on the basis of risk rather than specification of safe levels of contamination. The ten TACs are acetaldehyde, benzene, 1,3-butadiene, carbon tetrachloride, hexavalent chromium, para-dichlorobenzene, formaldehyde, methylene chloride, perchloroethylene, and diesel particulate matter (diesel PM).

In addition, the U.S. Environmental Protection Agency identified seven compounds with significant contributions from mobile sources that are among the national and regional-scale cancer risk drivers from their 1999 National Air Toxics Assessment. These are acrolein, benzene, 1,3-butidiene, diesel particulate matter plus diesel exhaust organic gases (diesel PM), formaldehyde, naphthalene, and polycyclic organic matter.

Finding

The Project may expose sensitive receptors to substantial pollutant concentrations. These impacts would be reduced to a less-than-significant level with the implementation of the mitigation measures described below. With regard to these impacts, the City Council finds that changes or alterations have been required in, or incorporated into, the proposed Project which avoid or substantially lessen the significant effect as identified in the final EIR.

Brief Explanation of the Rationale for the Finding

When an agency approves a project, CEQA requires that it adopt mitigation measures, when feasible, to avoid or substantially lessen significant Project impacts. Implementation of Mitigation Measures MM 4.3-1 and MM 4.3-2 would reduce impacts to less-than-significant levels.

MM 4.3-1: APPRORIATE SITING OF SENSITIVE RECEPTORS

The City of Hanford shall require residential development projects and projects categorized as sensitive receptors to be located an adequate distance from existing and potential sources of toxic emissions such as freeways, major arterials, industrial sites, and hazardous material locations. In addition, the City of Hanford should require new air pollution point sources such as, but not

limited to, industrial, manufacturing, and processing facilities to be located an adequate distance from residential areas and other sensitive receptors (see table below).

Recommendations on Siting New Sensitive Land Uses Such As Residences, Schools, Daycare Centers, Playgrounds, or Medical Facilities

Source Category	Advisory Recommendations
Freeways and High-Traffic Roads	-Avoid siting new sensitive land uses within 500 feet of a freeway, urban roads with 100,000 vehicles/day, or rural roads with 50,000 vehicles/day.
Distribution Centers	-Avoid siting new sensitive land uses within 1,000 feet of distribution center that accommodates more than 100 trucks/day, more than 40 trucks with operating transport refrigeration units (TRU)/day, or where TRU operations exceed 300 hours/week. -Take into account the configuration of existing distribution centers and avoid locating residences and other sensitive land uses near entry and exit points.
Rail Yards	-Avoid siting sensitive land uses within 1,000 feet of a major service and maintenance rail yard. -Within 1 mile of a rail yard, consider possible siting limitations and mitigation approaches.
Ports	-Avoid siting new sensitive land uses immediately downwind of ports in the most heavily affected zones. Consult local air districts or California Air Resources Board on the status of pending analyses of health risks.
Refineries	-Avoid siting new sensitive land uses immediately downwind of petroleum refineries. Consult local air districts or other agencies to determine appropriate separation.
Chrome Platers	-Avoid siting new sensitive land uses within 1,000 feet of chrome platers.
Dry Cleaners Using Perchroloethylene	-Avoid siting new land uses within 300 feet of any dry cleaning operation. For operations with two or more machines, provide 500 feet. For operations with three or more machines, consult local air district. -Do not site new sensitive land uses in the same building with perchloroethylene dry cleaning operations.
Gasoline Dispensing Facilities	-Avoid siting new sensitive land uses within 300 feet of a large gas station (defined as a facility with a throughput of 3.6 million gallons/year or greater). A 50-foot separation is recommended for typical gas dispensing facilities.

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MM 4.3-2: APPRORIATE SITING OF SENSITIVE RECEPTORS

The table in Mitigation Measure MM 4.3-1 depicts the California Air Resources Board recommended buffer distances associated with various types of toxic air contaminants (TACs). Future development and infrastructure projects that are similar in nature to freeways and high-traffic roads, distribution centers, rail yards, refineries, chrome platers, dry cleaners, and gasoline dispensing facilities shall require assessment to determine whether sensitive receptors would be exposed to TACs. The City of Hanford shall require or perform air toxic risk assessments to determine air toxic impacts on an as-needed basis.

Significant Impact

The Project may create objectionable odors affecting a substantial number of people (Impact 4.3-5).

Description of Significant Impact

Implementation of the General Plan Update would not directly create or generate objectionable odors. Persons residing in the immediate vicinity of future land use developments may be subject to odors typically associated with construction activities (diesel exhaust, hot asphalt, etc.), and odor-generating land uses. Any odors generated by construction activities would be minor and would be short and temporary in duration. However, objectionable odors generated by future land uses; especially land uses such as landfills, wastewater treatment plants, or industrial processing facilities, may occur. This is considered a potentially significant impact.

Finding

The Project may create objectionable odors affecting a substantial number of people. These impacts would be reduced to a less-than-significant level with the implementation of the mitigation measure described below. With regard to these impacts, the City Council finds that changes or alterations have been required in, or incorporated into, the proposed Project which avoid or substantially lessen the significant effect as identified in the final EIR.

Brief Explanation of the Rationale for the Finding

When an agency approves a project, CEQA requires that it adopt mitigation measures, when feasible, to avoid or substantially lessen significant Project impacts. Implementation of Mitigation Measure MM 4.3-3 would reduce impacts to less-than-significant levels.

MM 4.3-3: ODORS ASSESSMENT

The City of Hanford shall require an assessment of new and existing odor sources for future land use development projects to determine whether sensitive receptors would be exposed to objectionable odors and apply recommended applicable mitigation measures as defined by the San Joaquin Valley Air Pollution Control District and best practices. Additionally, the City shall require conditions related to Conditional Use Permit approval associated with odors when necessary and on a case-by-case basis.

ENVIRONMENTAL EFFECTS OF THE PROJECT THAT CANNOT BE MITIGATED TO A LEVEL LESS THAN SIGNIFICANT.

The Project would not have any environmental effects on air quality that cannot be mitigated to a less-than-significant level.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Cumulative impacts on air quality would not be less than significant.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Significant Impact

The project would result in a cumulatively significant impact on air quality.

Description of Significant Impact

As growth continues in the San Joaquin Valley, attainment of air quality standards would become more difficult, even though overall air quality continues to improve. Proposed cumulative development planned in Fresno, Tulare, Kings and Madera counties would result in thousands of new homes and millions of square feet of new retail uses. Vehicle trips associated with this development would contribute to existing air quality impacts in the San Joaquin Valley Air Basin (SJVAB).

The new development as a result of the General Plan Update is not expected to exceed the San Joaquin Valley Air Pollution Control District (SJVAPCD) regional significance thresholds. However, all new development would be reviewed and individually accessed for its potential to generate air quality impacts pursuant to the CEQA guidelines. Full build-out may contribute to cumulative air emissions by allowing for additional development within the Study than what currently exists. The cumulative air quality impacts of the Project, together with other foreseeable development throughout the San Joaquin Valley air basin, would be cumulatively considerable and as such, significant and unavoidable.

Finding

Impacts of the Project will combine with impacts of past, present, and reasonably foreseeable projects to result in significant and unavoidable cumulative air quality impacts on the environment. All feasible and reasonable changes or alterations have been required in, or incorporated into, the project that would substantially reduce the potentially significant impacts identified in the EIR.

Brief Explanation of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce the impacts caused by the Project that result in a cumulative air quality impact. Implementation of Mitigation Measures MM 4.3-1 through MM 4.3-3 would reduce impacts to the greatest extent possible. However, despite these mitigation measures, implementation of the Project would result in a cumulatively considerable and significant air quality impact. The cumulative air quality impact is considered significant and unavoidable.

Biological Resources

ENVIRONMENTAL IMPACTS OF THE PROJECT FOUND TO HAVE NO IMPACT ON THE ENVIRONMENT, OR HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife

corridors, or impede the use of native wildlife nursery sites, and impacts would be less than significant (Impact 4.4-4).

The Project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, and there would be no impact (Impact 4.4-5).

The Project would not conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or State habitat conservation plan, and there would be no impact (Impact 4.4-6).

ENVIRONMENTAL IMPACTS OF THE PROJECT THAT ARE POTENTIALLY SIGNIFICANT, BUT THAT CAN BE MITIGATED TO LESS THAN SIGNIFICANT LEVELS.

There are no biological resources impacts as a result of the Project that are potentially significant, but that can be mitigated to less than significant.

ENVIRONMENTAL EFFECTS OF THE PROJECT THAT CANNOT BE MITIGATED TO A LEVEL LESS THAN SIGNIFICANT.

Significant Impact

The Project would 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 (Impact 4.4-1).

Description of Significant Impact

There is no mitigation provided for the indirect impacts to special-status species through the loss of common (i.e., non-sensitive) habitats. Special-status species are dependent on a variety of habitat types (comprised of both common and sensitive habitats), and the conversion of common habitat types as a result of new development would result in the overall reduction of habitat and resources to support special-status species. Thus, due to the loss of common habitats capable of supporting special-status species and diminished resource availability, impacts to special-status species remain significant as a result of the General Plan Update.

Finding

All feasible and reasonable changes or alterations have been required in, or incorporated into, the Project to substantially lessen the potentially significant effects identified in the EIR. No feasible mitigation measure exists to reduce this impact to a less-than-significant level, and impacts would be significant and unavoidable.

Brief Explanation of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce biological resources impacts. Implementation of Mitigation Measure MM 4.4-1 would reduce impacts, but not to less-than-significant levels. Because there are no feasible mitigation measures that can be implemented to reduce the impacts, biological resources impacts would be significant and unavoidable.

MM 4.4-1: MITIGATION RECOMMENDATIONS TO REDUCE IMPACTS TO SPECIAL-STATUS SPECIES AND HABITAT(S)

New development shall implement all reasonable and feasible mitigation imposed by the City of Hanford in order to reduce impacts to special-status species and their habitat(s). The following is a list of possible mitigation that the City of Hanford could impose on new development on a case-by-case basis, as needed:

- Prepare biological assessment(s) that include recommendations to reduce impacts to special-status species and habitat(s), including avoidance, minimization, and/or mitigation measures.
- Perform preconstruction survey(s) for special-status species to identify the potential for construction-related impacts and need for avoidance, minimization, and/or mitigation measures.
- If, after all avoidance, minimization, and/or mitigation measures have been exhausted or are determined to not be feasible, then new development would have to consult with the applicable wildlife agencies in order to determine how to compensate for direct impacts to special-status species, including, but not necessarily limited to, the possibility of acquiring incidental take permits, developing conservation plans, agree upon phasing of new development to avoid certain sensitive breeding seasons, and/or compensating for the loss of habitat at an agreed upon ratio with the applicable wildlife agency.

Significant Impact

The Project would have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service (Impact 4.4-2).

Description of Significant Impact

New development as a result of the General Plan Update would impact various common and possibly sensitive habitat types, including riparian habitat, other sensitive plant communities, and federally-protected wetlands. The General Plan Update could result in the loss of riparian habitat and sensitive natural communities similar to the potential to result in the loss of common (i.e., non-sensitive) habitats.

Finding

All feasible and reasonable changes or alterations have been required in, or incorporated into, the Project to substantially lessen the potentially significant effects identified in the EIR. No feasible mitigation measure exists to reduce this impact to a less-than-significant level, and impacts would be significant and unavoidable.

Brief Explanation of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce biological resources impacts. Implementation of Mitigation Measure MM 4.4-2 would reduce impacts, but not to less-than-significant levels. Because there are no feasible mitigation measures that can be implemented to reduce the impacts, biological resources impacts would be significant and unavoidable.

MM 4.4-2: MITIGATION RECOMMENDATIONS TO REDUCE IMPACTS TO RIPARIAN HABITAT, SENSITIVE NATURAL COMMUNITIES, AND/OR WETLANDS

New development shall implement all reasonable and feasible mitigation imposed by the City of Hanford in order to reduce impacts to riparian habitat, sensitive natural communities, and/or wetlands. The following is a list of possible mitigation that the City of Hanford could impose on new development on a case-by-case basis, as needed:

- As part of the biological assessment(s) preparation, include analysis of, and recommendations to reduce impacts to, riparian habitat, sensitive natural communities, and/or wetlands, including avoidance, minimization, and/or mitigation measures.
- Perform wetland delineation(s) in compliance with current wildlife agency standards.
- If, after avoidance, minimization, and/or mitigation measures have been exhausted or are determined to not be feasible, then new development would have to consult with the applicable wildlife agencies in order to determine how to compensate for direct impacts to riparian habitat, sensitive natural communities, and/or wetlands including, but not necessarily limited to, obtaining Clean Water Act 401 and 404 permits, acquiring Lake and Streambed Alteration Agreement(s), and compensating for the loss of riparian habitat, sensitive natural communities, and/or wetlands at an agreed upon ratio with the applicable wildlife agency.

Significant Impact

The Project would 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 (Impact 4.4-3).

Description of Significant Impact

Similar to Impact 4.4-2, the General Plan Update could have a substantial adverse effect on federally-protected wetlands as defined by Section 404 of the CWA (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

Finding

All feasible and reasonable changes or alterations have been required in, or incorporated into, the Project to substantially lessen the potentially significant effects identified in the EIR. No feasible mitigation measure exists to reduce this impact to a less-than-significant level, and impacts would be significant and unavoidable.

Brief Explanation of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce biological resources impacts. Implementation of Mitigation Measure MM 4.4-2 would reduce impacts, but not to less-than-significant levels. Because there are no feasible mitigation measures that can be implemented to reduce the impacts, biological resources impacts would be significant and unavoidable.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Cumulative impacts on biological resources would not be less than significant.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Significant Impact

The project would result in a cumulatively significant impact on biological resources.

Description of Significant Impact

As discussed above, the General Plan Update would have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species; could have a substantial adverse effect on any riparian habitat or other sensitive natural community; and could have a substantial adverse effect on federally-protected wetlands. These are all potentially significant and unavoidable impacts. Mitigation Measures 4.4-1 and MM 4.4-2 reduce these impacts to the greatest extent feasible. However, even with mitigation, new development as a result of the General Plan Update, coupled with current and future projects in the vicinity of the Study Area, would result in impacts to special-status species and could result in impacts to riparian habitat, sensitive natural communities, and federally-protected wetlands that are cumulatively considerable and would contribute to a significant and unavoidable cumulative impact regarding biological resources.

Finding

Impacts of the Project will combine with impacts of past, present, and reasonably foreseeable projects to result in significant and unavoidable cumulative biological resources impacts on the environment. All feasible and reasonable changes or alterations have been required in, or incorporated into, the project that would substantially reduce the potentially significant impacts identified in the EIR.

Brief Explanation of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce the impacts caused by the Project that result in a cumulative biological resources impact. Implementation of Mitigation Measures MM 4.4-1 and MM 4.4-2 would reduce impacts to the greatest extent possible. However, despite these mitigation measures, implementation of the Project would result in a cumulatively considerable and significant biological resources impact. The cumulative biological impact is considered significant and unavoidable.

Cultural Resources

ENVIRONMENTAL IMPACTS OF THE PROJECT FOUND TO HAVE NO IMPACT ON THE ENVIRONMENT, OR HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5, and impacts would be less than significant (Impact 4.5-2).

The Project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, and impacts would be less than significant (Impact 4.5-3).

The Project would not disturb any human remains, including those interred outside of formal cemeteries, and impacts would be less than significant (Impact 4.5-4).

ENVIRONMENTAL IMPACTS OF THE PROJECT THAT ARE POTENTIALLY SIGNIFICANT, BUT THAT CAN BE MITIGATED TO LESS THAN SIGNIFICANT LEVELS.

The Project would not have any environmental effects on cultural resources that cannot be mitigated to a less-than-significant level.

ENVIRONMENTAL EFFECTS OF THE PROJECT THAT CANNOT BE MITIGATED TO A LEVEL LESS THAN SIGNIFICANT.

Significant Impact

The Project could cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 (Impact 4.5-1).

Description of Significant Impact

The General Plan Update policies only afford limited protection to historical resources and would not ultimately prevent to demolition of historical resources if preservation is determined to be infeasible. The determination of feasibility would occur on a case-by-case basis. Additionally, some structures that are not currently 50 years old could be become eligible for listing. While policies would minimize the probability of historical resources being demolished, these policies cannot ensure that the demolition of historic structures would not occur in the future. Therefore, the General Plan Update could cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5.

Finding

All feasible and reasonable changes or alterations have been required in, or incorporated into, the Project to substantially lessen the potentially significant effects identified in the EIR. No feasible mitigation measure exists to reduce this impact to a less-than-significant level, and impacts would be significant and unavoidable.

Brief Explanation of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce cultural resources impacts. Because there are no feasible mitigation measures that can be implemented to reduce the impacts, cultural resources impacts would be significant and unavoidable.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Cumulative impacts on cultural resources would not be less than significant.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Significant Impact

The project would result in a cumulatively significant impact on cultural resources.

Description of Significant Impact

New development would have the potential to result in a cumulatively considerable impact associated with the loss of historical resources through the demolition, destruction, relocation, or alteration of a resource. While new development is regulated by federal, State, and local regulations, historical resources still have the potential to be adversely affected if preservation is determined to be infeasible. Therefore, it is determined that the General Plan Update could result in significant and unavoidable cumulative impact to historical resources.

Adherence to General Plan Update policies; federal, State, and local regulations; and CEQA requirements would ensure that the General Plan Update would not cause a substantial adverse change in the significance of an archaeological or paleontological resource. Additionally, compliance with regulations would result in proper handling, excavation, and re-burial of any human remains, including those interred outside of formal cemeteries. Therefore, the General Plan Update would not have a cumulatively considerable impact on archeological and paleontological resources or human remains and cumulative impacts would be less than significant.

Finding

Impacts of the Project will combine with impacts of past, present, and reasonably foreseeable projects to result in significant and unavoidable cumulative cultural resources impacts on the environment. All feasible and reasonable changes or alterations have been required in, or incorporated into, the project that would substantially reduce the potentially significant impacts identified in the EIR.

Brief Explanation of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce the impacts caused by the Project that result in a cumulative cultural resources impact. There is no reasonable and feasible mitigation to reduce the Project's cumulative impact. The cumulative cultural resources impact is considered significant and unavoidable.

Geology and Soils

ENVIRONMENTAL IMPACTS OF THE PROJECT FOUND TO HAVE NO IMPACT ON THE ENVIRONMENT, OR HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not 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. Impacts would be less than significant (Impact 4.6-1).

The Project would not result in substantial soil erosion or the loss of topsoil, and impacts would be less than significant (Impact 4.6-2).

The Project would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. Impacts would be less than significant (Impact 4.6-3).

The Project would not 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, and impacts would be less than significant (Impact 4.6-4).

The Project would not 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, and impacts would be less than significant (Impact 4.6-5).

ENVIRONMENTAL IMPACTS OF THE PROJECT THAT ARE POTENTIALLY SIGNIFICANT, BUT THAT CAN BE MITIGATED TO LESS THAN SIGNIFICANT LEVELS.

There are no geology and soils impacts as a result of the Project that are potentially significant, but that can be mitigated to less than significant.

ENVIRONMENTAL EFFECTS OF THE PROJECT THAT CANNOT BE MITIGATED TO A LEVEL LESS THAN SIGNIFICANT.

The Project would not have any environmental effects on geology and soils that cannot be mitigated to a less-than-significant level.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Cumulative impacts related to geology and soils would result in a less-than-significant impact on the environment.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not have any cumulative effects on geology and soils that would have a significant impact.

Greenhouse Gas Emissions

ENVIRONMENTAL IMPACTS OF THE PROJECT FOUND TO HAVE NO IMPACT ON THE ENVIRONMENT, OR HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases (Impact 4.7-2).

ENVIRONMENTAL IMPACTS OF THE PROJECT THAT ARE POTENTIALLY SIGNIFICANT, BUT THAT CAN BE MITIGATED TO LESS THAN SIGNIFICANT LEVELS.

Significant Impact

The Project would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment (Impact 4.7-1).

Description of Significant Impact

The responsibility to approve land use development consistent with the General Plan Update rests with the City of Hanford. While implementation and monitoring of proposed policies would provide the framework and direction to avoid or reduce the identified significant health risk

Attachment: City Council Resolution 17-20-R FEIR (1919 : General Plan Update and Zoning Ordinance Update)

impacts identified, it is probable that such impacts could remain significant and unavoidable. As a program-level document, evaluation of all project-specific circumstances is not plausible. New development would require a project-level analysis to determine appropriate mitigation strategies. As appropriate, the City of Hanford would require the implementation of the above-notated mitigation strategy intended to avoid or reduce the significant impacts identified. With implementation of mitigation, the General Plan Update would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment.

Finding

The Project may generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. These impacts would be reduced to a less-than-significant level with the implementation of the mitigation measures described below. With regard to these impacts, the City Council finds that changes or alterations have been required in, or incorporated into, the proposed Project which avoid or substantially lessen the significant effect as identified in the final EIR.

Brief Explanation of the Rationale for the Finding

When an agency approves a project, CEQA requires that it adopt mitigation measures, when feasible, to avoid or substantially lessen significant Project impacts. Implementation of Mitigation Measures MM 4.7-1 would reduce impacts to less-than-significant levels.

MM 4.7-1: QUANTIFYING INDIVIDUAL PROJECT EMISSIONS

The City of Hanford shall quantify greenhouse gas emissions as needed on a project-by-project basis as part of the environmental review process. At that time, appropriate mitigation measures shall be identified and applied to each prior to construction in adherence to San Joaquin Valley Air Pollution Control District and California Air Resources Board guidelines in order to reduce emissions.

ENVIRONMENTAL EFFECTS OF THE PROJECT THAT CANNOT BE MITIGATED TO A LEVEL LESS THAN SIGNIFICANT.

The Project would not have any environmental effects on greenhouse gas emissions that cannot be mitigated to a less-than-significant level.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Cumulative impacts on greenhouse gas emissions would not be less than significant.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Significant Impact

The project would result in a cumulatively significant impact on greenhouse gas emissions.

Description of Significant Impact

Greenhouse gas (GHG) impacts are, by their nature, cumulative impacts. Localized impacts of climate change are the result of the cumulative impact of global emissions, and the combined benefits of reductions achieved by all levels of government help to slow or reverse the growth in GHG emissions. In the absence of comprehensive international agreements on appropriate levels

of reductions achieved by each country, another measure of cumulative contribution is required. California has defined reductions required by the state in AB 32 (1990 emission levels by 2020). This serves to define California's share of the reductions regardless of the activities or lack of activities of other areas of the U.S. or the world. Therefore, a cumulative threshold based on consistency with State targets and actions to reduce GHGs is an appropriate standard of comparison for significance determinations at the general plan level.

The potential effects of new development or infrastructure projects may be individually limited but cumulatively significant. The General Plan Update policies would continue to provide GHG reductions beyond 2020 since they apply to all development that would occur between adoption and build out unless superseded by new policies. The amount of local reductions needed beyond 2020 is uncertain pending adoption of State targets for later years. In addition, the long-term effectiveness of the General Plan Update policies and programs that avoid, reduce, or minimize GHG emissions is not known. The KCAG has prepared a countywide CAP as a separate action, and the City adopted it on May 27, 2014 (KCAG 2014a). The CAP determined that, if the requirements set forth in the CEQA Guidelines are met, the lead agency may determine that projects that are consistent with the CAP will not have significant GHG-related impacts, which can save time and money for these projects. However, it is currently unknown if all future development as a result of the General Plan Update would be consistent with the CAP. Therefore, cumulative impacts related to the growth under the General Plan Update are considered cumulatively considerable and therefore, significant and unavoidable.

Finding

Impacts of the Project will combine with impacts of past, present, and reasonably foreseeable projects to result in significant and unavoidable cumulative greenhouse gas emissions impacts on the environment. All feasible and reasonable changes or alterations have been required in, or incorporated into, the project that would substantially reduce the potentially significant impacts identified in the EIR.

Brief Explanation of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce the impacts caused by the Project that result in a cumulative greenhouse emissions impact. Implementation of Mitigation Measures MM 4.7-1 would reduce impacts to the greatest extent possible. However, despite these mitigation measures, implementation of the Project would result in a cumulatively considerable and significant greenhouse gas emissions impact. The cumulative greenhouse gas emissions are considered significant and unavoidable.

Hazards and Hazardous Materials

ENVIRONMENTAL IMPACTS OF THE PROJECT FOUND TO HAVE NO IMPACT ON THE ENVIRONMENT, OR HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, and impacts would be less than significant (Impact 4.8-1).

The Project would not 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, and impacts would be less than significant (Impact 4.8-2).

The Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ mile of an existing or proposed school, and impacts would be less than significant (Impact 4.8-3).

The Project would not 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, and impacts would be less than significant (Impact 4.8-4).

The Project would not, for a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people residing or working in the Project area. Impacts would be less than significant (Impact 4.8-5).

The Project would not, for a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the Project area, and there would be no impact (Impact 4.8-6).

The Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and impacts would be less than significant (Impact 4.8-7).

The Project would not 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. Impacts would be less than significant (Impact 4.8-8).

ENVIRONMENTAL IMPACTS OF THE PROJECT THAT ARE POTENTIALLY SIGNIFICANT, BUT THAT CAN BE MITIGATED TO LESS THAN SIGNIFICANT LEVELS.

There are no hazards and hazardous materials impacts as a result of the Project that are potentially significant, but that can be mitigated to less than significant.

ENVIRONMENTAL EFFECTS OF THE PROJECT THAT CANNOT BE MITIGATED TO A LEVEL LESS THAN SIGNIFICANT.

The Project would not have any environmental effects on hazards and hazardous materials that cannot be mitigated to a less-than-significant level.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Cumulative impacts related to hazards and hazardous materials would result in a less-than-significant impact on the environment.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not have any cumulative effects on hazards and hazardous materials that would have a significant impact.

Hydrology and Water Quality

ENVIRONMENTAL IMPACTS OF THE PROJECT FOUND TO HAVE NO IMPACT ON THE ENVIRONMENT, OR HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not violate any water quality standards or waste discharge requirements, and impacts would be less than significant (Impact 4.9-1).

The Project would not 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 preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Impacts would be less than significant (Impact 4.9-2).

The Project would not 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, and impacts would be less than significant (Impact 4.9-3).

The Project would not 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. Impacts would be less than significant (Impact 4.9-4).

The Project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, and impacts would be less than significant (Impact 4.9-5).

The Project would not otherwise substantially degrade water quality, and impacts would be less than significant (Impact 4.9-6).

The Project would not 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, and impacts would be less than significant (Impact 4.9-7).

The Project would not place within a 100-year flood hazard area structures which would impede or redirect flood flows, an impacts would be less than significant (Impact 4.9-8).

The Project would not 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, and impacts would be less than significant (Impact 4.9-9).

The Project would not cause inundation by seiche, tsunami, or mudflow, and impacts would be less than significant (Impact 4.9-10).

ENVIRONMENTAL IMPACTS OF THE PROJECT THAT ARE POTENTIALLY SIGNIFICANT, BUT THAT CAN BE MITIGATED TO LESS THAN SIGNIFICANT LEVELS.

There are no hydrology and water quality impacts as a result of the Project that are potentially significant, but that can be mitigated to less than significant.

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ENVIRONMENTAL EFFECTS OF THE PROJECT THAT CANNOT BE MITIGATED TO A LEVEL LESS THAN SIGNIFICANT.

The Project would not have any environmental effects on hydrology and water quality that cannot be mitigated to a less-than-significant level.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Cumulative impacts related to hydrology and water quality would result in a less-than-significant impact on the environment.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not have any cumulative effects on hydrology and water quality that would have a significant impact.

Land Use and Planning

ENVIRONMENTAL IMPACTS OF THE PROJECT FOUND TO HAVE NO IMPACT ON THE ENVIRONMENT, OR HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not physically divide an established community, and impacts would be less than significant (Impact 4.10-1).

The Project would not 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. There would be no impact (Impact 4.10-2).

The Project would not c**o**nflict with any applicable habitat conservation plan or natural community conservation plan, and there would be no impact (Impact 4.10-3).

ENVIRONMENTAL IMPACTS OF THE PROJECT THAT ARE POTENTIALLY SIGNIFICANT, BUT THAT CAN BE MITIGATED TO LESS THAN SIGNIFICANT LEVELS.

There are no land use and planning impacts as a result of the Project that are potentially significant, but that can be mitigated to less than significant.

ENVIRONMENTAL EFFECTS OF THE PROJECT THAT CANNOT BE MITIGATED TO A LEVEL LESS THAN SIGNIFICANT.

The Project would not have any environmental effects on land use and planning that cannot be mitigated to a less-than-significant level.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Cumulative impacts related to land use and planning would result in a less-than-significant impact on the environment.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not have any cumulative effects on land use and planning that would have a significant impact.

Mineral Resources

ENVIRONMENTAL IMPACTS OF THE PROJECT FOUND TO HAVE NO IMPACT ON THE ENVIRONMENT, OR HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not 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, and there would be no impact (Impact 4.11-1).

The Project would not 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, and there would be no impact (Impact 4.11-2).

ENVIRONMENTAL IMPACTS OF THE PROJECT THAT ARE POTENTIALLY SIGNIFICANT, BUT THAT CAN BE MITIGATED TO LESS THAN SIGNIFICANT LEVELS.

There are no mineral resources impacts as a result of the Project that are potentially significant, but that can be mitigated to less than significant.

ENVIRONMENTAL EFFECTS OF THE PROJECT THAT CANNOT BE MITIGATED TO A LEVEL LESS THAN SIGNIFICANT.

The Project would not have any environmental effects on mineral resources that cannot be mitigated to a less-than-significant level.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Cumulative impacts related to mineral resources would result in no impact on the environment.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not have any cumulative effects on mineral resources that would have a significant impact.

Noise

ENVIRONMENTAL IMPACTS OF THE PROJECT FOUND TO HAVE NO IMPACT ON THE ENVIRONMENT, OR HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project may result in the exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies (Impact 4.12-1).

The Project would not result in the exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels (Impact 4.12-2).

The Project would not result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project (Impact 4.12-3).

The Project would not result in a substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project (Impact 4.12-4).

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, the Project would not expose people residing or working in the Project area to excessive noise levels (Impact 4.12-5).

For a Project within the vicinity of a private airstrip, the Project would not expose people residing or working in the Project area to excessive noise levels (Impact 4.12-6).

ENVIRONMENTAL IMPACTS OF THE PROJECT THAT ARE POTENTIALLY SIGNIFICANT, BUT THAT CAN BE MITIGATED TO LESS THAN SIGNIFICANT LEVELS.

There are no noise impacts as a result of the Project that are potentially significant, but that can be mitigated to less than significant.

ENVIRONMENTAL EFFECTS OF THE PROJECT THAT CANNOT BE MITIGATED TO A LEVEL LESS THAN SIGNIFICANT.

The Project would not have any environmental effects on noise that cannot be mitigated to a less-than-significant level.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Cumulative impacts related to noise would result in a less-than-significant impact on the environment.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not have any cumulative effects on noise that would have a significant impact.

Population and Housing

ENVIRONMENTAL IMPACTS OF THE PROJECT FOUND TO HAVE NO IMPACT ON THE ENVIRONMENT, OR HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere (Impact 4.13-2).

The Project would not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere (Impact 4.13-3).

ENVIRONMENTAL IMPACTS OF THE PROJECT THAT ARE POTENTIALLY SIGNIFICANT, BUT THAT CAN BE MITIGATED TO LESS THAN SIGNIFICANT LEVELS.

There are no population and housing impacts as a result of the Project that are potentially significant, but that can be mitigated to less than significant.

Attachment: City Council Resolution 17-20-R FEIR (1919 : General Plan Update and Zoning Ordinance Update)

ENVIRONMENTAL EFFECTS OF THE PROJECT THAT CANNOT BE MITIGATED TO A LEVEL LESS THAN SIGNIFICANT.

Significant Impact

The Project would 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) (Impact 4.13-1).

Description of Significant Impact

The General Plan Update could increase the population of the Study Area by 47,367 people over the 2013 estimated January 1, 2013 population of 55,122 for a total population of 102,489 in 2035. This growth would be directly induced by providing land use designations in the Study Area that could result in 15,653 additional housing units over the estimated 17,867 housing units in 2013 for a total of 33,520 housing units in 2035. The growth would also be directly induced by providing land use designations that could result in 33,308 additional jobs over the estimated 20,900 jobs in 2014 for a total of 54,208 jobs in 2035. It was determined in the EIR that a jobs-housing balance ratio ranging between 1.3 to 1.7 is considered ideal. The General Plan Update could result in a job-housing balance ratio of 1.63, which falls into this ideal range. The General Plan Update would also indirectly induce growth by requiring new roads and other infrastructure to accommodate the new development as a result of the General Plan in the Study Area. Therefore, the General Plan Update would induce substantial population growth in an area, either directly or indirectly, which is a significant and unavoidable impact.

Finding

All feasible and reasonable changes or alterations have been required in, or incorporated into, the Project to substantially lessen the potentially significant effects identified in the EIR. No feasible mitigation measure exists to reduce this impact to a less-than-significant level, and impacts would be significant and unavoidable.

Brief Explanation of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce population and housing impacts. Because there are no feasible mitigation measures that can be implemented to reduce the impacts, population and housing impacts would be significant and unavoidable.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Cumulative impacts on population and housing would not be less than significant.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Significant Impact

The project would result in a cumulatively significant impact on population and housing.

Description of Significant Impact

The General Plan Update would directly and indirectly induce substantial population growth, which is a significant and unavoidable impact. Therefore, new development as a result of the

General Plan Update coupled with current and future projects in the vicinity of the Study Area would also result in substantial population growth that is cumulatively considerable and would contribute to a significant and unavoidable cumulative impact regarding population and housing. There is no reasonable and feasible mitigation to avoid this impact as the purpose of the General Plan Update is to plan for the ordered growth of the City through 2035.

Finding

Impacts of the Project will combine with impacts of past, present, and reasonably foreseeable projects to result in significant and unavoidable cumulative population and housing impacts on the environment. All feasible and reasonable changes or alterations have been required in, or incorporated into, the project that would substantially reduce the potentially significant impacts identified in the EIR.

Brief Explanation of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce the impacts caused by the Project that result in a cumulative population and housing impact. There is no reasonable and feasible mitigation to reduce the Project's cumulative impact. The cumulative population and housing impact is considered significant and unavoidable.

Public Services

ENVIRONMENTAL IMPACTS OF THE PROJECT FOUND TO HAVE NO IMPACT ON THE ENVIRONMENT, OR HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not 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 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, and other public facilities (Impact 4.14-1).

ENVIRONMENTAL IMPACTS OF THE PROJECT THAT ARE POTENTIALLY SIGNIFICANT, BUT THAT CAN BE MITIGATED TO LESS THAN SIGNIFICANT LEVELS.

There are no public services impacts as a result of the Project that are potentially significant, but that can be mitigated to less than significant.

ENVIRONMENTAL EFFECTS OF THE PROJECT THAT CANNOT BE MITIGATED TO A LEVEL LESS THAN SIGNIFICANT.

The Project would not have any environmental effects on public services that cannot be mitigated to a less-than-significant level.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Cumulative impacts related to public services would result in a less-than-significant impact on the environment.

Attachment: City Council Resolution 17-20-R FEIR (1919 : General Plan Update and Zoning Ordinance Update)

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not have any cumulative effects on public services that would have a significant impact.

Recreation

ENVIRONMENTAL IMPACTS OF THE PROJECT FOUND TO HAVE NO IMPACT ON THE ENVIRONMENT, OR HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not 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 (Impact 4.15-1).

The Project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment (Impact 4.15-2).

ENVIRONMENTAL IMPACTS OF THE PROJECT THAT ARE POTENTIALLY SIGNIFICANT, BUT THAT CAN BE MITIGATED TO LESS THAN SIGNIFICANT LEVELS.

There are no recreation impacts as a result of the Project that are potentially significant, but that can be mitigated to less than significant.

ENVIRONMENTAL EFFECTS OF THE PROJECT THAT CANNOT BE MITIGATED TO A LEVEL LESS THAN SIGNIFICANT.

The Project would not have any environmental effects on recreation that cannot be mitigated to a less-than-significant level.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Cumulative impacts related to recreation would result in a less-than-significant impact on the environment.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not have any cumulative effects on recreation that would have a significant impact.

Transportation and Traffic

ENVIRONMENTAL IMPACTS OF THE PROJECT FOUND TO HAVE NO IMPACT ON THE ENVIRONMENT, OR HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not 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 (Impact 4.16-3).

The Project would not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment) (Impact 4.16-4).

The Project would not result in inadequate emergency access (Impact 4.16-5).

ENVIRONMENTAL IMPACTS OF THE PROJECT THAT ARE POTENTIALLY SIGNIFICANT, BUT THAT CAN BE MITIGATED TO LESS THAN SIGNIFICANT LEVELS.

Significant Impact

The Project may conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit (Impact 4.16-1).

The Project would not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the County Congestion Management Agency for Designated Roads or Highways (Impact 4.16-2).

The Project would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities (Impact 4.16-6).

Description of Significant Impact

Pertinent plans, ordinances, and policies establishing measures of effectiveness for the performance of a circulation system include the San Joaquin Valley Blueprint, Kings County 2014 RTP/SCS (in compliance with SB 375), and 2011 Regional Bicycle Master Plan. In addition, the General Plan Update has a number of policies related to the performance of the Study Area's circulation system. The intersection and roadway segment capacity analyses determined that implementation of the General Plan Update would result in certain intersections and roadway segments falling short of desired operation conditions. This would result in a significant impact as a result of the General Plan Update by conflicting with applicable plans, ordinances, or policies established to measure the effectiveness for the performance of the circulation system.

This Bicycle Plan is based on the 2002 General Plan Circulation Element. Once the General Plan has been adopted, the City will revise and adopt a new Bicycle Plan based on the new Circulation Element contained in the General Plan Update and the contents of this EIR. The new Bicycle Plan would include highest and secondary priority bicycle route improvements to be used by both bicycles and pedestrians similar to the existing Bicycle Plan.

Through established KCAPTA procedures, periodic reviews of mass transit needs for the City by KCAPTA, a station area planning study (see Policy T80), if necessary, and adherence to General Plan Update Policies, the General Plan Update would not conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system related to mass transit, passenger rail service, freight service, and high-speed rail.

Finding

The Project may conflict with an applicable plan, ordinance, policy, or program, that may have a significant impact on the environment. These impacts would be reduced to a less-than-significant level with the implementation of the mitigation measures described below. With regard to these

impacts, the City Council finds that changes or alterations have been required in, or incorporated into, the proposed Project which avoid or substantially lessen the significant effect as identified in the final EIR.

Brief Explanation of the Rationale for the Finding

When an agency approves a project, CEQA requires that it adopt mitigation measures, when feasible, to avoid or substantially lessen significant Project impacts. Implementation of Mitigation Measure MM 4.16-1 and 4.16-2 would reduce impacts to less-than-significant levels.

MM 4.16-1: REVISED TRAFFIC IMPACT FEE PROGRAM

Subsequent to the adoption of the General Plan Update, the City shall revise the existing traffic impacts fee program to incorporate the recommended improvements described in the *City of Hanford General Plan Update Traffic Impact Study* in order to provide new development with a revised mechanism to pay its fair share of the recommended improvements.

MM 4.16-2: REVISED BICYCLE PLAN

Subsequent to the adoption of the General Plan Update, the City shall revise and adopt a new Bicycle Plan based on the new Circulation Element contained in the General Plan Update and the contents of this EIR.

ENVIRONMENTAL EFFECTS OF THE PROJECT THAT CANNOT BE MITIGATED TO A LEVEL LESS THAN SIGNIFICANT.

The Project would not have any environmental effects on transportation and traffic that cannot be mitigated to a less-than-significant level.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Cumulative impacts related to transportation and traffic would result in a less-than-significant impact on the environment with implementation of Mitigation Measures MM 4.16-1 and 4.16-2.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not have any cumulative effects on transportation and traffic that would have a significant impact.

Utilities and Service Systems

ENVIRONMENTAL IMPACTS OF THE PROJECT FOUND TO HAVE NO IMPACT ON THE ENVIRONMENT, OR HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not exceed wastewater treatment requirements of the applicable regional water quality control board (Impact 4.17-1).

The Project would not 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 (Impact 4.17-2).

Attachment: City Council Resolution 17-20-R FEIR (1919 : General Plan Update and Zoning Ordinance Update)

The Project would not 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 (Impact 4.17-3).

The Project would have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new or expanded entitlements needed (Impact 4.17-4).

The Project would result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments (Impact 4.17-5).

The Project would be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs (Impact 4.17-6).

The Project would comply with federal, State, and local statutes and regulations related to solid waste (Impact 4.17-7).

ENVIRONMENTAL IMPACTS OF THE PROJECT THAT ARE POTENTIALLY SIGNIFICANT, BUT THAT CAN BE MITIGATED TO LESS THAN SIGNIFICANT LEVELS.

There are no utilities and service systems impacts as a result of the Project that are potentially significant, but that can be mitigated to less than significant.

ENVIRONMENTAL EFFECTS OF THE PROJECT THAT CANNOT BE MITIGATED TO A LEVEL LESS THAN SIGNIFICANT.

The Project would not have any environmental effects on utilities and service systems that cannot be mitigated to a less-than-significant level.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Cumulative impacts related to utilities and service systems would result in a less-than-significant impact on the environment.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not have any cumulative effects on utilities and service systems that would have a significant impact.

Attachment: City Council Resolution 17-20-R FEIR (1919 : General Plan Update and Zoning Ordinance Update)

ATTACHMENT 2

STATEMENT OF OVERRIDING CONSIDERATIONS

Attachment: City Council Resolution 17-20-R FEIR (1919 : General Plan Update and Zoning Ordinance Update)

Statement of Overriding Considerations

CEQA Guidelines Section 15093 for 2035 General Plan Update

Final Environmental Impact Report SCH# 2015041024

Lead Agency: City of Hanford

SIGNFICANT AND UNAVOIDABLE IMPACTS SUMMARY

The California Environmental Quality Act (CEQA) requires a public agency to balance the benefits of a project or program against its significant unavoidable adverse impacts in determining whether to approve the project or program. The City of Hanford 2035 General Plan Update (General Plan Update or Project) would result in environmental effects that, although mitigated to the extent feasible by the implementation of mitigation measures, would remain significant and unavoidable adverse impacts, as discussed in the final environmental impact report (EIR) and CEQA findings of fact (CEQA Guidelines Section 15091). These impacts are summarized below and constitute those impacts for which this statement of overriding considerations is made.

Agriculture and Forestry Resources

IMPACT 4.2-1 (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)

The Study Area is larger than the area that would ultimately be needed for growth over the life of the General Plan Update, but has been determined to give decision-makers the greatest flexibility in making determinations about where and how the City should grow. The build out of the Planned Area as a result of the General Plan Update would, over the 2014 to 2035 planning period, convert approximately 2,706 acres of Prime Farmland, Farmland of Statewide Importance, and Unique Farmland, as shown on the maps prepared pursuant to the FMMP, to non-agricultural use.

In response to comments Kings County Farm Bureau voiced during the General Plan Update Committee meetings, the City increased urban densities for the various land uses within the General Plan Update. Additionally, the proposed City limits and SOI were designed to break along arterial roads in order to create a logical buffer between proposed urban uses and adjacent agricultural lands.

In addition, Policy O5 (Farmland Mitigation Program) has been included in the General Plan Update to foster collaboration with the County of Kings and other cities in Kings County to develop a countywide farmland conversion mitigation program outside adopted urban growth boundaries (i.e., the City's Planned Area, also the Primary SOI). It is assumed that because expansion of the urban area proceeds in an orderly manner under the General Plan Update and is

a logical result to accommodate anticipated future population growth, it is expected that the Planned Area would be converted to a nonagricultural land use as the natural progression of urban growth. The policy to work on developing a countywide farmland mitigation program for the urban conversion of agricultural lands that are outside adopted urban growth boundaries (in this case the Planned Area) is warranted due to the expectation that this conversion would occur as development continues in the City. It is also warranted that the City collaborate rather than unilaterally develop a farmland mitigation program because conversion of farmland is a regional issue that should be collectively developed by the County and all cities in Kings County. Mitigation Measure MM 4.2-1 has been developed that mandates that the City work with the County and other cities to develop a countywide farmland mitigation program, and this mitigation includes performance criteria.

Future development in the Study Area (but outside the Planned Area) would first require approval of the Kings County Local Area Formation Commission because such development means that the City would be annexing land and the City's SOIs would like need to be revised as well as future General Plan Update amendments, which would trigger the need for future CEQA review, including consideration of agriculture impacts. Future development in the Study Area would also have to comply with the Hanford Municipal Code Chapter 16.40.110 (Right to Farm), proposed goals and policies of the General Plan Update related to agriculture and specifically Policy O5. Future development in the Study Area, even with Policy O5 and implementation of Mitigation Measure MM 4.2-1, would also result in significant and unavoidable impacts to agricultural resources.

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce agriculture and forestry resources impacts. Implementation of Mitigation Measure MM 4.2-1 would reduce impacts, but not to less-than-significant levels. Because there are no feasible mitigation measures that can be implemented to reduce the impacts, agriculture and forestry resources impacts would be significant and unavoidable.

IMPACT 4.2-2 (CONFLICT WITH EXISTING ZONING FOR AGRICULTURAL USE, OR A WILLIAMSON ACT CONTRACT)

The existing Williamson Act Contracts are limited to the outskirts of the Planned Area. Build out of the Planned Area would affect 1,136 acres currently under a Williamson Act land use contract. These areas would be affected by development of proposed land uses for these lands under the General Plan Update. This would ultimately result in the General Plan Update conflicting with existing land under Williamson Act land use contracts, which is a potentially significant impact.

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce agriculture and forestry resources impacts. Implementation of Mitigation Measure MM 4.2-1 would reduce impacts, but not to less-than-significant levels. Because there are no feasible mitigation measures that can be implemented to reduce the impacts, agriculture and forestry resources impacts would be significant and unavoidable.

IMPACT 4.2-5 (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)

The General Plan Update would involve other changes to the environment which, due to their location or nature, would result in the conversion of farmland to non-agricultural use and impacts would be significant and unavoidable. It is important to note that, due to Chapter 16.40.110 (Right to Farm) of the Hanford Municipal Code, advises that adjacent uses to future development could result in "potential inconveniences and discomforts often associated with agricultural activities and operations, including, but not limited to, equipment and animal noise; farming activities conducted on a 24-hour a day, 7-days a week basis; odors from manure, fertilizers, pesticides, chemicals, or other sources; the aerial and ground application of chemicals and seeds; dust; flies and other insects; and smoke from agriculture operations." Therefore, this acknowledgment establishes the right of adjacent landowners to continue to farm and therefore precludes to indirect conversion of adjacent farmland as a result of potentially incompatible land uses as a result of the General Plan Update.

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce agriculture and forestry resources impacts. Implementation of Mitigation Measure MM 4.2-1 would reduce impacts, but not to less-than-significant levels. Because there are no feasible mitigation measures that can be implemented to reduce the impacts, agriculture and forestry resources impacts would be significant and unavoidable.

CUMULATIVE IMPACTS

Impacts of the Project will combine with impacts of past, present, and reasonably foreseeable projects to result in significant and unavoidable cumulative agriculture and forestry resources impacts on the environment. All feasible and reasonable changes or alterations have been required in, or incorporated into, the project that would substantially reduce the potentially significant impacts identified in the EIR.

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce the impacts caused by the Project that result in a cumulative agriculture and forestry resources impact. Implementation of Mitigation Measure MM 4.2-1 would reduce impacts to the greatest extent possible. However, despite these mitigation measures, implementation of the Project would result in a cumulatively considerable and significant agriculture and forestry resources impact. The cumulative agriculture and forestry resources impact is considered significant and unavoidable.

Air Quality

CUMULATIVE IMPACTS

As growth continues in the San Joaquin Valley, attainment of air quality standards would become more difficult, even though overall air quality continues to improve. Proposed cumulative development planned in Fresno, Tulare, Kings and Madera counties would result in thousands of new homes and millions of square feet of new retail uses. Vehicle trips associated with this development would contribute to existing air quality impacts in the San Joaquin Valley Air Basin (SJVAB).

Attachment: City Council Resolution 17-20-R FEIR (1919 : General Plan Update and Zoning Ordinance Update)

The new development as a result of the General Plan Update is not expected to exceed the San Joaquin Valley Air Pollution Control District (SJVAPCD) regional significance thresholds. However, all new development would be reviewed and individually accessed for its potential to generate air quality impacts pursuant to the CEQA guidelines. Full build-out may contribute to cumulative air emissions by allowing for additional development within the Study than what currently exists. The cumulative air quality impacts of the Project, together with other foreseeable development throughout the San Joaquin Valley air basin, would be cumulatively considerable and as such, significant and unavoidable.

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce the impacts caused by the Project that result in a cumulative air quality impact. Implementation of Mitigation Measures MM 4.3-1 through MM 4.3-3 would reduce impacts to the greatest extent possible. However, despite these mitigation measures, implementation of the Project would result in a cumulatively considerable and significant air quality impact. The cumulative air quality impact is considered significant and unavoidable.

Biological Resources

IMPACT 4.4-1 (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)

There is no mitigation provided for the indirect impacts to special-status species through the loss of common (i.e., non-sensitive) habitats. Special-status species are dependent on a variety of habitat types (comprised of both common and sensitive habitats), and the conversion of common habitat types as a result of new development would result in the overall reduction of habitat and resources to support special-status species. Thus, due to the loss of common habitats capable of supporting special-status species and diminished resource availability, impacts to special-status species remain significant as a result of the General Plan Update.

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce biological resources impacts. Implementation of Mitigation Measure MM 4.4-1 would reduce impacts, but not to less-than-significant levels. Because there are no feasible mitigation measures that can be implemented to reduce the impacts, biological resources impacts would be significant and unavoidable.

IMPACT 4.4-2 (HAVE A SUBSTANTIAL ADVERSE EFFECT ON ANY RIPARIAN HABITAT OR OTHER SENSITIVE NATURAL COMMUNITY IDENTIFIED IN LOCAL OR REGIONAL PLANS, POLICIES, OR REGULATIONS OR BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME OR US FISH AND WILDLIFE SERVICE)

New development as a result of the General Plan Update would impact various common and possibly sensitive habitat types, including riparian habitat, other sensitive plant communities, and federally-protected wetlands. The General Plan Update could result in the loss of riparian habitat and sensitive natural communities similar to the potential to result in the loss of common (i.e., non-sensitive) habitats.

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce biological resources impacts. Implementation of Mitigation Measure MM 4.4-2 would reduce impacts, but not to less-than-significant levels. Because there are no feasible mitigation measures that can be implemented to reduce the impacts, biological resources impacts would be significant and unavoidable.

IMPACT 4.4-3 (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)

Similar to Impact 4.4-2, the General Plan Update could **have a substantial adverse effect on federally-protected wetlands as defined by Section 404 of the CWA (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.**

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce biological resources impacts. Implementation of Mitigation Measure MM 4.4-2 would reduce impacts, but not to less-than-significant levels. Because there are no feasible mitigation measures that can be implemented to reduce the impacts, biological resources impacts would be significant and unavoidable.

CUMULATIVE IMPACTS

As discussed above, the General Plan Update would have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species; could have a substantial adverse effect on any riparian habitat or other sensitive natural community; and could have a substantial adverse effect on federally-protected wetlands. These are all potentially significant and unavoidable impacts. Mitigation Measures 4.4-1 and MM 4.4-2 reduce these impacts to the greatest extent feasible. However, even with mitigation, new development as a result of the General Plan Update, coupled with current and future projects in the vicinity of the Study Area, would result in impacts to special-status species and could result in impacts to riparian habitat, sensitive natural communities, and federally-protected wetlands that are cumulatively considerable and would contribute to a significant and unavoidable cumulative impact regarding biological resources.

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce the impacts caused by the Project that result in a cumulative biological resources impact. Implementation of Mitigation Measures MM 4.4-1 and MM 4.4-2 would reduce impacts to the greatest extent possible. However, despite these mitigation measures, implementation of the Project would result in a cumulatively considerable and significant biological resources impact. The cumulative biological impact is considered significant and unavoidable.

Cultural Resources

IMPACT 4.5-1 (CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A HISTORICAL RESOURCE AS DEFINED IN SECTION 15064.5)

The General Plan Update policies only afford limited protection to historical resources and would not ultimately prevent the demolition of historical resources if preservation is determined to be infeasible. The determination of feasibility would occur on a case-by-case basis.

Attachment: City Council Resolution 17-20-R FEIR (1919 : General Plan Update and Zoning Ordinance Update)

Additionally, some structures that are not currently 50 years old could be become eligible for listing. While policies would minimize the probability of historical resources being demolished, these policies cannot ensure that the demolition of historic structures would not occur in the future. Therefore, the General Plan Update could cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5.

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce cultural resources impacts. Because there are no feasible mitigation measures that can be implemented to reduce the impacts, cultural resources impacts would be significant and unavoidable.

CUMULATIVE IMPACTS

New development would have the potential to result in a cumulatively considerable impact associated with the loss of historical resources through the demolition, destruction, relocation, or alteration of a resource. While new development is regulated by federal, State, and local regulations, historical resources still have the potential to be adversely affected if preservation is determined to be infeasible. Therefore, it is determined that the General Plan Update could result in significant and unavoidable cumulative impact to historical resources.

Adherence to General Plan Update policies; federal, State, and local regulations; and CEQA requirements would ensure that the General Plan Update would not cause a substantial adverse change in the significance of an archaeological or paleontological resource. Additionally, compliance with regulations would result in proper handling, excavation, and re-burial of any human remains, including those interred outside of formal cemeteries. Therefore, the General Plan Update would not have a cumulatively considerable impact on archeological and paleontological resources or human remains and cumulative impacts would be less than significant.

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce the impacts caused by the Project that result in a cumulative cultural resources impact. There is no reasonable and feasible mitigation to reduce the Project's cumulative impact. The cumulative cultural resources impact is considered significant and unavoidable.

Greenhouse Gas Emissions

CUMULATIVE IMPACTS

Greenhouse gas (GHG) impacts are, by their nature, cumulative impacts. Localized impacts of climate change are the result of the cumulative impact of global emissions, and the combined benefits of reductions achieved by all levels of government help to slow or reverse the growth in GHG emissions. In the absence of comprehensive international agreements on appropriate levels of reductions achieved by each country, another measure of cumulative contribution is required. California has defined reductions required by the state in AB 32 (1990 emission levels by 2020). This serves to define California's share of the reductions regardless of the activities or lack of activities of other areas of the U.S. or the world. Therefore, a cumulative threshold based on consistency with State targets and actions to reduce GHGs is an appropriate standard of comparison for significance determinations at the general plan level.

The potential effects of new development or infrastructure projects may be individually limited but cumulatively significant. The General Plan Update policies would continue to provide GHG reductions beyond 2020 since they apply to all development that would occur between adoption

and build out unless superseded by new policies. The amount of local reductions needed beyond 2020 is uncertain pending adoption of State targets for later years. In addition, the long-term effectiveness of the General Plan Update policies and programs that avoid, reduce, or minimize GHG emissions is not known. The KCAG has prepared a countywide CAP as a separate action, and the City adopted it on May 27, 2014 (KCAG 2014a). The CAP determined that, if the requirements set forth in the CEQA Guidelines are met, the lead agency may determine that projects that are consistent with the CAP will not have significant GHG-related impacts, which can save time and money for these projects. However, it is currently unknown if all future development as a result of the General Plan Update would be consistent with the CAP. Therefore, cumulative impacts related to the growth under the General Plan Update are considered cumulatively considerable and therefore, significant and unavoidable.

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce the impacts caused by the Project that result in a cumulative greenhouse emissions impact. Implementation of Mitigation Measures MM 4.7-1 would reduce impacts to the greatest extent possible. However, despite these mitigation measures, implementation of the Project would result in a cumulatively considerable and significant greenhouse gas emissions impact. The cumulative greenhouse gas emissions are considered significant and unavoidable.

Population and Housing

IMPACT 4.13-1 (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])

The General Plan Update could increase the population of the Study Area by 47,367 people over the 2013 estimated January 1, 2013 population of 55,122 for a total population of 102,489 in 2035. This growth would be directly induced by providing land use designations in the Study Area that could result in 15,653 additional housing units over the estimated 17,867 housing units in 2013 for a total of 33,520 housing units in 2035. The growth would also be directly induced by providing land use designations that could result in 33,308 additional jobs over the estimated 20,900 jobs in 2014 for a total of 54,208 jobs in 2035. It was determined in the EIR that a jobs-housing balance ratio ranging between 1.3 to 1.7 is considered ideal. The General Plan Update could result in a job-housing balance ratio of 1.63, which falls into this ideal range. The General Plan Update would also indirectly induce growth by requiring new roads and other infrastructure to accommodate the new development as a result of the General Plan in the Study Area. Therefore, the General Plan Update would induce substantial population growth in an area, either directly or indirectly, which is a significant and unavoidable impact.

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce population and housing impacts. Because there are no feasible mitigation measures that can be implemented to reduce the impacts, population and housing impacts would be significant and unavoidable.

CUMULATIVE IMPACTS

The General Plan Update would directly and indirectly induce substantial population growth, which is a significant and unavoidable impact. Therefore, new development as a result of the General Plan Update coupled with current and future projects in the vicinity of the Study Area would also result in substantial population growth that is cumulatively considerable and would

contribute to a significant and unavoidable cumulative impact regarding population and housing. There is no reasonable and feasible mitigation to avoid this impact as the purpose of the General Plan Update is to plan for the ordered growth of the City through 2035.

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce the impacts caused by the Project that result in a cumulative population and housing impact. There is no reasonable and feasible mitigation to reduce the Project's cumulative impact. The cumulative population and housing impact is considered significant and unavoidable.

FINDINGS

This City Council finds and determines in approval of the General Plan Update that it has considered the identified means of lessening or avoiding the Project's significant effects. The City Council further finds and determines that the specific economic, legal, social, technological, or other benefits, including region-wide or Statewide environmental benefits of the General Plan Update, as discussed below, outweigh its unavoidable adverse environmental effects. Therefore, this City Council finds and determines in approval that such benefits override, outweigh, and make "acceptable" any such remaining environmental impacts of the General Plan Update (CEQA Guidelines Section 15092 [a] and [b]).

The following benefits and considerations outweigh such significant and unavoidable adverse environmental impacts. All of these benefits and considerations are based on the facts set forth in the findings, the final EIR, and the record of proceedings for the Project. Each of these benefits and considerations constitutes a separate and independent basis that justifies approval of the General Plan Update, so that if a court were to set aside the determination that any particular benefit or consideration justifies Project approval, the City Council would stand by its determination that the remaining benefits or considerations are sufficient to justify and substantiate Project approval.

FACTS

Each benefit set forth below constitutes an overriding consideration warranting approval of the General Plan Update, independent of the other benefits, and this City Council determines that the adverse environmental impacts of the Project are "acceptable" if any of these benefits would be realized. The General Plan Update would provide benefits as follows:

- While the State does not mandate a timeframe to update a General Plan other than the Housing Element, not preparing the General Plan Update would make it difficult to have a legally adequate Housing Element in the future.
- The Project provides a comprehensive update to the goals, policies, and implementing actions necessary to accommodate new housing and jobs within the City limits in anticipation of future population growth through 2035.
- The General Plan Update provides a plan for a needed variety of housing, employment, and recreational opportunities necessary to accommodate future growth through 2035.
- The General Plan Update goals, policies, and implementing measures promote vitality in the local economy that is needed for the City to remain economically strong and able to provide necessary services and housing and job opportunities to the citizens of the growing City.

- The General Plan Update goals, policies, and implementing measures promote the existing character of the City valued by its citizens in order to provide the community with a sense of pride, belonging, and ownership in their City.
- The General Plan Update provides a plan for a variety of commercial, industrial, and mixed-use land uses needed in order to broaden the economic base as well as improve the job-housing balance and fiscal sustainability of the City.
- The General Plan Update provides a plan to locate new development near existing jobs, services, and infrastructure to the greatest extent practicable in order to promote sustainability and reduce the City's carbon footprint in the spirit of new local and Statewide laws and regulations.
- The General Plan Update's policies promote environmental stewardship to protect and enhance natural resources and improve air quality in the spirit of good land use planning practices.
- The General Plan Update emphasizes that physical constraints and natural hazards are accounted for as part of the development of the City in the spirit of good land stewardship.
- The General Plan Update further protects, the greatest extent feasible, agricultural lands on the fringe of urban development through good land use planning and a focus on densification of land uses and urban infill.
- During the process of preparing the General Plan, the Citizen's Advisory Committee identified a comprehensive list of overarching principles that they believed the community of Hanford mutually shares. These principles served as a guide in formulating the goals and policies of the General Plan. Adoption and implementation of this General Plan will provide the Hanford community with a written guide that uniquely reflects who they are and who they want to be in the future. The principles are listed below:
    - A prosperous community
    - Opportunities for housing and jobs that benefit the existing and future community
    - Enhancement of small town charm
    - Facilitation of a successful business environment
    - Downtown area as the physical, cultural, civic, and commercial center of Hanford
    - Hanford as the regional commercial, service, and government center of Kings County
    - Diversification of Industry
    - Enhancement of quality of life
    - Orderly growth and development, concentrically located around the historic center of the City
    - Responsible management of land resources
    - Coordinated land use and circulation systems
    - Respect for private property rights

- Enhancement of the historic center of the City
- Preservation of farmland resources
- A well-designed, physically integrated, livable community
- Safe, reliable, efficient movement of people and goods
- Less reliance on private motorized transportation
- Safe and secure recreational facilities
- Superior, innovative recreational opportunities
- Collaborative local government relationship with citizens
- Protection and preservation of natural, cultural, and historic resources
- Respectful provision of government services
- Efficient provision of utility services
- Clean, useable city facilities
- Safety, peace of mind, and high quality of life
- Protection from conditions that would pose a threat to life, environment, and property
- Safe, swift, and efficient response to emergencies
- Healthy and active citizens

This Statement of Overriding Considerations applies specifically to those impacts found to be significant and unavoidable as determined in the Final EIR and the record of proceedings. The Statement of Overriding Considerations also applied to those impacts that were determined to be mitigated to a lesser degree, but not to a level of insignificance.

Pursuant to Public Resources Code 21081 and CEQA Guidelines Section 15093, the City of Hanford hereby determines that specific economic, legal, social, environmental and other benefits and overriding considerations as previously stated, outweigh any remaining unavoidable, adverse environmental impacts of the proposed 2035 General Plan Update and that the 2035 General Plan Update should be approved.

ATTACHED IN HARD COPY

FINAL EIR

RESOLUTION NO. 17-21-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD APPROVING GENERAL PLAN AMENDMENT NO. 2017-02, A COMPREHENSIVE UPDATE TO THE HANFORD GENERAL PLAN INCLUDING THE ECONOMIC DEVELOPMENT; LAND USE AND COMMUNITY DESIGN; TRANSPORTATION AND CIRCULATION; OPEN SPACE, CONSERVATION AND RECREATION; PUBLIC FACILTIES AND SERVICES; AND HEALTH, SAFETY AND NOISE ELEMENTS.

At a regular meeting of the City Council of the City of Hanford duly called and held on April 4, 2017, at 7:00 p.m., it was moved by Council Member _____, and seconded by Council Member _____, and duly carried, that the following resolution be adopted:

WHEREAS, a comprehensive update to the 2002 General Plan was prepared with community input through the Citizen's Advisory Committee appointed by the City Council: and,

WHEREAS, the Draft 2035 General Plan Update was accepted by the City Council on October 13, 2015; and

WHEREAS, the 2035 General Plan Update includes the following elements Economic Development; Land Use and Community Design; Transportation and Circulation; Open Space, Conservation and Recreation; Public Facilities and Services; Health, Safety and Noise; and,

WHEREAS, the City Council reviewed the 2035 General Plan Update and found that the proposed update would establish goals and policies that would preserve and enhance the quality of life for Hanford residents, provide for a balance of housing, public services and facility and jobs, and preserve the historic character of the original town site while planning for growth and supporting increases in demand for City services; and,

WHEREAS, the City of Hanford Planning Commission, at its regularly scheduled meeting on March 14, 2017, held a public hearing and received testimony evidence for and against the proposed General Plan. After closing the public comments, the Planning Commission, by Resolution 2017-03 recommended to the City Council of the City of Hanford approval of General Plan 2017-02, the 2035 General Plan Update; and,

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

WHEREAS, an Environmental Impact Report (SCH 2015041024) has been prepared for the 2035 General Plan Update pursuant to the California Environmental Quality Act ("CEQA"); and,

WHEREAS, the Environmental Impact Report and all notices related thereto were prepared in compliance with CEQA and the City of Hanford Municipal Code and Policies; and

WHEREAS, on the basis of the documentation and information provided in the staff report and the evidence and testimony submitted at the public hearing, and the Environmental Impact Report prepared for the 2035 General Plan Update the City Council hereby makes findings in accordance with Section 15091 of the CEQA Guidelines and as specifically articulated in Resolution 17-20-R certifying the Final EIR, incorporated herein by this reference; and

WHEREAS, the Final Environmental Impact Report identified significant environmental impacts that can be mitigated to substantially lessen the environmental effects relating to Aesthetics, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Public Services, Recreation and Utilities and Service Systems, Transportation and Traffic and a Mitigation, Monitoring and Reporting Plan ("MMRP") has been prepared for the Project; and

WHEREAS, the Final Environmental Impact Report also identified unavoidable significant adverse impacts regarding Agriculture and Forestry Resources (program and cumulative), Air Quality (cumulative), Biological Resources (program and cumulative). Cultural Resources (program and cumulative), Greenhouse Gases (cumulative), and Population and Housing (program and cumulative); and

WHEREAS, Section 15093 of the CEQA Guidelines requires the City to balance the benefits of the Project against its unavoidable environmental impacts in determining whether or not to approve the Project; and

WHEREAS, the City Council certified the Final Environmental Impact Report by adoption of Resolution 17-20-R, which included Findings of Fact and a Statement of Overriding Considerations for the unavoidable significant environmental impact identified in the Final Environmental Impact Report; and,

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Hanford finds the project to be consistent with the Final Environmental Impact Report (FEIR) (SCH 2015041024) associated with the 2035 General Plan Update, and for which said FEIR was certified by the City Council precedent to its consideration of this general plan amendment, consistent with the California Environmental Quality Act (CEQA) and the City of Hanford Municipal Code and Policies.

BE IT FURTHER RESOLVED, the Planning Commission recommended that a statement of overriding considerations be adopted with the certification of the Environmental Impact Report for the unavoidable significant environmental impacts identified by the Final Environmental Impact Report, Resolution 2017-02 incorporated by reference; and,

BE IT FURTHER RESOLVED that the City Council of the City of Hanford hereby approves General Plan Amendment 2017-02, the 2035 General Plan Update, including revisions

to the Draft General Plan included in the Final EIR. Based on the following findings and based on the evidence presented:

1. That the public hearing for the proposed general plan amendment was properly noticed in accordance with state law and the Hanford Municipal Code.
2. That an Environmental Impact Report (SCH 2015041024) was prepared in accordance with the California Environmental Quality Act and recommended for certification by approval of Resolution 17-20-R.
3. That notice of the proposed General Plan Amendment was provided to the Native American Heritage Commission and the referred tribal agencies in accordance with California Government Code 65352.3 (SB18).
4. That the proposed amendment is consistent with the objectives in Municipal Code Section 17.02.020 by making the following determinations:
   A. That the proposed amendment provides for a wholesome, attractive living environment.
   B. That the proposed amendment continues the protection of the Downtown.
   C. That the proposed development promotes appropriately located commercial development that will serve a larger regional area.
   D. That the proposed amendment will allow new urban expansion that is logical, desirable and in conformance with the objectives and policies of the general plan as amended.
5. The General Plan Amendment is compatible, integrated and internally consistent, as amended.
6. That a mitigation monitoring program and statement of overriding considerations was recommended for approval for the proposed project by adoption of Resolution 17-20-R and herein incorporated by reference.

PASSED, ADOPTED AND APPROVED this _____ day of _____, 2017 by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

_____
DAVID G. AYERS
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 _____, 2017.

Date: _____ _____
City Clerk

ATTACHMENT 1

2035 GENERAL PLAN UPDATE

SEPARATE DOCUMENT AVAILABLE AT:
CITY OF HANFORD
317 N. DOUTY
HANFORD, CA 93230

ORDINANCE NO. 17-04

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HANFORD APPROVING MUNICIPAL CODE AMENDMENT 2017-01 A REQUEST BY THE CITY OF HANFORD TO UPDATE TITLE 17 OF THE HANFORD MUNICIPAL CODE, THE CITY'S ZONING ORDINANCE AND ZONING MAP CITY-WIDE, TO BE CONSISTENT WITH THE PROPOSED 2035 GENERAL PLAN UPDATE.

WHEREAS, the City of Hanford has initiated a comprehensive update to the City Zoning Ordinance, Title 17, and City-wide Zoning Map to be consistent with the 2035 General Plan Update; and,

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

Section 1: That the City of Hanford considered the update of the Zoning Ordinance (Title 17) and the Zone Map in accordance with Section 17.02.020 of the Municipal Code as follows:

a) That the Zoning Ordinance Update guides the physical development of the city in such a manner as to achieve progressively the general arrangement of the land uses described and depicted in the general plan, as amended.

b) That the proposed project fosters a wholesome, serviceable and attractive living environment, the beneficial development of areas which exhibit conflicting patterns of use, and the stability of existing land uses which conform with the objectives, policies, principles and standards of the general plan, as amended.

c) That the proposed project does not result in excessive population densities and the overcrowding, of land with structures.

d) That the proposed project results in a safe, effective traffic circulation system, the provision of adequate off-street parking and truck loading facilities, and the appropriate location of community facilities.

e) That the proposed project will protect and promote appropriately located commercial and industrial activities in order to preserve and strengthen the city's economic base.

f) That the proposed project will protect and enhance real property values and the city's natural assets.

g) That the proposed project will ensure unimpeded development of such new urban expansion that is logical, desirable and in conformance with the objectives and policies of the general plan.

h) That the proposed will provide and protect open space in accordance with the policies of the open space element of the general plan, as amended.

Section 2: That the proposed update to Title 17, Zoning Ordinance, and Zoning Map are consistent with the goals and policies of the General Plan and will preserve, protect and promote the public health, safety, peace, comfort, convenience, prosperity and general welfare of the City of Hanford.

Section 3: The City Council of the City of Hanford certified an Environmental Impact Report (EIR), State Clearinghouse Number 2015041024, prepared for the General Plan Update and made related findings pursuant to the provisions of the California Environmental Quality Act ("CEQA"), a Mitigation, Monitoring and Reporting Plan ("MMRP") was prepared, and a Statement of Overriding Considerations was made for Agriculture and Forestry Resources (program and cumulative), Air Quality (cumulative), Biological Resources (program and cumulative). Cultural Resources (program and cumulative), Greenhouse Gases (cumulative), and Population and Housing (program and cumulative by adoption of Resolution 17-20-R, herein incorporated by reference;

Section 4: The City Council hereby finds that Municipal Code Amendment 2017-01, the Zoning Ordinance Update and Zoning Map are consistent with the Hanford General Plan, as amended by Resolution 17-21-R.

Section 5: 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 or a summary of this ordinance shall be published in the Hanford Sentinel in a manner consistent with the requirements of the California Government Code.

Passed and adopted at a regular meeting of the City Council of the City of Hanford duly called and held on April 4, 2017, by the following roll call vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

APPROVED

_____
Dave Ayers,
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 4th day of April, 2017, 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 _____, 2017.

_____
JENNIFER GOMEZ
CITY CLERK

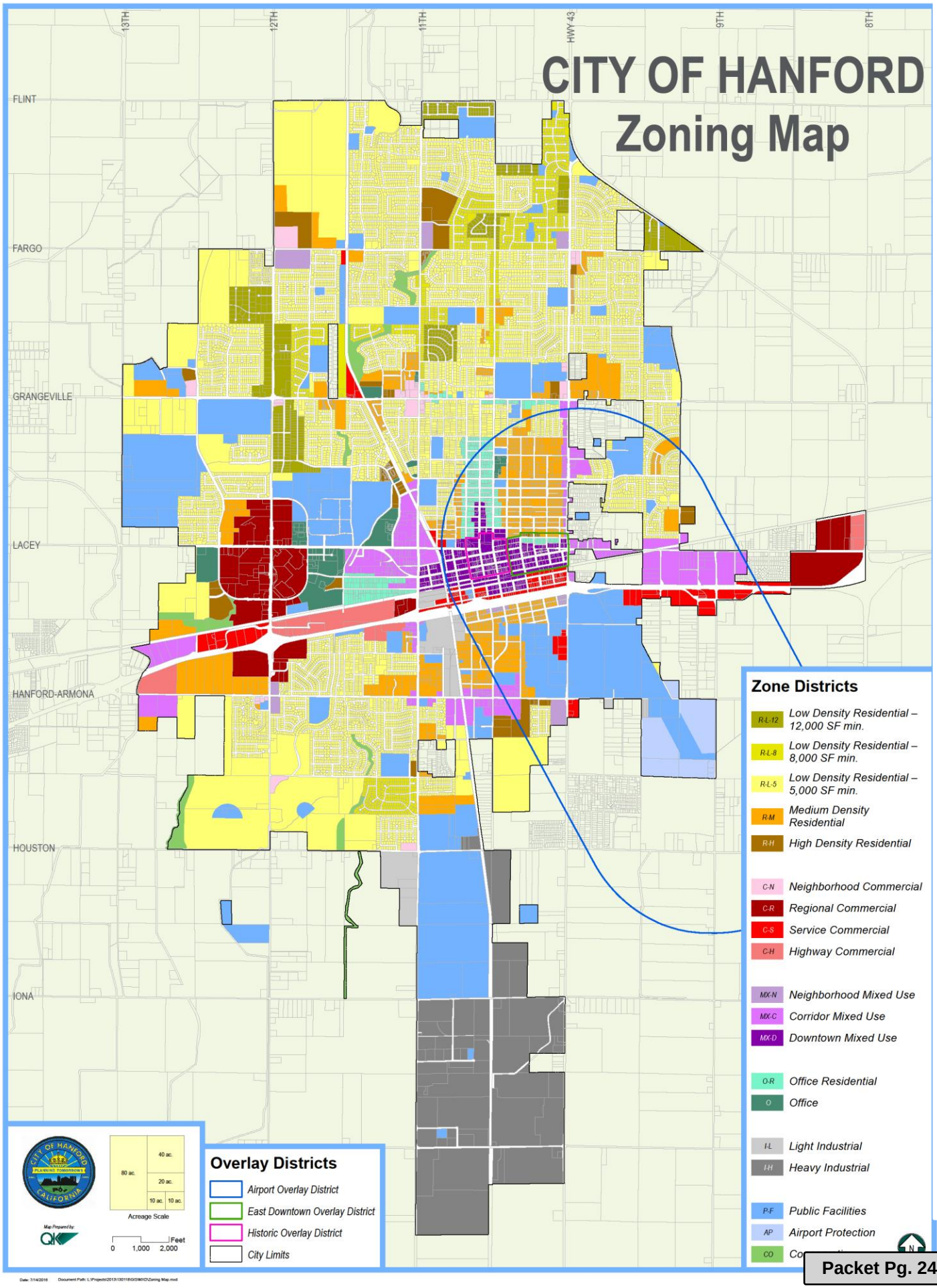
ATTACHMENT 1

Title 17
Zoning Ordinance Update

Document Attached in Hard Copy

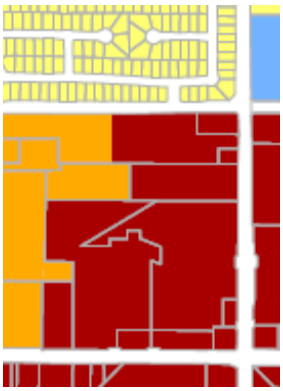
Attachment 2

Zoning Map


CITY OF HANFORD
Zoning Map
13TH
12TH
11TH
HWY 43
9TH
8TH
FLINT
FARGO
GRANGEVILLE
LACEY
HANFORD-ARMONA
HOUSTON
IONA
Zone Districts
R-L-12 Low Density Residential – 12,000 SF min.
R-L-8 Low Density Residential – 8,000 SF min.
R-L-5 Low Density Residential – 5,000 SF min.
R-M Medium Density Residential
R-H High Density Residential
C-N Neighborhood Commercial
C-R Regional Commercial
C-S Service Commercial
C-H Highway Commercial
MX-N Neighborhood Mixed Use
MX-C Corridor Mixed Use
MX-D Downtown Mixed Use
O-R Office Residential
O Office
I-L Light Industrial
I-H Heavy Industrial
P-F Public Facilities
AP Airport Protection
CO
Overlay Districts
Airport Overlay District
East Downtown Overlay District
Historic Overlay District
City Limits
Acreage Scale
40 ac.
80 ac.
20 ac.
10 ac.
10 ac.
Feet
0 1,000 2,000
Map Prepared by:

Zoning Ordinance

City of Hanford



Attachment: Draft Zoning Ordinance - March 2017 (1919 : General Plan Update and Zoning Ordinance Update)

CITY OF HANFORD
MUNICIPAL CODE
TITLE 17

ZONING ORDINANCE

Attachment: Draft Zoning Ordinance - March 2017 (1919 : General Plan Update and Zoning Ordinance Update)

Title 17
ZONING

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Chapter 17.02
GENERAL PROVISIONS

Sections:

17.02.010 Adoption.
17.02.020 Purposes and objectives.
17.02.030 Short title.
17.02.040 Components.
17.02.050 Authority.
17.02.060 Relationship to the general plan.
17.02.070 Relationship to specific plans.
17.02.080 Relationship to design guidelines.
17.02.090 Relationship to other titles of the municipal code.
17.02.100 Conflict between regulations.
17.02.110 Application.

17.02.010 Adoption.

There is adopted, as provided in this title, a zoning ordinance for the city of Hanford, state of California, which is a part of the Hanford Municipal Code.

17.02.020 Purposes and objectives.

The zoning ordinance is adopted to preserve, protect and promote the public health, safety, peace, comfort, convenience, prosperity and general welfare of the citizens of Hanford. More specifically, the zoning ordinance is adopted to achieve the following objectives:

A. To provide a zoning map and associated regulations to guide the physical development of the city in such a manner as to progressively achieve the general arrangement of the land uses described and depicted in the Hanford General Plan;

B. To foster a wholesome, serviceable and attractive living environment, the beneficial development of areas that exhibit conflicting patterns of use, and the stability of existing land uses that conform with the objectives, policies, principles and standards of the General Plan;

C. To prevent excessive population densities and the overcrowding of land with structures;

D. To promote a safe, effective traffic circulation system, the provision of adequate off-street parking and truck loading facilities, and the appropriate location of community facilities;

E. To protect and promote appropriately located commercial and industrial activities in order to preserve and strengthen the city's economic base;

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F. To protect and enhance real property values and the city's natural assets;

G. To ensure unimpeded development of such new urban expansion that is logical, desirable and in conformance with the objectives and policies of the General Plan; and

H. To provide and protect open space in accordance with the policies of the Open Space Element of the General Plan;

17.02.030 Short title.

This title shall be known as the "zoning ordinance." The words "code" and "ordinance" as used in this title shall have the same meaning.

17.02.040 Components.

The zoning ordinance shall consist of a zoning map designating certain districts and a set of regulations controlling the uses of land; the density of population; the uses and locations of structures; and the height and bulk of structures. It shall also consist of the open spaces about structures; the appearance of certain uses and structures; the areas and dimensions of sites; the location, size and illumination of signs; and number of design off-street parking and off-street loading facilities.

17.02.050 Authority.

This title is adopted pursuant to the provisions of the Planning and Zoning Law, Title 7 of Government Code Section 65000 of the State of California.

17.02.060 Relationship to the general plan.

The zoning ordinance is the primary tool used to implement the goals and policies contained within the General Plan. All matters governed by this title shall substantially conform to the purposes, intent or provisions of the General Plan. Any recommendations for zone changes, if found to be not in conformance with the General Plan and its phrasing, shall not be permitted unless it is also found that the General Plan is in error or in need of change. In this situation, the General Plan must also be amended to maintain consistency between the General Plan and zoning.

17.02.070 Relationship to specific plans.

Specific plans are designed to meet the requirements of the State Government Code and the General Plan. All uses, buildings, or structures located within a specific plan area shall comply with the provisions of the applicable specific plan. Where such provisions conflict with the zoning ordinance, the requirements of the adopted specific plan shall take precedence over the zoning ordinance. In instances where the specific plan is silent, the zoning ordinance shall prevail.

17.02.080 Relationship to design guidelines.

Design guidelines are intended to supplement the general design and development regulations located in the zoning ordinance. Conformance to the design guidelines is strongly encouraged, but not mandatory. The design guidelines represent the City's preferences and provide examples of appropriate, quality design that positively contribute to the character of the community, but they are not intended to preclude alternatives or restrict imagination. In the event there is a

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conflict between the zoning ordinance and the design guidelines, the regulations in the zoning ordinance shall prevail.

17.02.090 Relationship to other titles of the municipal code.

No provision of this title is intended to abrogate, repeal, annul, impair or interfere with any existing ordinance of the City. Where this title imposes greater restrictions or regulations than are imposed or required by an existing ordinance, deed restriction, covenant, easement or agreement between parties, this title shall control.

17.02.100 Conflict between regulations.

Any conflicts between requirements of this title, or between this title and other regulations, shall be resolved as follows:

A. In the event of any conflict between the provisions of this title, the most restrictive requirement shall control.

B. In the event of any conflict between the requirements of this title and standards adopted as part of any development agreement or specific plan, the requirements of the development agreement or specific plan shall control.

C. In the event of any conflict between requirements of this title and other regulations of the City, the most restrictive requirement shall control, as determined by the City.

D. It is not intended that the requirements of this title shall interfere with, repeal, abrogate or annul any easement, covenant, or other agreement that existed when this zoning ordinance became effective. This zoning ordinance applies to all land uses and development regardless of whether it imposes a greater or lesser restriction on the development or use of structures or land than an applicable private agreement or restriction, without affecting the applicability of any agreement or restriction. The City shall not enforce any private covenant or agreement unless it is a party to the covenant or agreement. Where a requirement of a private covenant or agreement directly conflicts with a requirement in this title, the City shall enforce the requirements of this title.

17.02.110 Application.

To the extent permitted by applicable law, this title shall apply to all property, whether owned by private persons, firms, corporations or organizations; by the United States of America or any of its agencies; by the state or any of its agencies or political subdivisions; by any county or city, including the City of Hanford, or any of its agencies; or by any authority or district organized under the laws of the state, except for exemptions specifically allowed by state and federal laws or amendments thereto.

Attachment: Draft Zoning Ordinance - March 2017 (1919 : General Plan Update and Zoning Ordinance Update)

Chapter 17.04
CONSTRUCTION AND TERMINOLOGY

Sections:

17.04.010 Construction.
17.04.020 General terminology of persons and entities.
17.04.030 Rules of interpretation.
17.04.040 Record of interpretations.
17.04.050 Rules of measurement.
17.04.060 Multiple decisions.

17.04.010 Construction.

The following rules of construction shall apply in this title, unless inconsistent with the plain meaning of the context of this chapter:

A. The present tense includes the past and future tenses; and the future tense includes the present.

B. Words used in the singular shall include the plural, and words used in the plural shall include the singular.

C. In the event there is any conflict or inconsistency between the heading of a chapter, section or subsection of this title and the context thereof, such heading shall not be deemed to affect the scope, meaning or intent of such context.

D. The words “shall,” “will,” “is to,” and “are to” are always mandatory. “Should” is not mandatory but is strongly recommended; and “may” is permissive. “Shall not” and “may not” are always restrictive.

E. The words “zone district,” “zoning district,” and “zone” shall have the same meaning.

F. Whenever a number of days are specified in this title, or in any permit, condition of approval, or notice issued or given as provided in this title, the number of days shall be construed as calendar days, unless business days are specified. Time limits will extend to the following business day where the last of the specified number of days falls on a day that the city is not open for business, except as otherwise provided for by other state and federal laws, regulations, and agencies.

G. Whenever a time limit in this title is specified in months, the number of months shall be deemed to be consecutive months.

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H. When a provision of this title refers to a requirement elsewhere, the subject of the cross reference is assumed to be another chapter, Section, or subsection of this title, or another provision within the same Section or chapter, unless the title of another document is provided.

I. The provisions of this title are held to be minimum requirements, except where they are expressly stated to be otherwise.

17.04.020 General terminology of persons and entities.

A. "Applicant" means the property owner or his/her authorized agent or contractor who is requesting approval of a project.

B. "Building Official" means the Building Official of the City of Hanford, or his/her designee.

C. "City" means the City of Hanford, California.

D. "City Council" and "Council" mean the City Council of the City of Hanford.

E. "City Engineer" means the City Engineer of the City of Hanford, or his/her designee.

F. "Community Development Director" means the Community Development Director of the City of Hanford, or his/her designee.

G. "Planning Commission" means the Planning Commission of the City of Hanford, duly appointed in accordance with Section 2.20.030 of the Hanford Municipal Code.

H. "Person" means person, firm, corporation, or organization.

17.04.030 Rules of interpretation.

A. The Community Development Director shall have the responsibility and authority on a staff level to interpret the meaning and applicability of all provisions and requirements of this title.

B. A request for an interpretation or determination shall be filed with the Community Development Director and shall include all information required by the City.

C. The Community Development Director has the option of forwarding any determination of the meaning or applicability of any provision of this title directly to the Planning Commission for consideration.

D. The issuance of an interpretation shall include findings stating the basis for the interpretation. The basis for an interpretation may include technological changes or new industry standards. The issuance of an interpretation shall also include a finding documenting the consistency of the interpretation with the General Plan, and any applicable Specific Plan.

E. Any affected person may appeal the interpretation of the Community Development Director or the Planning Commission to the City Council. If appealed, the City Council shall then make the final interpretation.

17.04.040 Record of interpretations.

A. Interpretations shall be written and shall quote the provisions of this title being interpreted, and the applicability in the particular or general circumstances that caused the need for the interpretation.

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B. The Community Development Director shall maintain a complete record of all interpretations indexed by the number of the chapter or section that is the subject of the interpretation.

17.04.050 Rules of measurement.

A. For all measurements and calculations, the applicant shall be responsible for supplying drawings accurately illustrating the measurements that apply to a project. These drawings shall be drawn to scale and shall include sufficient detail to allow easy verification upon inspection by the City.

B. When measuring a required distance, such as the minimum distance between a structure and a lot line, the measurement shall be made at the closest or shortest distance between the two objects.

C. Distances are measured along a horizontal plane unless otherwise specified.

D. Measurements involving a structure are made to the closest wall of the structure, unless otherwise specified.

E. When measuring the distance between two different uses, the measurement shall be made from closest lot line to lot line.

F. When measuring height, the measurement shall be the vertical distance from the highest point to the ground level directly below, except as otherwise specified.

G. Where there is a grade difference on either side of a fence or wall, the minimum height of the fence or wall shall be measured on the shorter side.

H. Minimum lot width shall be measured at the front setback line, or from the front property line if there is no required setback, as determined by the zoning of the lot.

I. Lot depth is measured along an imaginary straight line drawn from the midpoint of the front property line of the lot to the midpoint of the rear property line or to the most distant point on any other lot line where there is no rear lot line.

J. Required yard space shall be measured as the minimum horizontal distance from the property line of the site or street line to a line parallel thereto on the site; provided, however, where a precise street plan has been adopted by the City Council, required front yards shall be measured from the precise street plan line.

17.04.060 Multiple decisions.

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

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Chapter 17.06
ZONE DISTRICTS AND ZONING MAP

Sections:

17.06.010 Purpose.
17.06.020 Applicability.
17.06.030 Establishment of zone districts.
17.06.040 Establishment of zoning map.
17.06.050 Interpretation of zone boundary lines.
17.06.060 Zone changes.
17.06.070 Prezoning.
17.06.080 Right-of-way abandonment.

17.06.010 Purpose.

The purpose of this chapter is to establish zone districts and a zoning map to classify, regulate, restrict and segregate the uses of land and buildings, to regulate and restrict the height and bulk of buildings and to regulate the area of yards and other open spaces about buildings, and to regulate the density of population.

17.06.020 Applicability.

The zoning districts are applicable in all areas of the City.

17.06.030 Establishment of Zone Districts.

A. Base zone districts establish the basic land use and property development regulations applicable to all property within the City, as provided in Section 17.02.110. Overlay zone districts provide additional regulations that are to be exercised over certain lands within the combining zone to meet special community health, safety, welfare, environmental or development objectives described by the General Plan or a specific plan. Overlay district regulations apply in addition to base district regulations and other regulations of this chapter.

B. The base zones are hereby established as follows:

1. Low Density Residential – 12,000 square foot minimum site area, abbreviated as R-L-12;
2. Low Density Residential – 8,000 square foot minimum site area, abbreviated as R-L-8;
3. Low Density Residential – 5,000 square foot minimum site area, abbreviated as R-L-5;
4. Medium Density Residential, abbreviated as R-M.
5. High Density Residential, abbreviated as R-H.
6. Neighborhood Commercial, abbreviated as C-N.

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7. Regional Commercial, abbreviated as C-R.
8. Service Commercial, abbreviated as C-S.
9. Highway Commercial, abbreviated as C-H.
10. Neighborhood Mixed Use, abbreviated as MX-N.
11. Corridor Mixed Use, abbreviated as MX-C.
12. Downtown Mixed Use, abbreviated as MX-D.
13. Office Residential, abbreviated as OR.
14. Office, abbreviated as O.
15. Light Industrial, abbreviated as I-L.
16. Heavy Industrial, abbreviated as I-H.
17. Public Facilities, abbreviated as PF.
18. Airport Protection, abbreviated as AP.
19. Conservation, abbreviated as CO.

C. The overlay zone districts are hereby established as follows:

1. Airport Overlay District
2. East Downtown Overlay District
3. Historic Overlay District

17.06.040 Establishment of zoning map.

A. In order to ensure that comprehensive zoning regulations may be applied uniformly to all incorporated territory upon adoption of this title, a zoning map is hereby established to delineate the location and boundaries of zone districts within the City. The zoning map is incorporated into this title by this reference with the same force and effect as if the boundaries, together with any notations, references, and information shown on the zoning map were specifically stated and described in this title.

B. The zoning map, together with such additional maps as may be adopted in accordance with the provisions of this title, shall be collectively known as the "City of Hanford Zoning Map."

C. The official copy of the zoning map shall be kept, maintained, and made available to the public by the Hanford Community Development Department. The zoning map may be maintained in hard copy and/or electronic formats.

D. All property within incorporated territory shall be delineated within a zoning district on the zoning map.

E. The location of zoning districts on the zoning map shall be consistent with the applicable policies and land use set forth in the General Plan.

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17.06.050 Interpretation of zone boundary lines.

Whenever any uncertainty exists as to the boundary line between two zoning districts shown on the zoning map the following interpretations shall control:

A. Where a boundary line is indicated as following a street, alley, railroad right-of-way, drainage channel, or other watercourse, the center line of such street, alley, railroad right-of-way, drainage channel, or other watercourse shall be considered to be the boundary line.

B. Where a boundary line is indicated as following a lot line or property line, the boundary line shall be construed as following such lot line or property line.

C. Where a boundary line is not indicated as following a street or alley and does not follow or coincide approximately with a lot line or property line, the zone boundary line shall be determined by the use of the scale designated on the city's zone plan map.

D. Where further uncertainty exists, the Planning Commission, upon a written application from the owner of the property in question or on its own motion, shall determine the location of the zone boundary in question, giving due consideration to the location indicated on the city's zone plan map, the purposes and objectives of the zoning ordinance, and the applicable policies set forth in the General Plan.

17.06.060 Zone changes.

Changes to the zoning map shall be approved by ordinance of the City Council in accordance with Chapter 17.86.

17.06.070 Prezoning.

Territories proposed for annexation into the city shall be prezoned concurrent with the City Council initiation of annexation proceedings, in accordance with Chapter 17.86.

17.06.080 Right-of-way abandonment.

When a public street, alley or railroad right-of-way is abandoned, the abandoned territory shall immediately, and without any further action by the city, be assigned the zoning that is classified the same as the adjacent territory.

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Chapter 17.08
LAND USE TABLES

Sections:

17.08.010 Land use restriction.
17.08.020 Residential land use table.
17.08.030 Commercial, office, and industrial land use table.
17.08.040 Addition of a use to land use tables.

17.08.010 Land use restriction.

No structure, or any part thereof, shall be erected, enlarged, or reduced, nor shall any site or structure be used, designated, or intended to be used for any purpose or in any manner other than is included among the uses listed in the land use tables in this chapter as permitted, administratively permitted, or conditionally permitted in the zone district in which such structure, land, or site is located, except as otherwise authorized by this title.

17.08.020 Residential land use table.

A. The following table identifies which land uses are permitted by right, require a use permit, or are not allowed in the R-L-12, R-L-8, R-L-5, R-M, and R-H zones.

B. A "P" means that the use is permitted by right in that zone. A "C" means the use requires a conditional use permit in that zone. An "A" means the use requires an administrative use permit in that zone. A "T" means the use requires a temporary use permit in that zone. A blank box means the use is not allowed in that zone.

C. Land uses are grouped generally by type of use, and then listed alphabetically. The land use groups are Accessory and Support Uses; Residential Uses; and Other Uses. Use of the word "or" can mean either or both uses.

D. Land uses with specific land use standards shall meet the requirements found in the identified Section in the last column of the table.

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Table 17.08.020

Residential Zone Use Table

P = Use is Permitted by Right C = Use Requires Conditional Use Permit
A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit
Blank = Use is Not Allowed

	Land Uses	Single-family Residential Zones			Multi-family Residential Zones		
		R-L-12	R-L-8	R-L-5	R-M	R-H	Specific Land Use Standards (See identified Section)
	Residential Uses						
1	Assisted living, skilled nursing, or hospice facility	C	C	C	C	C	
2	Bed and breakfast inn				C		17.60.040
3	Boarding house or rooming house			C	C	C	
4	Emergency shelter				C	C	
5	Employee housing for six (6) or fewer employees	P	P	P	P	P	
6	Hotel or motel						
7	Manufactured home on permanent foundation	A	A	A			17.60.090
8	Mobilehome, not within a mobilehome park						17.60.090
9	Mobilehome park				C		17.60.100
10	Multi-family dwelling, two (2) units per building (duplex)			C	P	P	17.10.020

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Residential Zone Use Table

P = Use is Permitted by Right C = Use Requires Conditional Use Permit
A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit
Blank = Use is Not Allowed

	Land Uses	Single-family Residential Zones			Multi-family Residential Zones		
		R-L-12	R-L-8	R-L-5	R-M	R-H	Specific Land Use Standards (See identified Section)
11	Multi-family dwelling, three (3) or four (4) units per building (triplex or fourplex)			C	P	P	17.10.020
12	Multi-family dwelling, five (5) or more units per building				P	P	
13	Recreational vehicle park			C	C		
14	Residential care facility, up to six (6) persons	P	P	P	P	P	
15	Residential care facility, seven (7) or more persons	C	C	C	C	C	
16	Single-family dwelling, attached			P	P	P	
17	Single-family dwelling, detached	P	P	P	P	P	
18	Single-room occupancy (SRO)					C	
19	Supportive housing	P	P	P	P	P	
20	Transitional housing	P	P	P	P	P	

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Residential Zone Use Table

P = Use is Permitted by Right C = Use Requires Conditional Use Permit
A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit
Blank = Use is Not Allowed

	Land Uses	Single-family Residential Zones			Multi-family Residential Zones		
		R-L-12	R-L-8	R-L-5	R-M	R-H	Specific Land Use Standards (See identified Section)
	Residential Accessory and Support Uses						
30	Accessory dwelling unit	A	A	A	A	A	17.60.030
31	Building ancillary to the main residential use	P	P	P	P	P	
32	Cottage food operation	A	A	A	A	A	17.60.050
33	Expansion of existing nonconforming residential use	C	C	C	C	C	
34	Guest house	P	P	P			
35	Home occupation	A	A	A	A	A	17.78
36	Keeping of household pets	P	P	P	P	P	Title 6
37	Raising of fruit, vegetables, and horticultural specialties for personal use	P	P	P	P	P	
38	Temporary caretaker's dwelling	T	T	T	T	T	
39	Temporary materials storage yard	T	T	T	T	T	
40	Temporary residential sales office	T	T	T	T	T	

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Residential Zone Use Table

P = Use is Permitted by Right C = Use Requires Conditional Use Permit
A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit
Blank = Use is Not Allowed

	Land Uses	Single-family Residential Zones			Multi-family Residential Zones		
		R-L-12	R-L-8	R-L-5	R-M	R-H	Specific Land Use Standards (See identified Section)
41	Other accessory or ancillary use or structure that the Community Development Director determines is customarily associated with, and subordinate to, a primary permitted use.	P	P	P	P	P	
	Other Uses						
50	Community center or facility	C	C	C	C	C	
51	Day care, up to eight (8) children	P	P	P	P	P	17.60.060
52	Day care, nine (9) to fourteen (14) children	A	A	A	A	A	17.60.060
53	Day care, over fourteen (14) children	C	C	C	C	C	17.60.060
54	Gas and electric transmission lines, electrical transmission and distribution substation, gas regulator station, communications equipment building, public service pumping station or elevated pressure tank	A	A	A	A	A	
55	Golf course or country club	C	C	C			

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Residential Zone Use Table

P = Use is Permitted by Right C = Use Requires Conditional Use Permit
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Blank = Use is Not Allowed

	Land Uses	Single-family Residential Zones			Multi-family Residential Zones		
		R-L-12	R-L-8	R-L-5	R-M	R-H	Specific Land Use Standards (See identified Section)
56	Mini-warehouse or self-storage facility		C				17.60.095
57	Park or playground	P	P	P	P	P	
58	Religious institution or facility	C	C	C	C	C	
59	School, private (kindergarten to 12th grade)	C	C	C			
60	School, public (kindergarten to 12th grade)	P	P	P			
61	Storm drainage basin, with or without a park	P	P	P	P	P	
62	Land uses listed in the Commercial, Office, and Industrial Zone Use Table (Section 17.10.040) that are not listed in this Residential Zone Use Table						

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17.08.030 Commercial, Office, and Industrial Zone Use Table

A. The following table identifies which land uses are permitted by right, require a use permit, or are not allowed in the C-N, C-R, C-S, C-H, MX-N, MX-C, MX-D, O-R, O, I-L, I-H, AP, PF, and CO zones.

B. A "P" means that the use is permitted by right in that zone. A "C" means the use requires a conditional use permit in that zone. An "A" means the use requires an administrative use permit in that zone. A "T" means the use requires a temporary use permit in that zone. A blank box means the use is not allowed in that zone.

C. Land uses are grouped generally by type of use, and then listed alphabetically. The land use groups are Accessory and Support Uses; Eating and Drinking Establishment Uses; Education, Religious, and Assembly Uses; Manufacturing and Processing Uses; Office and Medical Uses; Public and Quasi-Public Uses; Recreation Uses; Residential Uses; Retail Uses; Service Uses; Transportation and Storage Uses; and Other Uses.

D. Land uses with specific land use standards shall meet the requirements found in the identified Section in the last column of the table.

Table 17.08.030

Commercial, Office, and Industrial Use Table

P = Use is Permitted by Right C = Use Requires Conditional Use Permit
A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit
Blank = Use is Not Allowed

	Land Uses	Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
	Accessory and Support Uses															
A1	Automated teller machine (ATM)	P	P	P	P	P	P	P		P	P	P		P		
A2	Caretaker residence or quarters					A	A	A	A		A	A	A			
A3	Cottage food operation					A	A	A	A							17.60.050

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Commercial, Office, and Industrial Use Table

P = Use is Permitted by Right C = Use Requires Conditional Use Permit
A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit
Blank = Use is Not Allowed

	Land Uses	Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
A4	Day care primarily for children of employees on the same site as a permitted use	P	P	P	P	P	P	P	P	P	P	P	P	P		17.60.060
A5	Drive-thru pick-up window, not in conjunction with a restaurant	P	P	P	P	P	P	C								17.60.070
A6	Electric vehicle recharging facility	A	A	A	A	A	A	A		A	A	A		A		
A7	Food service primarily for employees on the same site as a permitted use	P	P	P	P	P	P	P		P	P	P	P	P		
A8	Games of skill or amusement, eight (8) or less	P	P	P	P	P	P	P			P			P		
A9	Games of skill or amusement, more than eight (8)	C	C	C	C	C	C	C			C			C		
A10	Home occupation					A	A	A	A				A			17.78
A11	Keeping of household pets					P	P	P	P				P			Title 6

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P = Use is Permitted by Right C = Use Requires Conditional Use Permit
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	Land Uses	Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
A12	Keeping of large animals as pets												P			Title 6
A13	Marijuana cultivation															
A14	Mobile vending or food truck	C	C	C	C	C	C	C		C	C	C				
A15	Outdoor advertising structure															
A16	Outdoor storage ancillary to and on the same site as a permitted use	P	P	P	P	P	P	P			P	P	P	P		17.60.120
A17	Temporary materials and/or equipment storage yard	T	T	T	T	T	T	T		T	T	T	T	P		
A18	Temporary sales office (including parking lot)					T	T	T								
A19	Vending machines	P	P	P	P	P	P	P		P	P	P	P	P		17.60.150

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	Land Uses	Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
A20	Other accessory or ancillary use or structure that the Community Development Director determines is customarily associated with, and subordinate to, a primary permitted use.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Eating and Drinking Establishment Uses															
B1	Artisan food and beverage production and sales	P	P	P	P	P	P	P			P					
B2	Bar, nightclub, or lounge		C	C	C		C	C								
B3	Brewpub	C	P	P	C	C	P	P								
B4	Microbrewery		C	P	C		C	C								
B5	Restaurant, full service	P	P	P	P	P	P	P								
B6	Restaurant, limited service with drive-thru pickup window	P	P	P	P	P	P	P								

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	Land Uses	Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
B7	Restaurant, limited service without drive-thru pickup window	P	P	P	P	P	P	P								
	Education, Religious and Assembly Uses															
C1	Auditorium						P	P						P		
C2	Card room			C												
C3	Club, lodge, or private meeting hall			P			P	P								
C4	Carnival or circus		T	T	T		T	T								
C5	College or university, public or private			C			C	C						P		
C6	Convention or conference center				P		P	P								
C7	Funeral home or mortuary			P			C		P	C						
C8	Library, museum, or cultural facility						P	P								
C9	Pool hall or billiard parlor			C			C									

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	Land Uses	Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
C10	Religious institution or facility			P			C	C		C	C					
C11	School, private (kindergarten to 12th grade)													C		
C12	School, public (kindergarten to 12th grade)													P		
C13	School; charter, trade, vocational, art, business, or professional		C	P			C	C	C	C	C			P		
C14	Studio for martial arts, music, dance, yoga, exercise, gymnastics or similar	P		P		P	P	P		P	P					
C15	Theater, live or movie		P					P								
	Manufacturing and Processing Uses															
D1	Agricultural crop production											P	P	P	P	
D2	Agricultural products packing, packaging, preparing or processing										C	P	C			

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		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
D3	Animal raising												P			
D4	Brewery, winery, or distillery										C	C				
D5	Hazardous waste facility											C				
D6	Industrial or manufacturing facility, heavy											P				
D7	Industrial or manufacturing facility, light										P	P				
D8	Marijuana manufacture															
D9	Meat packing or slaughterhouse											C				
D10	Mining, quarry, or sand and gravel excavation											C	C			
D11	Research and development facility			P	C					P	P	C				
	Office and Medical Uses															
E1	Business support service			P			P	P	P	P						

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	Land Uses	Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
E2	Call center		C		C					C						
E3	Communications broadcasting or media studio			P			C	P		P	C					
E4	Laboratory; general, medical or dental			P	C		P	C		P	C					
E5	Hospital, general or psychiatric									P				P		
E6	Office; medical, dental, or optometry	P	C	P		P	P	P	P	P						
E7	Office; professional or commercial	P	C	P		P	P	P	P	P						
E8	Pharmacy	P	P	P		P	P	P		P						
E9	Urgent care center or other walk-in clinic	P	C	C		P	P	P		P						
	Public and Quasi-Public Uses															
F1	Cemetery													P		
F2	Community center or facility	P		P		P	P	P								

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Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
F3	Community garden			P		P	P	P		P			P	P		
F4	Day care, up to eight (8) persons					P	P	P	P							17.60.060
F5	Day care, nine (9) to fourteen (14) persons			C		A	A	A	A							17.60.060
F6	Day care, over fourteen (14) persons			C		C	C	C	C							17.60.060
F7	Electrical distribution and transmission and substation, gas regulator station, communications equipment building, public service pumping station or elevated pressure tank	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
F8	Fairgrounds													P		
F9	Government office; local, state, or federal							P		P				P		
F10	Post office						P	P		P				P		

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	Land Uses	Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
F11	Public corporation yard, utility yard, or vehicle and heavy equipment maintenance and storage yard										C	P	P	P		
F12	Public safety facility or station	P	P		P	P	P	P			P		P	P		
F13	Social service office, assistance center, or guidance center							P		C						
F14	Storm drainage basin, with or without a park	P	P	P	P	P	P			P	P	P	P	P	P	
F15	Wireless communication facility (WCF)		C	P	P		C	C		C	P	P		P		17.62
	Recreation Uses															
G1	Athletic complex or ball field													P		
G2	Commercial recreation facility, indoor	C	C	P	P	C	P	C			C					
G3	Commercial recreation facility, outdoor				C						C	C	C	C		
G4	Golf course or country club												C	C		

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G5	Health or fitness facility, large			P	C		P	P		C						
G6	Health or fitness facility, small	P	P	P	P	P	P	P		P	C					
G7	Park or playground						P						P	P		
	Residential Uses															
H1	Assisted living, skilled nursing, or hospice facility					C	C	C	C							
H2	Bed and breakfast inn				C		C	C	C							17.60.040
H3	Boarding or rooming house				C	C	P	P								
H4	Emergency shelter								P					P		
H5	Employee housing for six (6) or fewer employees					P	P	P	P							
H6	Hotel or motel		C	C	P		P	P								
H7	Live/work facility			P		P	P	P	P							

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		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
H8	Mobile home park															17.60.100
H9	Multi-family dwelling, two (2) units per building (duplex)					P	P	P	P							
H10	Multi-family dwelling, three (3) or four (4) units per building (triplex or fourplex)					P	P	P	C							
H11	Multi-family dwelling, five (5) or more units per building					P	P	P								
H12	Recreational vehicle park				C						C					
H13	Residential care facility					P	P	P	P							
H14	Residential dwelling located in same building with office or commercial use			C		P	P	P	P				P			
H15	Single-family dwelling, attached					P	P	P								
H16	Single-family dwelling, detached					P	P	P	P				P			

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		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
H17	Single-room occupancy (SRO)						P	P	P							
H18	Supportive housing					P	P	P	P				P			
H19	Transitional housing					P	P	P	P				P			
	Retail Uses															
I1	Adult entertainment establishment		A	A			A									17.62
I2	Auction or sales house			P			P	P								
I3	Auction or sales yard			C							C					
I4	Automobile and pick-up sales, new and used			P	P			P								17.60.140
I5	Automobile and pick-up sales, used only			P	P											17.60.140
I6	Boat, recreational vehicle (RV), and truck sales			P	C											
I7	Building materials and supply or home improvement store		P	P			P	P			C					

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		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
I8	Convenience store, with or without fuel sales	P	P	P	P	P	P	P			C					
I9	Farm or construction equipment sales or service			P	C											
I10	Farmers market		A	A				A						A		
I11	Feed and seed store			P							P					
I12	Food market	P	P	P	P	P	P	P								
I13	Food produce stand	A	A	A	A	A	A			A	A	A	A	A		
I14	Furniture store		P				C	P								17.60.130
I15	Fuel sales, fleet or cardlock			P	P						P	P		P		
I16	Fuel sales, retail	P	P	P	P	P	P	P			C					
I17	Garden shop		P	P			P	P								
I18	Landscape nursery			P			C				C	C	C			
I19	Liquor store	P	P	P	P	P	P	P								

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		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
I20	Marijuana dispensary or sales															
I21	Mobile home sales yard			C									C			
I22	News, magazine or flower stand, outdoor				C			P								
I23	Optical retailers		P				P	P								
I24	Pawn shop			P				P								
I25	Pet store	P	P	P		P	P	P								
I26	Retail sales store	P	P	P	P	P	P	P								17.60.130
I27	Retail sales solely via internet, direct mail, or telephone			P			P		C	C						
I28	Secondhand or thrift store			P				P								
I29	Swap meet or flea market			C							C	C		C		
I30	Tobacco or smoke shop		C	P	P		P	P								

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		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
	Service Uses															
J1	Ambulance service			P			P			C						
J2	Bank or credit union, main branch							P								
J3	Bank or credit union, secondary branch	P				P	P	P								
J4	Barber shop, hair salon, nail care, massage therapy, or day spa	P	P	P	P	P	P	P	C	C	C					
J5	Car wash, automatic or full service	C	C	P	P	C	P									
J6	Car wash, self-service			C	C		C									
J7	Carpet cleaning and dyeing			P			C				P					
J8	Construction materials recycling											C		P		
J9	Copy, printing, or mailing service	P	P	P	P	P	P	P		P	P					
J10	Crematorium or columbarium			C			C				C					

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		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
J11	Dry cleaning or laundromat	P		P	P	P	P	P								
J12	Equipment rental yard			P							P					
J13	Exterminator or pest control service			P			P	C			P	P				
J14	Food catering			P			P	P	C							
J15	Fortunetelling			P							P					
J16	Fuel distributing			P							P	P				
J17	Kennel or animal boarding			P	P		C				C					
J18	Linen, diaper, or uniform supply service			P							P	P				
J19	Motor vehicle repair or service, major			P	P		C				P	P				
J20	Motor vehicle repair or service, minor		C	P	P		P	C			P					
J21	Payday lenders or check cashing establishment			C			C	C								
J22	Pet grooming	C	C	P		C	P	C								

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		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
J23	Photography studio	P	P	P		P	P	P	C	P						
J24	Recycling, small collection facility (CRV only)	P	P	P	P	P	P	P			P			P		
J25	Recycling, large collection facility			C							P	P		P		
J26	Recycling, processing or sorting facility										C	C				
J27	Repair shop, large appliance or equipment			P			P	C								
J28	Repair shop, small appliance or equipment	C		P		C	P	P	C							
J29	Shooting range, indoor			C							C		C	C		
J30	Shooting range, outdoor															
J31	Specialty construction or trade service			P							P	P				
J32	Tailoring or clothing alterations	P		P		P	P	P	P							
J33	Tattooing or body art			C			C	P								

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		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
J34	Veterinary clinic or office		C	P			C			P						
J35	Veterinary hospital										C		C			
	Transportation and Storage Uses															
K1	Airport or heliport												P	P		
K2	Bus, transit, or train station							P						P		
K3	Cold storage or ice house			C							P	P	P			
K4	Food locker			P							P		P	P		
K5	Junk yard, wrecking yard, or salvage facility											C				
K6	Mini-warehouse or self-storage facility			P	C		C				C					
K7	Parking facility, off-site		C	C				C		C						
K8	Truck stop or travel center				C											
K9	Trucking or transportation terminal											P				

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		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
K10	Vehicle impound yard			C							P	P				
K11	Warehouse or distribution center										P	P				
	Other Uses															
L1	Other uses not listed that are determined by the Community Development Director to be similar in nature to a listed use that is permitted in the same zone	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
L2	Other uses not listed that are determined by the Community Development Director to be similar in nature to a listed use that requires an administrative use permit in the same zone	A	A	A	A	A	A	A	A	A	A	A	A	A	A	

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		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
L3	Other uses not listed that are determined by the Community Development Director to be similar in nature to a listed use that requires a conditional use permit in the same zone	C	C	C	C	C	C	C	C	C	C	C	C	C	C	

17.08.050 Addition of a use to land use tables.

Upon an application or on its own initiative and pursuant to Chapter 17.86, the City Council may add a use to the land use tables established in this chapter if the Council makes all of the following findings:

A. That the addition of the use to the land use table will be in accordance with the purposes of this title and of the zone district or districts in which the use will be permitted;

B. That the use has similar basic characteristics as the present uses allowed in the district;

C. That the use will not generate a noticeably greater amount of odor, dirt, smoke, noise, vibration, illumination, glare, unsightliness or any other objectionable influence or hazard than the amount normally created by any of the other uses permitted in the district or districts in which the use will be permitted.

D. That the establishment of the use in the zone district or districts in which it will be permitted will not be detrimental to the public health, safety or welfare;

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Chapter 17.10
LOW DENSITY RESIDENTIAL ZONES

Sections:

17.10.010 Application.
17.10.020 Permitted uses.
17.10.030 Lot area.
17.10.040 Lot dimensions.
17.10.050 Dwelling units per lot.
17.10.060 Coverage.
17.10.070 Building setback areas.
17.10.080 Distance between structures.
17.10.090 Height of structures.
17.10.100 Lot area less than 5,000 square feet.
17.10.110 Driveways.
17.10.120 Accessory structures.
17.10.130 Other setback standards.
17.10.140 Off-street parking.
17.10.150 Usable open space.
17.10.160 Landscaping.
17.10.170 Screening, fences, and walls.
17.10.180 Signs.
17.30.190 General provisions and standards.

17.10.010 Application.

This chapter shall apply to all land within the Low Density Residential (R-L-5, R-L-8, and R-L-12) zones.

17.10.020 Permitted uses.

A. Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.020.

B. Multi-family dwellings of four or less units may be allowed with a conditional use permit only when located on a corner lot.

17.10.030 Lot area.

A. The minimum lot area shall be as follows:

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1. In the R-L-5 zone, 5,000 square feet, except as prescribed in Section 17.10.100.

2. In the R-L-8 zone, 8,000 square feet.

3. In the R-L-12 zone, 12,000 square feet.

17.10.040 Lot dimensions.

A. The minimum lot frontage shall be 40 feet.

B. The minimum lot width shall be:

1. In the R-L-5 zone, 50 feet for interior lots and 60 feet for corner lots, except as prescribed in Section 17.10.100.

2. In the R-L-8 zone, 70 feet for interior lots and 75 feet for corner lots.

3. In the R-L-12 zone, 80 feet for interior lots and 90 feet for corner lots.

C. The minimum lot depth shall be:

1. In the R-L-5 zone, 90 feet, except as prescribed in Section 17.10.100.

2. In the R-L-8 zone, 95 feet.

3. In the R-L-12 zone, 100 feet.

D. Lots developed adjacent to an arterial or collector street are to be designed as walled or fenced back-on or side-on lots with a minimum five (5) and maximum ten (10) foot wide landscape easement continuous and adjacent to the street right-of-way line. The minimum lot dimensions are to be exclusive of the landscape easement area. The wall or fence shall be located in the landscape easement area adjacent to the easement line.

17.10.050 Dwelling units per lot.

Not more than one dwelling unit shall be allowed on each lot, unless approved as an accessory use to an allowed or approved conditional use, or approved as an accessory dwelling unit in accordance with Section 17.60.030.

17.10.060 Coverage.

The maximum coverage of a lot in the R-L-12 zone shall be 50%.

The maximum coverage of a lot in the R-L-5 and R-L-8 zones shall be determined by the combined building setback requirements, accessory structure limitations, and off-street parking requirements.

17.10.070 Building setback areas.

A. No structure shall be placed within a building setback area.

B. The front building setback area shall be fifteen (15) feet from the front lot line for livable building space and twenty (20) feet for garages, carports, and other non-livable building space.

C. The rear building setback shall be fifteen (15) feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot then the rear building setback shall be twenty (20) feet.

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D. The rear building setback area shall be increased by ten (10) feet for buildings over one story high.

E. The side building setback area shall be five (5) feet from an interior side lot line and ten (10) feet from a street side property line.

F. Where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.

17.10.080 Distances between structures.

The minimum distance between structures shall be 10 feet, except as provided by the building code.

17.10.090 Height of structures.

The maximum structure height shall be 35 feet.

17.10.100 Lot area less than 5,000 square feet.

A. Notwithstanding Section 17.10.030, lots in the R-L-5 zone may have a lot area of between 3,600 and 4,999 square feet if all of the following standards are met:

1. Each lot shall have only one dwelling unit. Second dwelling units are not permitted.

2. Not more than one hundred fifty (150) lots less than 5,000 square feet may be approved per tentative subdivision map.

3. Streets shall be constructed to public street standards.

4. All structures shall be constructed on site.

5. Each subdivision with small lots shall have at least three (3) different small lot floor plans with two (2) available elevation designs for each floor plan.

6. The primary frontage of the main structure shall face a public street, primary entryway, circulation walkway, or open space with sidewalks that provide delineated paths of travel.

7. The primary frontage of the main structure shall include the primary entrance and at least one window.

8. Required covered parking spaces shall be in garages. Carports are prohibited.

9. The width of the garage shall not be greater than fifty percent (50%) of the width of the structure.

10. Main structures shall include a covered front porch at least four (4) feet deep or an uncovered front courtyard at least five (5) feet wide and five (5) feet deep that is surrounded on four sides by the main structure or a wall or fence between three (3) and four (4) feet high.

11. The Building Official shall not approve a building permit for a new residence on a lot with a lot area less than 5,000 square feet until the Community Development Director has determined that the standards identified in this section are met.

B. Lots with less than 5,000 square feet shall have the following minimum dimensions and building setback areas:

1. The minimum lot depth shall be seventy (70) feet.

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2. The minimum lot width shall be forty (40) feet for interior lots and forty-five (45) feet for corner lots.

3. The minimum front building setback area shall be twelve (12) feet for livable space and eighteen (18) feet for garages.

4. The minimum rear yard building setback area shall be ten (10) feet for the first story and fifteen (15) feet for upper stories.

5. The minimum interior side yard building setback area shall be five (5) feet.

6. The minimum corner side yard building setback area shall be ten (10) feet.

7. The maximum building height shall be thirty-five (35) feet.

8. Lots shall provide for a usable open space area of a minimum three hundred (300) square feet. The open space shall be a minimum fifteen (15) feet wide.

C. Lots having a lot area of less than 3,600 square feet, or lots that do not meet the standards in this section may be approved through the planned unit development process per Chapter 17.82.

17.10.110 Driveways.

A. The width of a driveway and any paved area shall not cumulatively exceed forty (40) percent of the width of the lot's street frontage on which the driveway and any paved area faces. In the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways the paved area of these driveways shall not exceed fifty (50) percent of the front building setback area.

B. On corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot line.

C. On key lots, the driveway shall be located on the side of the lot which is not adjacent to the rear lot line of the adjacent reverse corner lot.

17.10.120 Accessory structures.

Accessory structures may be located with a required rear or side building setback area subject to all of the following:

A. The floor area shall be a maximum one hundred twenty (120) square feet.

B. The walls shall be at least three (3) feet from rear and side lot lines.

C. The roof eaves shall be at least two (2) feet from rear and side lot lines.

D. The accessory structure shall be separated from other structures by a minimum of ten (10) feet.

E. The plate line height shall be a maximum seven (7) feet high.

F. The roof pitch shall be a maximum 4:12.

G. The roof ridge peak height shall be a maximum of ten (10) feet.

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17.10.130 Other setback standards.

A. Mechanical equipment shall be located a minimum of five (5) feet from a side lot line that adjoins a neighboring side lot line.

B. Garages or carports opening onto an alley shall be set back twenty-five (25) feet from the far side of the alley, provided that the structure, including roof overhang, shall not extend into the alley right-of-way.

C. Above or below ground swimming pools shall be set back five (5) feet from all lot lines.

D. Decks, balconies, and other types of platforms with a floor height over two (2) feet high shall be set back five (5) feet from the rear and interior side lot lines and ten (10) feet from the street side lot line.

E. Garages and carports opening on the street side lot line of a corner lot shall be set back twenty (20) feet from the street side lot line.

17.10.140 Off-street parking.

A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

B. Single-family dwellings shall provide a minimum of one covered and one uncovered parking space. Other uses shall provide parking as prescribed in Chapter 17.54.

C. Required parking spaces may not be provided in within any front, side, or rear building setback area.

D. No recreation vehicle, including without limitation camping trailer, boat trailer, utility trailer, boat, pickup camper, motor home, dune buggy, or similar vehicle/trailer shall be stored or parked, except within an enclosed side or rear yard or within a garage or carport except if a side or rear yard is not accessible due to existing legal permanent structures, a recreational vehicle or trailer may be parked in a driveway or adjacent to a driveway if it does not create a nuisance or safety problem as determined by the Community Development Director.

E. All recreational vehicles or trailers parked in a location visible from the street are to be clean and maintained so as not to detract from the neighborhood. Also, see Chapter 10.76 of the Hanford Municipal Code.

F. No recreational vehicle or trailer shall be used as a residence.

G. All motor vehicles incapable of movement under their own power, other than in cases of emergency, shall be stored in an entirely enclosed space, garage, or carport. Vehicles with custom fitted covers may be stored in an open area when it does not create a nuisance or safety problem as determined by the Community Development Director, cause complaints from neighbors or violate any section of this code.

H. Repair of vehicles owned by the resident of the property and storage of parts shall be within an enclosed garage or carport, if no garage exists. Repair of vehicles not owned by the resident of the property is prohibited. Vehicle repair and storage of parts are prohibited in a driveway and the front or street side building setback areas.

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I. Garages and carports are to be primarily used for the parking of four-wheeled vehicles. The use of garages or carports for general storage, recreation activities or other uses that prevent the use of the garage or carport for the parking of at least one four-wheeled vehicle is prohibited

J. Except for driveways allowed in the front building setback area, all additional parking for residential uses shall be to the rear or side of the dwelling. No parking shall occur in the front or street side building setback areas.

17.10.150 Usable open space.

Each lot shall provide for a usable open space area of a minimum 400 square feet that is a minimum fifteen (15) feet wide.

17.10.160 Landscaping.

A. Landscaping shall be provided for each use as prescribed in in Section 17.52 Landscape Standards.

B. Except for driveways and approved parking areas all yard areas and setback areas visible from the street(s) shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to one hundred percent (100%) of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

C. Required landscaping is to be installed within six (6) months after occupancy of the residence, apartment or office and continually maintained pursuant to Chapter 17.52.

D. Landscaped areas are not to be used or converted to parking areas or any other use which results in the damage or removal of the landscaping. However, the widening of an existing paved driveway perpendicular to the street is permitted if the total width of the existing paving and the new paving does not exceed forty percent (40%) of the lot frontage along the street.

E. In order to provide a tree lined street in the residential zone districts, the following requirements shall be provided in the required parkway:

1. Two (2) street trees, a minimum fifteen (15) gallon size, shall be planted on all lots 6,000 square feet or greater. One of the two (2) front yard trees must be planted twelve (12) feet (no greater or no less) from the face of the front lot line street curb

2. One (1) street tree, or two (2) street trees on corner lots, a minimum fifteen (15) gallon size, shall be planted on all lots less than 6,000 square feet. The tree shall be planted in the parkway. If there is no parkway the tree shall be planted four (4) feet behind the sidewalk, or if there is no sidewalk then four (4) feet behind the street curb.

3. There shall be two (2) additional street trees, a minimum fifteen (15) gallon size, planted on all corner lots in the parkway adjacent to the street side lot line.

F. Front yard landscaping. If front yard landscaping is provided by the builder, a prototype landscape plan is required when a building permit is requested to show that the trees will be planted as stated above. The front yard landscaping is to be installed within thirty (30) days from final building inspection approval. If front yard landscaping is not provided by the builder a fee of fifty dollars ($50.00) for each required tree shall be collected when a building permit is requested. When the house is occupied, the builder, within thirty (30) days, is required to plant one fifteen (15) gallon tree at the twelve (12) foot setback line from the street curb. If the

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homeowner plants the remaining three (3) trees as described above within one year of occupancy, the homeowner will be reimbursed the fifty dollars ($50.00) per tree up to three (3) trees. The builder will be reimbursed the fifty dollars ($50.00) for the required tree at the twelve (12) foot line.

17.10.170 Screening, fences, and walls.

Fences and walls shall be provided on the site for each use in accordance with Section 17.50.120.

17.10.180 Signs.

Signs placed in the R-L zones shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.10.190 General provisions and standards.

Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

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Chapter 17.12
MEDIUM DENSITY RESIDENTIAL ZONE

Sections:

17.12.010 Application.
17.12.020 Permitted uses.
17.12.030 Lot area.
17.12.040 Lot dimensions.
17.12.050 Site area per dwelling unit.
17.12.060 Coverage.
17.12.070 Building setback areas.
17.12.080 Distance between structures.
17.12.090 Height of structures.
17.12.100 Lot area less than 5,000 square feet.
17.12.110 Driveways.
17.12.120 Accessory structures.
17.12.130 Other setback standards.
17.12.140 Off-street parking.
17.12.150 Usable open space.
17.12.160 Landscaping.
17.12.170 Screening, fences, and walls.
17.12.180 Signs.
17.12.190 General provisions and standards.

17.12.010 Application.

This chapter shall apply to all land within the Medium Density Residential (R-M) zone.

17.12.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.020.

17.12.030 Lot area.

A. The minimum lot area shall be five thousand (5,000) square feet, except as prescribed in Section 17.12.100.

B. Existing lots of less than five thousand (5,000) square feet may be developed in accordance with the specifications of this section.

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17.12.040 Lot dimensions.

A. The minimum lot frontage shall be forty (40) feet.

B. The minimum lot width shall be fifty (50) feet for interior lots and sixty (60) feet for corner lots, except as prescribed in Section 17.10.100.

C. The minimum lot depth shall be ninety (90) feet, except as prescribed in Section 17.10.100.

D. Lots developed adjacent to an arterial or collector street are to be designed as walled or fenced back-on or side-on lots with a minimum five (5) and maximum ten (10) foot wide landscape easement continuous and adjacent to the street right-of-way line. The minimum lot dimensions are to be exclusive of the landscape easement area. The wall or fence shall be located in the landscape easement area adjacent to the easement line.

17.12.050 Site area per dwelling unit.

The minimum site area per dwelling unit shall be three thousand (3,000) square feet.

17.12.060 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, accessory structure limitations, open space requirements, and off-street parking requirements.

17.12.070 Building setback areas.

A. No structure shall be placed within a building setback area.

B. The front building setback area shall be fifteen (15) feet from the front lot line for livable building space and twenty (20) feet for garages, carports, and other non-livable building space.

C. The rear building setback shall be fifteen (15) feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot then the rear building setback shall be twenty (20) feet.

D. The rear building setback area shall be increased by ten (10) feet for buildings over one story high.

E. The side building setback area shall be five (5) feet from an interior side lot line and ten (10) feet from a street side property line.

F. Where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.

17.12.080 Distances between structures.

The minimum distance between structures shall be ten (10) feet, except as provided by the building code.

17.12.090 Height of structures.

The maximum structure height shall be thirty-five (35) feet.

17.12.100 Lot area less than 5,000 square feet.

A. Notwithstanding Section 17.12.030, lots may have a lot area of between 3,600 and 4,999 square feet if all of the following standards are met:

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1. Each lot shall have only one dwelling unit. Second dwelling units are not permitted.

2. Not more than one hundred fifty (150) lots less than five thousand (5,000) square feet may be approved per tentative subdivision map.

3. Streets shall be constructed to public street standards.

4. All structures shall be constructed on site.

5. Each subdivision with small lots shall have at least three (3) different small lot floor plans with two (2) available elevation designs for each floor plan.

6. The primary frontage of the main structure shall face a public street, primary entryway, circulation walkway, or open space with sidewalks that provide delineated paths of travel.

7. The primary frontage of the main structure shall include the primary entrance and at least one window.

8. Required covered parking spaces shall be in garages. Carports are prohibited.

9. The width of the garage shall not be greater than fifty percent (50%) of the width of the structure.

10. Main structures shall include a covered front porch at least four (4) feet deep or an uncovered front courtyard at least five (5) feet wide and five (5) feet deep that is surrounded on four sides by the main structure or a wall or fence between three (3) and four (4) feet high.

11. The Building Official shall not approve a building permit for a new residence on a lot with a lot area less than 5,000 square feet until the Community Development Director has determined that the standards identified in this section are met.

B. Lots with less than 5,000 square feet shall have the following minimum dimensions and building setback areas:

1. The minimum lot depth shall be seventy (70) feet.

2. The minimum lot width shall be forty (40) feet for interior lots and forty-five (45) feet for corner lots.

3. The minimum front building setback area shall be twelve (12) feet for livable space and eighteen (18) feet for garages.

4. The minimum rear yard building setback area shall be ten (10) feet for the first story and fifteen (15) feet for upper stories.

5. The minimum interior side yard building setback area shall be five (5) feet.

6. The minimum corner side yard building setback area shall be ten (10) feet.

7. The maximum building height shall be thirty-five (35) feet.

8. Lots shall provide for a usable open space area of a minimum three hundred (300) square feet. The open space shall be a minimum fifteen (15) feet wide.

C. Lots having a lot area of less than 3,600 square feet, or lots that do not meet the standards in this section may be approved through the planned unit development process per Chapter 17.82.

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17.12.110 Driveways.

A. The width of a driveway and any paved area shall not cumulatively exceed forty percent (40%) of the width of the lot's street frontage on which the driveway and any paved area faces. In the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways the paved area of these driveways shall not exceed fifty percent (50%) of the front building setback area.

B. On corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot line.

C. On key lots the driveway shall be located on the side of the lot which is not adjacent to the rear lot line of the adjacent reverse corner lot.

17.12.120 Accessory structures.

Accessory structures may be located with a required rear or side building setback area subject to all of the following:

A. The floor area shall be a maximum one hundred twenty (120) square feet.

B. The walls shall be at least three (3) feet from rear and side lot lines.

C. The roof eaves shall be at least two (2) feet from rear and side lot lines.

D. The accessory structure shall be separated from other structures by a minimum of ten (10) feet.

E. The plate line height shall be a maximum seven (7) feet high.

F. The roof pitch shall be a maximum 4:12.

G. The roof ridge peak height shall be a maximum of ten (10) feet.

17.12.130 Other setback standards.

A. Mechanical equipment shall be located a minimum of five (5) feet from a side lot line that adjoins a neighboring side lot line.

B. Garages or carports opening onto an alley shall be set back twenty-five (25) feet from the far side of the alley, provided that the structure, including roof overhang, shall not extend into the alley right-of-way.

C. Above or below ground swimming pools shall be set back five (5) feet from all lot lines.

D. Decks, balconies, and other types of platforms with a floor height over two (2) feet high shall be set back five (5) feet from the rear and interior side lot lines and ten (10) feet from the street side lot line.

E. Garages and carports opening on the street side lot line of a corner lot shall be set back twenty (20) feet from the street side lot line.

17.12.140 Off-street parking.

A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

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B. Single-family dwellings shall provide a minimum of one covered and one uncovered parking space. Other uses shall provide parking as prescribed in Chapter 17.54.

C. Required parking spaces may not be provided in within any front, side, or rear building setback area.

D. The minimum parking space dimensions shall be nine (9) feet wide by eighteen and one-half (18.5) feet long.

E. No recreation vehicle, including without limitation camping trailer, boat trailer, utility trailer, boat, pickup camper, motor home, dune buggy, or similar vehicle/trailer shall be stored or parked, except within an enclosed side or rear yard or within a garage or carport except if a side or rear yard is not accessible due to existing legal permanent structures, a recreational vehicle or trailer may be parked in a driveway or adjacent to a driveway if it does not create a nuisance or safety problem as determined by the Community Development Director.

F. All recreational vehicles or trailers parked in a location visible from the street are to be clean and maintained so as not to detract from the neighborhood. Also, see Chapter 10.76 of the Hanford Municipal Code.

G. No recreational vehicle or trailer shall be used as a residence.

H. All motor vehicles incapable of movement under their own power, other than in cases of emergency, shall be stored in an entirely enclosed space, garage, or carport. Vehicles with custom fitted covers may be stored in an open area when it does not create a nuisance or safety problem as determined by the Community Development Director, cause complaints from neighbors or violate any section of this code.

I. Repair of vehicles owned by the resident of the property and storage of parts shall be within an enclosed garage or carport, if no garage exists. Repair of vehicles not owned by the resident of the property is prohibited. Vehicle repair and storage of parts are prohibited in a driveway and the front or street side building setback areas.

J. Garages and carports are to be primarily used for the parking of four-wheeled vehicles. The use of garages or carports for general storage, recreation activities or other uses that prevent the use of the garage or carport for the parking of at least one four-wheeled vehicle is prohibited.

K. Except for driveways allowed in the front building setback area, all additional parking for residential uses shall be to the rear or side of the dwelling. No parking shall occur in the front or street side building setback areas.

17.12.150 Usable open space.

A. Lots with four (4) or less dwelling units shall provide for a usable open space area of a minimum three hundred (300) square feet per dwelling unit. The open space shall be a minimum fifteen (15) feet wide.

B. Lots with five (5) or more dwelling units shall provide for a usable open space area equal to five percent (5%) of the lot area. Where multiple lots that together make up a single development site, the required open space may be combined into common open space areas that are accessible to all residents of the site.

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17.12.160 Landscaping.

A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

B. Except for driveways and approved parking areas all yard areas and setback areas visible from the street(s) shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to one hundred percent (100%) of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

C. Required landscaping is to be installed within six (6) months after occupancy of the residence, apartment or office and continually maintained pursuant to Chapter 17.52.

D. Landscaped areas are not to be used or converted to parking areas or any other use which results in the damage or removal of the landscaping. However, the widening of an existing paved driveway perpendicular to the street is permitted if the total width of the existing paving and the new paving does not exceed forty percent (40%) of the lot frontage along the street.

E. In order to provide a tree lined street in the residential zone districts, the following requirements shall be provided in the required parkway:

1. Two (2) street trees, a minimum fifteen (15) gallon size, shall be planted on all lots 6,000 square feet or greater. One of the two (2) front yard trees must be planted twelve (12) feet (no greater or no less) from the face of the front lot line street curb.

2. One (1) street tree, a minimum fifteen (15) gallon size, shall be planted on all lots less than six thousand (6,000) square feet. The tree shall be planted in the parkway. If there is no parkway the tree shall be planted four (4) feet behind the sidewalk, or if there is no sidewalk then four (4) feet behind the street curb.

3. There shall be two (2) additional street trees, a minimum fifteen (15) gallon size, planted on all corner lots in the parkway adjacent to the street side lot line.

F. Front yard landscaping. If front yard landscaping is provided by the builder, a prototype landscape plan is required when a building permit is requested to show that the trees will be planted as stated above. The front yard landscaping is to be installed within thirty (30) days from final building inspection approval. If front yard landscaping is not provided by the builder a fee of fifty dollars ($50.00) for each required tree shall be collected when a building permit is requested. When the house is occupied, the builder, within thirty (30) days, is required to plant one fifteen (15) gallon tree at the twelve (12) foot setback line from the street curb. If the homeowner plants the remaining three (3) trees as described above within one year of occupancy, the homeowner will be reimbursed the fifty dollars ($50.00) per tree up to three (3) trees. The builder will be reimbursed the fifty dollars ($50.00) for the required tree at the twelve (12) foot line.

G. On corner lots where the house and garage both front toward the front of the lot the area between the fence and back of sidewalk along the street side lot line shall be landscaped with two (2) of the four (4) required street trees and with live ornamental bushes and shrubs with an automatic irrigation system at the time of house construction.

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17.12.170 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.120.

17.12.180 Signs.

Signs placed in the R-M zones shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.12.190 General provisions and standards.

Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

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Chapter 17.14
HIGH DENSITY RESIDENTIAL ZONE

Sections:

17.14.010 Application.
17.14.020 Permitted uses.
17.14.030 Lot area.
17.14.040 Lot dimensions.
17.14.050 Site area per dwelling unit.
17.14.060 Coverage.
17.14.070 Building setback areas.
17.14.080 Distance between structures.
17.14.090 Height of structures.
17.14.100 Driveways.
17.14.110 Accessory structures.
17.14.120 Other setback standards.
17.14.130 Off-street parking.
17.14.140 Usable open space.
17.14.150 Landscaping.
17.14.160 Screening, fences, and walls.
17.14.170 Signs.
17.14.180 General provisions and standards.

17.14.010 Application.

This chapter shall apply to all land within the High Density Residential (R-H) zone.

17.14.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.020.

17.14.030 Lot area.

A. The minimum lot area shall be five thousand (5,000) square feet.

B. Existing lots of less than five thousand (5,000) square feet may be developed in accordance with the specifications of this section.

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17.14.040 Lot dimensions.

A. The minimum lot frontage shall be forty (40) feet.

B. The minimum lot width shall be fifty (50) feet for interior lots and sixty (60) feet for corner lots.

C. The minimum lot depth shall be ninety (90) feet.

D. Lots developed adjacent to an arterial or collector street are to be designed as walled or fenced back-on or side-on lots with a minimum five (5) and maximum ten (10) foot wide landscape easement continuous and adjacent to the street right-of-way line. The minimum lot dimensions are to be exclusive of the landscape easement area. The wall or fence shall be located in the landscape easement area adjacent to the easement line.

17.14.050 Site area per dwelling unit.

The minimum site area per dwelling unit shall be fifteen hundred (1,500) square feet.

17.14.060 Coverage.

The maximum coverage of a lot shall be shall be determined by the combined building setback area requirements, accessory structure limitations, open space requirements, and off-street parking requirements.

17.14.070 Building setback areas.

A. No structure shall be placed within a building setback area.

B. The front building setback area shall be fifteen (15) feet from the front lot line for livable building space and twenty (20) feet for garages, carports, and other non-livable building space.

C. The rear building setback shall be fifteen (15) feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot then the rear building setback shall be twenty (20) feet.

D. The rear building setback area shall be increased by ten (10) feet for buildings over one story high.

E. The side building setback area shall be five (5) feet from an interior side lot line and ten (10) feet from a street side property line.

F. Where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.

17.14.080 Distances between structures.

The minimum distance between structures shall be ten (10) feet, except as provided by the building code.

17.14.090 Height of structures.

The maximum structure height shall be thirty-five (35) feet.

17.14.100 Driveways.

A. The width of a driveway and any paved area shall not cumulatively exceed forty (40) percent of the width of the lot's street frontage on which the driveway and any paved area faces.

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In the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways the paved area of these driveways shall not exceed fifty (50) percent of the front building setback area.

B. On corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot line.

C. On key lots the driveway shall be located on the side of the lot which is not adjacent to the rear lot line of the adjacent reverse corner lot.

17.14.110 Accessory structures.

Accessory structures may be located with a required rear or side building setback area subject to all of the following:

A. The floor area shall be a maximum one hundred twenty (120) square feet.

B. The walls shall be at least three (3) feet from rear and side lot lines.

C. The roof eaves shall be at least two (2) feet from rear and side lot lines.

D. The accessory structure shall be separated from other structures by a minimum of ten (10) feet.

E. The plate line height shall be a maximum seven (7) feet high.

F. The roof pitch shall be a maximum 4:12.

G. The roof ridge peak height shall be a maximum of ten (10) feet.

17.14.120 Other setback standards.

A. Mechanical equipment shall be located a minimum of five (5) feet from a side lot line that adjoins a neighboring side lot line.

B. Garages or carports opening onto an alley shall be set back twenty-five (25) feet from the far side of the alley, provided that the structure, including roof overhang, shall not extend into the alley right-of-way.

C. Above or below ground swimming pools shall be set back five (5) feet from all lot lines.

D. Decks, balconies, and other types of platforms with a floor height over two (2) feet high shall be set back five (5) feet from the rear and interior side lot lines and ten (10) feet from the street side lot line.

E. Garages and carports opening on the street side lot line of a corner lot shall be set back twenty (20) feet from the street side lot line.

17.14.130 Off-street parking.

A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

B. Uses shall provide parking as prescribed in Chapter 17.54.

C. Required parking spaces may not be provided in within any front, side, or rear building setback area.

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D. The minimum parking space dimensions shall be nine (9) feet wide by eighteen and one-half (18.5) feet long.

E. No recreation vehicle, including without limitation camping trailer, boat trailer, utility trailer, boat, pickup camper, motor home, dune buggy, or similar vehicle/trailer shall be stored or parked, except within an enclosed side or rear yard or within a garage or carport except if a side or rear yard is not accessible due to existing legal permanent structures, a recreational vehicle or trailer may be parked in a driveway or adjacent to a driveway if it does not create a nuisance or safety problem as determined by the Community Development Director.

F. All recreational vehicles or trailers parked in a location visible from the street are to be clean and maintained so as not to detract from the neighborhood. Also, see Chapter 10.76 of the Hanford Municipal Code.

G. No recreational vehicle or trailer shall be used as a residence.

H. All motor vehicles incapable of movement under their own power, other than in cases of emergency, shall be stored in an entirely enclosed space, garage, or carport. Vehicles with custom fitted covers may be stored in an open area when it does not create a nuisance or safety problem as determined by the Community Development Director, cause complaints from neighbors or violate any section of this code.

I. Repair of vehicles owned by the resident of the property and storage of parts shall be within an enclosed garage or carport, if no garage exists. Repair of vehicles not owned by the resident of the property is prohibited. Vehicle repair and storage of parts are prohibited in a driveway and the front or street side building setback areas.

J. Garages and carports are to be primarily used for the parking of four-wheeled vehicles. The use of garages or carports for general storage, recreation activities or other uses that prevent the use of the garage or carport for the parking of at least one four-wheeled vehicle is prohibited

K. Except for driveways allowed in the front building setback area, all additional parking for residential uses shall be to the rear or side of the dwelling. No parking shall occur in the front or street side building setback areas.

17.14.140 Usable open space.

A. Lots with four (4) or less dwelling units shall provide for a usable open space area of a minimum three hundred (300) square feet per dwelling unit. The open space shall be a minimum fifteen (15) feet wide.

B. Lots with five (5) or more dwelling units shall provide for a usable open space area equal to five percent (5%) of the lot area. Where multiple lots that together make up a single development site, the required open space may be combined into common open space areas that are accessible to all residents of the site.

17.14.150 Landscaping.

A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

B. Except for driveways and approved parking areas all yard areas and setback areas visible from the street(s) shall be landscaped with live plant materials and ornamentation common to the

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Hanford area or up to one hundred percent (100%) of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

C. Required landscaping is to be installed within six (6) months after occupancy of the residence, apartment or office and continually maintained pursuant to Chapter 17.52.

D. Landscaped areas are not to be used or converted to parking areas or any other use which results in the damage or removal of the landscaping. However, the widening of an existing paved driveway perpendicular to the street is permitted if the total width of the existing paving and the new paving does not exceed forty percent (40%) of the lot frontage along the street.

E. In order to provide a tree lined street in the residential zone districts, the following requirements shall be provided in the required parkway:

1. Two (2) street trees, a minimum fifteen (15) gallon size, shall be planted on all lots six thousand (6,000) square feet or greater. One of the two (2) front yard trees must be planted twelve (12) feet (no greater or no less) from the face of the front lot line street curb.

2. One (1) street trees, a minimum fifteen (15) gallon size, shall be planted on all lots less than six thousand (6,000) square feet. The tree shall be planted in the parkway. If there is no parkway the tree shall be planted four (4) feet behind the sidewalk, or if there is no sidewalk then four (4) feet behind the street curb.

3. There shall be two (2) additional street trees, a minimum fifteen (15) gallon size, planted on all corner lots in the parkway adjacent to the street side lot line.

F. Front yard landscaping. If front yard landscaping is provided by the builder, a prototype landscape plan is required when a building permit is requested to show that the trees will be planted as stated above. The front yard landscaping is to be installed within thirty (30) days from final building inspection approval. If front yard landscaping is not provided by the builder a fee of fifty dollars ($50.00) for each required tree shall be collected when a building permit is requested. When the house is occupied, the builder, within thirty (30) days, is required to plant one fifteen (15) gallon tree at the twelve (12) foot setback line from the street curb. If the homeowner plants the remaining three (3) trees as described above within one year of occupancy, the homeowner will be reimbursed the fifty dollars ($50.00) per tree up to three (3) trees. The builder will be reimbursed the fifty dollars ($50.00) for the required tree at the twelve (12) foot line.

G. On corner lots where the house and garage both front toward the front of the lot the area between the fence and back of sidewalk along the street side lot line shall be landscaped with two (2) of the four (4) required street trees and with live ornamental bushes and shrubs with an automatic irrigation system at the time of house construction.

17.14.160 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.120.

17.14.170 Signs.

Signs placed in the R-H zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

Attachment: Draft Zoning Ordinance - March 2017 (1919 : General Plan Update and Zoning Ordinance Update)

17.14.180 General provisions and standards.

Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Attachment: Draft Zoning Ordinance - March 2017 (1919 : General Plan Update and Zoning Ordinance Update)

Chapter 17.16
NEIGHBORHOOD COMMERCIAL ZONE

Sections:

17.16.010 Application.
17.16.020 Permitted uses.
17.16.030 Site area.
17.16.040 Lot dimensions.
17.16.050 Coverage.
17.16.060 Building setback areas.
17.16.070 Distance between structures.
17.16.080 Height of structures.
17.16.090 Driveways.
17.16.100 Off-street parking.
17.16.110 Usable open space.
17.16.120 Landscaping.
17.16.130 Screening, fences, and walls.
17.16.140 Signs.
17.16.150 General provisions and standards.

17.16.010 Application.

This chapter shall apply to all land within the Neighborhood Commercial (C-N) zone.

17.16.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.16.030 Site area.

A. The minimum site area shall be three (3) acres. The site may be divided into multiple separate lots if a reciprocal use agreement for shared common access and parking areas is recorded with the Kings County recorder's office.

B. Existing sites of less than three (3) acres may be developed in accordance with the specifications of this section.

17.16.040 Lot dimensions.

The minimum lot frontage shall be forty (40) feet, unless a reciprocal use agreement for shared common access and parking areas with the Kings County recorder's office.

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17.16.050 Coverage.

The maximum coverage of a lot shall be shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

17.16.060 Building setback areas.

A. No structure shall be placed within a building setback area.

B. The front building setback area shall be fifteen (15) feet.

C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.

D. The side building setback area shall be zero (0) feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

17.16.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be ten (10) feet, except as provided by the building code.

17.16.080 Height of structures.

The maximum structure height shall be thirty-five (35) feet.

17.16.090 Driveways.

A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.

B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

17.16.100 Off-street parking.

A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

17.16.110 Usable open space.

New developments shall provide a common outdoor, shaded sitting area for use by customers. The size of this area shall be a minimum two hundred fifty (250) square feet per acre of site area.

17.16.120 Landscaping.

A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

B. Landscaping shall be provided and permanently maintained in a setback area not less than fifteen (15) feet from a lot line adjoining a street.

C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

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17.16.130 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Chapter 17.50.120.

B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

C. No fence or wall shall be placed in front of or within an any landscaped area located next to a street.

D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.16.140 Signs.

Signs placed in the C-N zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.16.150 General provisions and standards.

A. All businesses, services, and processes shall be conducted entirely within a completely enclosed permanently fixed structure, except where specifically permitted by this title.

B. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.

C. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Attachment: Draft Zoning Ordinance - March 2017 (1919 : General Plan Update and Zoning Ordinance Update)

Chapter 17.18
REGIONAL COMMERCIAL ZONE

Sections:

17.18.010 Application.
17.18.020 Permitted uses.
17.18.030 Site area.
17.18.040 Lot dimensions.
17.18.050 Coverage.
17.18.060 Building setback areas.
17.18.070 Distance between structures.
17.18.080 Height of structures.
17.18.090 Driveways.
17.18.100 Off-street parking.
17.18.110 Usable open space.
17.18.120 Landscaping.
17.18.130 Screening, fences, and walls.
17.18.140 Signs.
17.18.150 General provisions and standards.

17.18.010 Application.

This chapter shall apply to all land within the Regional Commercial (C-R) zone.

17.18.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.18.030 Site area.

A. The minimum site area shall be ten (10) acres. The site may be divided into multiple separate lots if a reciprocal use agreement for shared common access and parking areas is recorded with the Kings County recorder's office.

B. Existing sites of less than ten (10) acres may be developed in accordance with the specifications of this section.

17.18.040 Lot dimensions.

The minimum lot frontage shall be forty (40) feet, unless a reciprocal use agreement for shared common access and parking areas with the Kings County recorder's office.

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17.18.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

17.18.060 Building setback areas.

A. No structure shall be placed within a building setback area.

B. The front building setback area shall be fifteen (15) feet.

C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.

D. The side building setback area shall be zero (0) feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

17.18.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be ten (10) feet, except as provided by the building code.

17.18.080 Height of structures.

The maximum structure height shall be thirty-five (35) feet.

17.18.090 Driveways.

A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.

B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

17.18.100 Off-street parking.

A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

17.18.110 Usable open space.

New developments shall provide a common outdoor, shaded sitting area for use by customers. The size of this area shall be a minimum two hundred fifty (250) square feet per acre of site area.

17.18.120 Landscaping.

A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

B. Landscaping shall be provided and permanently maintained in a setback area not less than fifteen (15) feet from a lot line adjoining a street.

C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

Attachment: Draft Zoning Ordinance - March 2017 (1919 : General Plan Update and Zoning Ordinance Update)

17.18.130 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.120.

B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

C. No fence or wall shall be placed in front of or within an any landscaped area located next to a street.

D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.18.140 Signs.

Signs placed in the C-R zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.18.150 General provisions and standards.

A. All businesses, services, and processes shall be conducted entirely within a completely enclosed permanently fixed structure, except where specifically permitted by this title.

B. The first phase of development of a new site shall include a structure of at least twenty thousand (20,000) square feet occupied by a single business.

C. New pad lots along the street frontages of Lacey Boulevard and 12th Avenue shall not be created and developed prior to lots without street frontage within the same site.

D. Existing pad lots may be designed and developed with parking lots and building orientation that will eventually merge with larger adjacent developments as if developed as a pad lot of a larger site development.

E. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.

F. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Attachment: Draft Zoning Ordinance - March 2017 (1919 : General Plan Update and Zoning Ordinance Update)

Chapter 17.20
SERVICE COMMERCIAL ZONE

Sections:

17.20.010 Application.
17.20.020 Permitted uses.
17.20.030 Site area.
17.20.040 Lot dimensions.
17.20.050 Coverage.
17.20.060 Building setback areas.
17.20.070 Distance between structures.
17.20.080 Height of structures.
17.20.090 Driveways.
17.20.100 Off-street parking.
17.20.110 Usable open space.
17.20.120 Landscaping.
17.20.130 Screening, fences, and walls.
17.20.140 Signs.
17.20.150 General provisions and standards.

17.20.010 Application.

This chapter shall apply to all land within the Service Commercial (C-S) zone.

17.20.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.20.030 Site area.

The minimum site area shall be five thousand (5,000) square feet, unless a smaller site is approved with a conditional use permit in accordance with Chapter 17.80.

17.20.040 Lot dimensions.

The minimum lot frontage shall be forty (40) feet, unless a reciprocal use agreement for shared common access and parking areas with the Kings County recorder's office.

17.20.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

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17.20.060 Building setback areas.

A. No structure shall be placed within a building setback area.

B. The front building setback area shall be a minimum of fifteen (15) feet, except that in C-S zones bounded by State Route 198, 10th Avenue, 11th Avenue, and Sixth Street there is no minimum front building setback area requirement.

C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.

D. The side building setback area shall be zero (0) feet, except that where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district the side building setback area shall be fifteen (15) feet.

17.20.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be ten (10) feet, except as provided by the building code.

17.20.080 Height of structures.

The maximum structure height shall be fifty (50) feet.

17.20.090 Driveways.

A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.

B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

C. Sites with alleys should utilize alley access to minimize driveways on streets to the greatest extent possible.

17.20.100 Off-street parking.

A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

B. Parking areas shall not be closer than five (5) feet to any front or street side lot line. The area between the lot line and parking area shall be landscaped.

C. New parking areas should be located behind or to the side of buildings, not between buildings and the street.

17.20.110 Usable open space.

There is no minimum requirement for usable open space.

17.20.120 Landscaping.

A. Landscaping shall be provided for each use as prescribed in in Section 17.52 Landscape Standards.

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B. Landscaping shall be provided and permanently maintained in a setback area not less than fifteen (15) feet from a lot line adjoining a street, except where the setback area is covered by structures, parking, or driveways.

C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

17.20.130 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.120.

B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.

D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.20.140 Signs.

Signs placed in the C-S zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.20.150 General provisions and standards.

A. No business, service, or processes that is not a part of the main use of the site shall be conducted outside a completely enclosed permanently fixed structure, except where specifically permitted by this title.

B. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.

C. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

Attachment: Draft Zoning Ordinance - March 2017 (1919 : General Plan Update and Zoning Ordinance Update)

Chapter 17.22
HIGHWAY COMMERCIAL ZONE

Sections:

17.22.010 Application.
17.22.020 Permitted uses.
17.22.030 Site area.
17.22.040 Lot dimensions.
17.22.050 Coverage.
17.22.060 Building setback areas.
17.22.070 Distance between structures.
17.22.080 Height of structures.
17.22.090 Driveways.
17.22.100 Off-street parking.
17.22.110 Usable open space.
17.22.120 Landscaping.
17.22.130 Screening, fences, and walls.
17.22.140 Signs.
17.22.150 General provisions and standards.

17.22.010 Application.

This chapter shall apply to all land within the Highway Commercial (C-H) zone.

17.22.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.22.030 Site area.

The minimum site area shall be five thousand (5,000) square feet, unless a smaller site is approved with a conditional use permit in accordance with Chapter 17.80.

17.22.040 Lot dimensions.

The minimum lot frontage shall be forty (40) feet, unless a reciprocal use agreement for shared common access and parking areas with the Kings County recorder's office.

17.22.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

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17.22.060 Building setback areas.

A. No structure shall be placed within a building setback area.

B. The front building setback area shall be a minimum of fifteen (15) feet.

C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.

D. The side building setback area shall be zero (0) feet, except that where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district the side building setback area shall be fifteen (15) feet.

17.22.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be ten (10) feet, except as provided by the building code.

17.22.080 Height of structures.

The maximum structure height shall be fifty (50) feet.

17.22.090 Driveways.

A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.

B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

C. Sites with alleys should utilize alley access to minimize driveways on streets to the greatest extent possible.

17.22.100 Off-street parking.

A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

B. Parking areas shall not be closer than five (5) feet to any front or street side lot line. The area between the lot line and parking area shall be landscaped.

C. New parking areas should be located behind or to the side of buildings, not between buildings and the street.

17.22.110 Usable open space.

There is no minimum requirement for usable open space.

17.22.120 Landscaping.

A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

B. Landscaping shall be provided and permanently maintained in a setback area not less than fifteen (15) feet from a lot line adjoining a street, except where the setback area is covered by structures, parking, or driveways.

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C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

17.22.130 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.120.

B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.

D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.22.140 Signs.

Signs placed in the C-H zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.22.150 General provisions and standards.

A. All businesses, services, and processes shall be conducted entirely within a completely enclosed permanently fixed structure, except where specifically permitted by this title.

C. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.

C. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

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Chapter 17.24
NEIGHBORHOOD MIXED USE ZONE

Sections:

17.24.010 Application.
17.24.020 Permitted uses.
17.24.030 Site area.
17.24.040 Lot dimensions.
17.24.050 Coverage.
17.24.060 Building setback areas.
17.24.070 Distance between structures.
17.24.080 Height of structures.
17.24.090 Driveways.
17.24.100 Off-street parking.
17.24.110 Usable open space.
17.24.120 Landscaping.
17.24.130 Screening, fences, and walls.
17.24.140 Signs.
17.24.150 General provisions and standards.

17.24.010 Application.

This chapter shall apply to all land within the Neighborhood Mixed Use (MX-N) zone.

17.24.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.24.030 Site area.

A. The minimum site area shall be five thousand (5,000) square feet, unless a smaller site is approved with a conditional use permit in accordance with Chapter 17.80.

B. Between twenty-five percent (25%) and seventy-five percent (75%) of the contiguously zoned parcels in an MX-N zone shall be reserved for residential use.

17.24.040 Lot dimensions.

The minimum lot frontage shall be forty (40) feet, unless a reciprocal use agreement for shared common access and parking areas with the Kings County recorder's office.

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17.24.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

17.24.060 Building setback areas.

A. No structure shall be placed within a building setback area.

B. The front building setback area shall be fifteen (15) feet.

C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.

D. The side building setback area shall be zero (0) feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

17.24.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be ten (10) feet, except as provided by the building code.

17.24.080 Height of structures.

The maximum structure height shall be thirty-five (35) feet.

17.24.090 Driveways.

A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.

B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

17.24.100 Off-street parking.

A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

17.24.110 Usable open space.

A. New commercial developments shall provide a common outdoor, shaded sitting area for use by customers. The size of this area shall be a minimum two hundred fifty (250) square feet per acre of site area.

B. Lots with four (4) or less dwelling units shall provide for a usable open space area of a minimum three hundred (300) square feet per dwelling unit. The open space shall be a minimum fifteen (15) feet wide.

C. Lots with five (5) or more dwelling units shall provide for a usable open space area equal to five percent (5%) of the lot area. Where multiple lots that together make up a single development site, the required open space may be combined into common open space areas that are accessible to all residents of the site.

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17.24.120 Landscaping.

A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

B. Landscaping shall be provided and permanently maintained in a setback area not less than fifteen (15) feet from a lot line adjoining a street.

C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

17.24.130 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.120.

B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.

D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.24.140 Signs.

Signs placed in the MX-N zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.24.150 General provisions and standards.

A. All businesses, services, and processes shall be conducted entirely within a completely enclosed permanently fixed structure, except where specifically permitted by this title.

B. Mixed Use Neighborhood zone districts shall be designed to provide and encourage walking within the commercial uses and between the commercial uses and the residential uses within the MX-N zone and other nearby residential uses. At a minimum, this shall be accomplished with a minimum ten (10) foot wide pedestrian path of travel between commercial sites and all residential sites within the MX-N zone.

C. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.

D. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

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Chapter 17.26
CORRIDOR MIXED USE ZONE

Sections:

17.26.010 Application.
17.26.020 Permitted uses.
17.26.030 Site area.
17.26.040 Lot dimensions.
17.26.050 Coverage.
17.26.060 Building setback areas.
17.26.070 Distance between structures.
17.26.080 Height of structures.
17.26.090 Driveways.
17.26.100 Off-street parking.
17.26.110 Usable open space.
17.26.120 Landscaping.
17.26.130 Screening, fences, and walls.
17.26.140 Signs.
17.26.150 General provisions and standards.

17.26.010 Application.

This chapter shall apply to all land within the Corridor Mixed Use (MX-C) zone.

17.26.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.26.030 Site area.

The minimum site area shall be five thousand (5,000) square feet, unless a smaller site is approved with a conditional use permit in accordance with Chapter 17.80.

17.26.040 Lot dimensions.

The minimum lot frontage shall be forty (40) feet, unless a reciprocal use agreement for shared common access and parking areas with the Kings County recorder's office.

17.26.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

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17.26.060 Building setback areas.

A. No structure shall be placed within a building setback area.

B. The front building setback area shall be fifteen (15) feet.

C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.

D. The side building setback area shall be zero (0) feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

17.26.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be ten (10) feet, except as provided by the building code.

17.26.080 Height of structures.

The maximum structure height shall be fifty (50) feet.

17.26.090 Driveways.

A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.

B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

17.26.100 Off-street parking.

A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

17.26.110 Usable open space.

A. New commercial developments with a site area over one (1) acre shall provide a common outdoor, shaded sitting area for use by customers. The size of this area shall be a minimum two hundred fifty (250) square feet per acre of site area.

B. Lots with four (4) or less dwelling units shall provide for a usable open space area of a minimum three hundred (300) square feet per dwelling unit. The open space shall be a minimum fifteen (15) feet wide.

C. Lots with five (5) or more dwelling units shall provide for a usable open space area equal to five percent (5%) of the lot area. Where multiple lots that together make up a single development site, the required open space may be combined into common open space areas that are accessible to all residents of the site.

17.26.120 Landscaping.

A. Landscaping shall be provided for each use as prescribed in in Section 17.52 Landscape Standards.

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B. Landscaping shall be provided and permanently maintained in a setback area not less than fifteen (15) feet from a lot line adjoining a street.

C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

17.26.130 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.120.

B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.

D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.26.140 Signs.

Signs placed in the MX-C zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.26.150 General provisions and standards.

A. All businesses, services, and processes shall be conducted entirely within a completely enclosed permanently fixed structure, except where specifically permitted by this title.

B. Mixed Use Corridor zone districts shall be designed to provide and encourage walking within the commercial uses and between the commercial uses and the residential uses within the MX-C zone and other nearby residential uses. At a minimum, this shall be accomplished with a minimum six (6) foot wide pedestrian path of travel between site entrances and the public sidewalk.

C. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.

D. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

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Chapter 17.28
DOWNTOWN MIXED USE ZONE

Sections:

17.28.010 Application.
17.28.020 Permitted uses.
17.28.030 Site area.
17.28.040 Lot dimensions.
17.28.050 Coverage.
17.28.060 Building setback areas.
17.28.070 Distance between structures.
17.28.080 Height of structures.
17.28.090 Driveways.
17.28.100 Off-street parking.
17.28.110 Usable open space.
17.28.120 Landscaping.
17.28.130 Screening, fences, and walls.
17.28.140 Signs.
17.28.150 General provisions and standards.

17.28.010 Application.

This chapter shall apply to all land within the Downtown Mixed Use (MX-D) zone.

17.28.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.28.030 Site area.

The minimum site area shall be five thousand (5,000) square feet, unless a smaller site is approved with a conditional use permit in accordance with Chapter 17.80.

17.28.040 Lot dimensions.

The minimum lot frontage shall be forty (40) feet, unless a reciprocal use agreement for shared common access and parking areas with the Kings County recorder's office.

17.28.050 Coverage.

The maximum coverage of a lot shall be shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

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17.28.060 Building setback areas.

A. No structure shall be placed within a building setback area.

B. There is no front building setback area.

C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.

D. The side building setback area shall be zero (0) feet, except where the side lot line abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

17.28.070 Distances between structures.

All distances allowed by the building code are allowed.

17.28.080 Height of structures.

The maximum structure height shall be one hundred (100) feet.

17.28.090 Driveways.

A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.

B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

C. Sites with alleys should utilize alley access to minimize driveways on streets to the greatest extent possible.

17.28.100 Off-street parking.

A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

17.28.110 Usable open space.

There is no standard requirement for minimum usable open space. However, conditional uses may be required to provide usable open space as a condition of approval.

17.28.120 Landscaping.

A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

B. Landscaping shall be provided and permanently maintained in a setback area not less than fifteen (15) feet from a lot line adjoining a street.

C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

17.28.130 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.120.

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B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.

D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.28.140 Signs.

Signs placed in the MX-D zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.28.150 General provisions and standards.

A. All businesses, services, and processes shall be conducted entirely within a completely enclosed permanently fixed structure, except where specifically permitted by this title.

B. Mixed Use Downtown zone districts shall be designed to provide and encourage walking within the commercial uses and between the commercial uses and the residential uses within the MX-D zone and other nearby residential uses. At a minimum, this shall be accomplished with a minimum six (6) foot wide pedestrian path of travel between site entrances and the public sidewalk.

C. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.

D. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

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Chapter 17.30
OFFICE RESIDENTIAL ZONE

Sections:

17.30.010 Application.
17.30.020 Permitted uses.
17.30.030 Lot area.
17.30.040 Lot dimensions.
17.30.050 Site area per dwelling unit.
17.30.060 Coverage.
17.30.070 Building setbacks.
17.30.080 Distance between structures.
17.30.090 Height of structures.
17.30.100 Conversion to non-residential use.
17.30.110 Driveways.
17.30.120 Accessory structures.
17.30.130 Other setback standards.
17.30.140 Off-street parking.
17.30.150 Usable open space.
17.30.160 Landscaping.
17.30.170 Screening, fences, and walls.
17.30.180 Signs.
17.30.190 General provisions and standards.

17.30.010 Application.

This chapter shall apply to all land within the Office Residential (OR) zone.

17.30.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.30.030 Lot area.

A. The minimum lot area shall be five thousand (5,000) square feet.

B. Existing lots of less than five thousand (5,000) square feet may be developed in accordance with the specifications of this section.

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17.30.040 Lot dimensions.

A. The minimum lot frontage shall be forty (40) feet.

B. The minimum lot width shall be fifty (50) feet for interior lots and 60 feet for corner lots.

C. The minimum lot depth shall be ninety (90) feet.

D. Lots developed adjacent to an arterial or collector street are to be designed as walled or fenced back-on or side-on lots with a minimum five (5) and maximum ten (10) foot wide landscape easement continuous and adjacent to the street right-of-way line. The minimum lot dimensions are to be exclusive of the landscape easement area. The wall or fence shall be located in the landscape easement area adjacent to the easement line.

17.30.050 Site area per dwelling unit.

The minimum site area per dwelling unit shall be three thousand (3,000) square feet.

17.30.060 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, accessory structure limitations, open space requirements, and off-street parking requirements.

17.30.070 Building setback areas.

A. No structure shall be placed within a building setback area.

B. The front building setback area shall be fifteen (15) feet from the front lot line for livable building space and twenty (20) feet for garages, carports, and other non-livable building space.

C. The rear building setback shall be fifteen (15) feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot then the rear building setback shall be twenty (20) feet.

D. The rear building setback area shall be increased by ten (10) feet for buildings over one story high.

E. The rear building setback area may be reduced to a minimum of five (5) if the lot is converted to non-residential use and the rear lot line is adjacent to an alley.

F. The side building setback area shall be five (5) feet from an interior side lot line and ten (10) feet from a street side property line.

G. Where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.

17.30.080 Distances between structures.

The minimum distance between structures shall be ten (10) feet, except as provided by the building code.

17.30.090 Height of structures.

The maximum structure height shall be thirty-five (35) feet.

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17.30.100 Conversion to non-residential use.

When an existing building that has been used as a residence is partially or fully converted to non-residential use, the following standards shall apply:

A. No exterior alterations or additions shall be permitted that significantly alters the original architectural style of the building.

B. Exterior alterations or additions to buildings shall be minimized to the extent possible.

17.30.110 Driveways.

A. The width of a driveway and any paved area shall not cumulatively exceed forty percent (40%) of the width of the lot's street frontage on which the driveway and any paved area faces. In the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways the paved area of these driveways shall not exceed fifty percent (50%) of the front building setback area.

B. On corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot line.

C. On key lots the driveway shall be located on the side of the lot which is not adjacent to the rear lot line of the adjacent reverse corner lot.

17.30.120 Accessory structures.

Accessory structures may be located with a required rear or side building setback area subject to all of the following:

A. The floor area shall be a maximum one hundred twenty (120) square feet.

B. The walls shall be at least three (3) feet from rear and side lot lines.

C. The roof eaves shall be at least two (2) feet from rear and side lot lines.

D. The accessory structure shall be separated from other structures by a minimum of ten (10) feet.

E. The plate line height shall be a maximum seven (7) feet high.

F. The roof pitch shall be a maximum 4:12.

G. The roof ridge peak height shall be a maximum of ten (10) feet.

17.30.130 Other setback standards.

A. Mechanical equipment shall be located a minimum of five (5) feet from a side lot line that adjoins a neighboring side lot line.

B. Garages or carports opening onto an alley shall be set back twenty-five (25) feet from the far side of the alley, provided that the structure, including roof overhang, shall not extend into the alley right-of-way.

C. Above or below ground swimming pools shall be set back five (5) feet from all lot lines.

D. Decks, balconies, and other types of platforms with a floor height over two (2) feet high shall be set back five (5) feet from the rear and interior side lot lines and ten (10) feet from the street side lot line.

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E. Garages and carports opening on the street side lot line of a corner lot shall be set back twenty (20) feet from the street side lot line.

17.30.140 Off-street parking.

A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

B. Single-family dwellings shall provide a minimum of one covered and one uncovered parking space. Other uses shall provide parking as prescribed in Chapter 17.54.

C. Required parking spaces may not be provided in within any front or side building setback area. There rear of the lot may be used for parking for non-residential uses where there is access from an alley.

D. No recreation vehicle, including without limitation camping trailer, boat trailer, utility trailer, boat, pickup camper, motor home, dune buggy, or similar vehicle/trailer shall be stored or parked, except within an enclosed side or rear yard or within a garage or carport except if a side or rear yard is not accessible due to existing legal permanent structures, a recreational vehicle or trailer may be parked in a driveway or adjacent to a driveway if it does not create a nuisance or safety problem as determined by the Community Development Director.

E. All recreational vehicles or trailers parked in a location visible from the street are to be clean and maintained so as not to detract from the neighborhood. Also, see Chapter 10.76 of the Hanford Municipal Code.

F. No recreational vehicle or trailer shall be used as a residence.

G. All motor vehicles incapable of movement under their own power, other than in cases of emergency, shall be stored in an entirely enclosed space, garage, or carport. Vehicles with custom fitted covers may be stored in an open area when it does not create a nuisance or safety problem as determined by the Community Development Director, cause complaints from neighbors or violate any section of this code.

H. Repair of vehicles owned by the resident of the property and storage of parts shall be within an enclosed garage or carport, if no garage exists. Repair of vehicles not owned by the resident of the property is prohibited. Vehicle repair and storage of parts are prohibited in a driveway and the front or street side building setback areas.

I. Garages and carports are to be primarily used for the parking of four-wheeled vehicles. The use of garages or carports for general storage, recreation activities or other uses that prevent the use of the garage or carport for the parking of at least one four-wheeled vehicle is prohibited

J. Except for driveways allowed in the front building setback area, all additional parking for residential uses shall be to the rear or side of the dwelling. No parking shall occur in the front or street side building setback areas.

17.30.150 Usable open space.

A. Lots with four (4) or less dwelling units shall provide for a usable open space area of a minimum three hundred (300) square feet per dwelling unit. The open space shall be a minimum fifteen (15) feet wide.

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B. Lots with five (5) or more dwelling units shall provide for a usable open space area equal to five percent (5%) of the lot area. Where multiple lots that together make up a single development site, the required open space may be combined into common open space areas that are accessible to all residents of the site.

17.30.160 Landscaping.

A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

B. Except for driveways and approved parking areas all yard areas and setback areas visible from the street(s) shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to one hundred (100) percent of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

C. Required landscaping is to be installed within six (6) months after occupancy of the residence, apartment or office and continually maintained pursuant to Chapter 17.52.

D. Landscaped areas are not to be used or converted to parking areas or any other use which results in the damage or removal of the landscaping. However, the widening of an existing paved driveway perpendicular to the street is permitted if the total width of the existing paving and the new paving does not exceed forty (40) percent of the lot frontage along the street.

E. In order to provide a tree lined street in the residential zone districts, the following requirements shall be provided in the parkway:

1. Two (2) street trees, a minimum fifteen (15) gallon size, shall be planted on all lots six thousand (6,000) square feet or greater. One of the two (2) front yard trees must be planted twelve (12) feet (no greater or no less) from the face of the front lot line street curb.

2. One (1) street tree, a minimum fifteen (15) gallon size, shall be planted on all lots less than six thousand (6,000) square feet. The tree shall be planted in the parkway. If there is no parkway the tree shall be planted four (4) feet behind the sidewalk, or if there is no sidewalk then four (4) feet behind the street curb.

3. There shall be two (2) additional street trees, a minimum fifteen (15) gallon size, planted on all corner lots in the parkway adjacent to the street side lot line.

F. Front yard landscaping. If front yard landscaping is provided by the builder, a prototype landscape plan is required when a building permit is requested to show that the trees will be planted as stated above. The front yard landscaping is to be installed within thirty (30) days from final building inspection approval. If front yard landscaping is not provided by the builder a fee of fifty dollars ($50.00) for each required tree shall be collected when a building permit is requested. When the house is occupied, the builder, within thirty (30) days, is required to plant one fifteen (15) gallon tree at the twelve (12) foot setback line from the street curb. If the homeowner plants the remaining three (3) trees as described above within one year of occupancy, the homeowner will be reimbursed the fifty dollars ($50.00) per tree up to three (3) trees. The builder will be reimbursed the fifty dollars ($50.00) for the required tree at the twelve (12) foot line.

G. On corner lots where the house and garage both front toward the front of the lot the area between the fence and back of sidewalk along the street side lot line shall be landscaped with

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two (2) of the four (4) required street trees and with live ornamental bushes and shrubs with an automatic irrigation system at the time of house construction.

17.30.170 Screening, fences, and walls.

Fences and walls shall be provided on the site for each use in accordance with Section 17.50.120.

17.30.180 Signs.

Signs placed in the OR zones shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.30.190 General provisions and standards.

Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

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Chapter 17.32
OFFICE ZONE

Sections:

17.32.010 Application.
17.32.020 Permitted uses.
17.32.030 Site area.
17.32.040 Lot dimensions.
17.32.050 Coverage.
17.32.060 Building setback areas.
17.32.070 Distance between structures.
17.32.080 Height of structures.
17.32.090 Driveways.
17.32.100 Off-street parking.
17.32.110 Usable open space.
17.32.120 Landscaping.
17.32.130 Screening, fences, and walls.
17.32.140 Signs.
17.32.150 General provisions and standards.

17.32.010 Application.

This chapter shall apply to all land within the Office (O) zone.

17.32.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.32.030 Site area.

The minimum site area shall be twenty thousand (20,000) square feet, unless a smaller site is approved with a conditional use permit in accordance with Chapter 17.80.

17.32.040 Lot dimensions.

The minimum lot frontage shall be sixty (60) feet, unless a reciprocal use agreement for shared common access and parking areas with the Kings County recorder's office.

17.32.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

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17.32.060 Building setback areas.

A. No structure shall be placed within a building setback area.

B. The front building setback area shall be a minimum of fifteen (15) feet.

C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.

D. The side building setback area shall be zero (0) feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

17.32.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be ten (10) feet, except as provided by the building code.

17.32.080 Height of structures.

The maximum structure height shall be fifty (50) feet.

17.32.090 Driveways.

A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.

B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

C. Sites with alleys should utilize alley access to minimize driveways on streets to the greatest extent possible.

17.32.100 Off-street parking.

A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

B. Parking areas shall not be closer than five (5) feet to any front or street side lot line. The area between the lot line and parking area shall be landscaped.

C. New parking areas should be located behind or to the side of buildings, not between buildings and the street.

17.32.110 Usable open space.

There is no minimum requirement for usable open space.

17.32.120 Landscaping.

A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

B. Landscaping shall be provided and permanently maintained in a setback area not less than fifteen (15) feet from a lot line adjoining a street, except where the setback area is covered by structures, parking, or driveways.

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C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

17.32.130 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.120.

B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.

D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.32.140 Signs.

Signs placed in the O zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.32.150 General provisions and standards.

A. No business, service, or processes that is not a part of the main use of the site shall be conducted outside a completely enclosed permanently fixed structure, except where specifically permitted by this title.

B. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

C. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

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Chapter 17.34
LIGHT INDUSTRIAL ZONE

Sections:

17.34.010 Application.
17.34.020 Permitted uses.
17.34.030 Site area.
17.34.040 Lot dimensions.
17.34.050 Coverage.
17.34.060 Building setback areas.
17.34.070 Distance between structures.
17.34.080 Height of structures.
17.34.090 Driveways.
17.34.100 Off-street parking.
17.34.110 Usable open space.
17.34.120 Landscaping.
17.34.130 Screening, fences, and walls.
17.34.140 Signs.
17.34.150 General provisions and standards.

17.34.010 Application.

This chapter shall apply to all land within the Light Industrial (I-L) zone.

17.34.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.34.030 Site area.

A. The minimum site area for lots south of Houston Avenue shall be twenty thousand (20,000 square feet, unless a conditional use permit for smaller lots is approved, in accordance with Chapter 17.80.

B. The minimum site area for lots north of Houston Avenue shall be six thousand (6,000) square feet.

17.34.040 Lot dimensions.

The minimum lot frontage shall be sixty (60) feet, unless a reciprocal use agreement for shared common access and parking areas with the Kings County recorder's office.

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17.34.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

17.34.060 Building setback areas.

A. No structure shall be placed within a building setback area.

B. The front building setback area shall be a minimum of ten (10) feet.

C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.

D. The side building setback area shall be zero (0) feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

17.34.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be ten (10) feet, except as provided by the building code.

17.34.080 Height of structures.

The maximum structure height shall be seventy-five (75) feet, except that the height of portions of structures set back at least two hundred (200) feet from any lot line may be up to one hundred (100) feet.

17.34.090 Driveways.

A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.

B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

C. Gated entrances shall be set back at least one hundred (100) feet from the public right-of-way, unless a shorter distance is approved by the City Engineer.

17.34.100 Off-street parking.

Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

17.34.110 Usable open space.

There is no minimum requirement for usable open space.

17.34.120 Landscaping.

A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

B. Landscaping shall be provided and permanently maintained in a setback area not less than ten (10) feet from a lot line adjoining a street.

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C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

17.34.130 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.120.

B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.

D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.34.140 Signs.

Signs placed in the I-L zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.34.150 General provisions and standards.

A. No business, service, or processes that is not a part of the main use of the site shall be conducted outside a completely enclosed permanently fixed structure, except where specifically permitted by this title.

B. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.

C. Uses in the Kings Industrial Park are subject to the Performance and Development Standards adopted by the Hanford Redevelopment Agency for the Kings Industrial Park and are a part of the zoning code by reference.

D. All open and unlandscaped portions of any lot shall be maintained in good condition free from weeds, dust, trash and debris.

E. No use shall be permitted and no process, equipment or material shall be employed which is found by the planning department to be injurious to persons residing or working in the vicinity by reason of odor, fumes, dust, smoke, cinders, dirt, refuse, noise, vibrations, illumination, glare or heavy truck traffic, or to involve any hazard of fire, explosion, hazardous or toxic waste, or radioactivity or to emit electrical disturbances which adversely affect commercial or electronic equipment outside the boundaries of the site.

F. No solid or liquid waste shall be discharged into a natural watercourse, nor into a public or private sewage disposal system except in compliance with the applicable regulations of the Central Valley Regional Water Quality Control Board and city ordinances and policies.

G. No use shall be permitted, and no process or equipment shall be employed, which relies on or utilizes only the combustion of coal, coke, or agricultural biomass for the production of heat, steam, electricity or other forms of energy. This section also applies to the Kings Industrial Park.

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H. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

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Chapter 17.36
HEAVY INDUSTRIAL ZONE

Sections:

17.36.010 Application.
17.36.020 Permitted uses.
17.36.030 Site area.
17.36.040 Lot dimensions.
17.36.050 Coverage.
17.36.060 Building setback areas.
17.36.070 Distance between structures.
17.36.080 Height of structures.
17.36.090 Driveways.
17.36.100 Off-street parking.
17.36.110 Usable open space.
17.36.120 Landscaping.
17.36.130 Screening, fences, and walls.
17.36.140 Signs.
17.36.150 General provisions and standards.

17.36.010 Application.

This chapter shall apply to all land within the Heavy Industrial (I-H) zone.

17.36.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.36.030 Site area.

The minimum site area shall be twenty thousand (20,000) square feet.

17.36.040 Lot dimensions.

The minimum lot frontage shall be sixty (60) feet, unless a reciprocal use agreement for shared common access and parking areas with the Kings County recorder's office.

17.36.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, open space requirements, and off-street parking and loading requirements.

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17.36.060 Building setback areas.

A. No structure shall be placed within a building setback area.

B. The front building setback area shall be a minimum of ten (10) feet.

C. The rear building setback may be zero (0) feet from the rear lot line, except where the rear lot line abuts a public street an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the rear building setback shall be fifteen (15) feet.

D. The side building setback area shall be zero (0) feet, except where the side lot line abuts a public street or an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district then the side building setback area shall be fifteen (15) feet.

17.36.070 Distances between structures.

The minimum distance between a structure used solely for residential purposes and another structure shall be ten (10) feet, except as provided by the building code.

17.36.080 Height of structures.

The maximum structure height shall be seventy-five (75) feet, except that the height of portions of structures set back at least two hundred (200) feet from any lot line may be up to one hundred (100) feet.

17.36.090 Driveways.

A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.

B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

C. Gated entrances shall be set back at least one hundred (100) feet from the public right-of-way, unless a shorter distance is approved by the City Engineer.

17.36.100 Off-street parking.

Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

17.36.110 Usable open space.

There is no minimum requirement for usable open space.

17.36.120 Landscaping.

A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

B. Landscaping shall be provided and permanently maintained in a setback area not less than ten (10) feet from a lot line adjoining a street.

C. Required landscaping is to be installed prior to occupancy and continually maintained pursuant to Chapter 17.52.

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17.36.130 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.120.

B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, PF, AP, or CO zone district.

C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.

D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.36.140 Signs.

Signs placed in the I-H zone shall be subject to the requirements and standards prescribed in Chapter 17.56.

17.36.150 General provisions and standards.

A. No business, service, or processes that is not a part of the main use of the site shall be conducted outside a completely enclosed permanently fixed structure, except where specifically permitted by this title.

B. Mechanical equipment shall be located a minimum of five (5) feet from a rear or side lot line that abuts an R-L, R-M, R-H, OR, O, PF, AP, or CO zone district.

C. Uses in the Kings Industrial Park are subject to the Performance and Development Standards adopted by the Hanford Redevelopment Agency for the Kings Industrial Park and are a part of the zoning code by reference.

D. All open and unlandscaped portions of any lot shall be maintained in good condition free from weeds, dust, trash and debris.

E. No use shall be permitted and no process, equipment or material shall be employed which is found by the planning department to be injurious to persons residing or working in the vicinity by reason of odor, fumes, dust, smoke, cinders, dirt, refuse, noise, vibrations, illumination, glare or heavy truck traffic, or to involve any hazard of fire, explosion, hazardous or toxic waste, or radioactivity or to emit electrical disturbances which adversely affect commercial or electronic equipment outside the boundaries of the site.

F. No solid or liquid waste shall be discharged into a natural watercourse, nor into a public or private sewage disposal system except in compliance with the applicable regulations of the Central Valley Regional Water Quality Control Board and city ordinances and policies.

G. No use shall be permitted, and no process or equipment shall be employed, which relies on or utilizes only the combustion of coal, coke, or agricultural biomass for the production of heat, steam, electricity or other forms of energy. This section also applies to the Kings Industrial Park.

H. Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

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Chapter 17.38
PUBLIC FACILITIES ZONE

Sections:

17.38.010 Application.
17.38.020 Permitted uses.
17.38.030 Site area.
17.38.040 Lot dimensions.
17.38.050 Coverage.
17.38.060 Building setback areas.
17.38.070 Distance between structures.
17.38.080 Height of structures.
17.38.090 Driveways.
17.38.100 Accessory structures.
17.38.110 Off-street parking.
17.38.120 Usable open space.
17.38.130 Landscaping.
17.38.140 Screening, fences, and walls.
17.38.150 Signs.
17.38.160 General provisions and standards.

17.38.010 Application.

This chapter shall apply to all land within the Public Facilities (PF) zone.

17.38.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.38.030 Site area.

There is no minimum lot area.

17.38.040 Lot dimensions.

The minimum lot frontage shall be forty (40) feet.

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17.38.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, accessory structure limitations, open space requirements, and off-street parking requirements.

17.38.060 Building setback areas.

A. No structure shall be placed within a building setback area.

B. The front building setback area shall be twenty (20) feet from the front lot line.

C. The rear building setback shall be fifteen (15) feet from the rear lot line, except where there is a landscape easement with a wall or fence on the rear of the lot then the rear building setback shall be twenty (20) feet.

D. The rear building setback area shall be increased by ten (10) feet for buildings over one story high.

E. The side building setback area shall be five (5) feet from an interior side lot line and ten (10) feet from a street side property line.

F. Where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.

17.38.070 Distances between structures.

The minimum distance between structures shall be ten (10) feet, except as provided by the building code.

17.38.080 Height of structures.

The maximum structure height shall be fifty (50) feet.

17.38.090 Driveways.

A. Wherever possible developments shall share driveways to minimize the number of driveways on public streets.

B. New driveways near street corners shall be located a minimum one hundred (100) feet from the radius curve of the curb, unless otherwise specifically approved by the City Engineer.

C. Gated entrances shall be set back at least fifty (50) feet from the public right-of-way, unless a shorter distance is approved by the City Engineer.

17.38.100 Accessory structures.

Accessory structures may be located with a required rear or side building setback area subject to all of the following:

A. The floor area shall be a maximum one hundred twenty (120) square feet.

B. The walls shall be at least three (3) feet from rear and side lot lines.

C. The roof eaves shall be at least two (2) feet from rear and side lot lines.

D. The accessory structure shall be separated from other structures by a minimum of ten (10) feet.

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E. The plate line height shall be a maximum seven (7) feet high.

F. The roof pitch shall be a maximum 4:12.

G. The roof ridge peak height shall be a maximum of ten (10) feet.

17.38.110 Off-street parking.

A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

B. Required parking spaces may not be provided in within any front, side, or rear building setback area.

17.38.120 Usable open space.

There is no required usable open space.

17.38.130 Landscaping.

A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

B. Except for driveways and approved parking areas all yard areas and setback areas visible from a public street shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to one hundred percent (100%) of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

17.38.140 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with Section 17.50.120.

B. A block wall with a minimum height of seven (7) feet shall be provided along any side or rear lot line that abuts an R-L, R-M, R-H, OR, AP, or CO zone district.

C. No fence or wall shall be placed in front of or within any landscaped area located next to a street.

D. The open storage of materials and equipment attendant to a use shall be permitted only within an area surrounded or screened by a solid wall or fence seven (7) feet minimum in height, except as may be modified under site plan review. Such storage shall not be visible above the fence or wall.

17.38.150 Signs.

Signs placed in the PF zones shall be subject to the requirements and standards prescribed in Chapter 17.56, except that signs placed a local, State, or Federal public agency on their own public property shall be exempt from Chapter 17.56

17.38.160 General provisions and standards.

Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

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Chapter 17.40
AIRPORT PROTECTION ZONE

Sections:

17.40.010 Application.
17.40.020 Permitted uses.
17.40.030 Lot area.
17.40.040 Lot dimensions.
17.40.050 Dwelling units per lot.
17.40.060 Coverage.
17.40.070 Building setback areas.
17.40.080 Distance between structures.
17.40.090 Height of structures.
17.40.100 Driveways.
17.40.110 Accessory structures.
17.40.120 Other setback standards.
17.40.130 Off-street parking.
17.40.140 Usable open space.
17.40.150 Landscaping.
17.40.160 Screening, fences, and walls.
17.40.170 Signs.
17.40.180 General provisions and standards.

17.40.010 Application.

This chapter shall apply to all land within the Airport Protection (AP) zone.

17.40.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.40.030 Lot area.

There is no minimum lot area.

17.40.040 Lot dimensions.

A. The minimum lot frontage shall be forty (40) feet.

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B. The minimum lot width shall be eighty (80) feet for interior lots and ninety (90) feet for corner lots.

C. The minimum lot depth shall be one hundred (100) feet.

17.40.050 Dwelling units per lot.

Not more than one dwelling unit shall be allowed on each lot, unless approved as an accessory use to an allowed or conditional use in accordance with Chapter 17.80, or approved as a second dwelling unit in accordance with Section 17.60.030.

17.40.060 Coverage.

The maximum coverage of a lot shall be shall be determined by the combined building setback area requirements, accessory structure limitations, open space requirements, and off-street parking requirements.

17.40.070 Building setback areas.

A. No structure shall be placed within a building setback area.

B. The front building setback area shall be twenty (20) feet from the front lot line.

C. The rear building setback shall be twenty-five (25) feet from the rear lot line.

D. The rear building setback area shall be increased by ten (10) feet for buildings over one story high.

E. The side building setback area shall be five (5) feet from an interior side lot line and ten (10) feet from a street side property line.

17.40.080 Distances between structures.

The minimum distance between structures shall be ten (10) feet, except as provided by the building code.

17.40.090 Height of structures.

The maximum structure height shall be thirty-five (35) feet.

17.40.100 Driveways.

A. The width of a driveway and any paved area shall not cumulatively exceed forty percent (40%) of the width of the lot's street frontage on which the driveway and any paved area faces. In the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways the paved area of these driveways shall not exceed fifty percent (50%) of the front building setback area.

B. On corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot line.

17.40.110 Accessory structures.

Accessory structures may be located with a required rear or side building setback area subject to all of the following:

A. The floor area shall be a maximum one hundred twenty (120) square feet.

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B. The walls shall be at least three (3) feet from rear and side lot lines.

C. The roof eaves shall be at least two (2) feet from rear and side lot lines.

D. The accessory structure shall be separated from other structures by a minimum of ten (10) feet.

E. The plate line height shall be a maximum seven (7) feet high.

F. The roof pitch shall be a maximum 4:12.

G. The roof ridge peak height shall be a maximum of ten (10) feet.

17.40.120 Other setback standards.

A. Mechanical equipment shall be located a minimum of five (5) feet from a side lot line that adjoins a neighboring side lot line.

B. Garages or carports opening onto an alley shall be set back twenty-five (25) feet from the far side of the alley, provided that the structure, including roof overhang, shall not extend into the alley right-of-way.

C. Above or below ground swimming pools shall be set back five (5) feet from all lot lines.

D. Decks, balconies, and other types of platforms with a floor height over two (2) feet high shall be set back five (5) feet from the rear and interior side lot lines and ten (10) feet from the street side lot line.

E. Garages and carports opening on the street side lot line of a corner lot shall be set back twenty (20) feet from the street side lot line.

17.40.130 Off-street parking.

A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

B. Single-family dwellings shall provide a minimum of one covered and one uncovered parking space. Other uses shall provide parking as prescribed in Chapter 17.54.

C. Required parking spaces may not be provided in within any front, side, or rear building setback area.

D. No recreation vehicle, including without limitation camping trailer, boat trailer, utility trailer, boat, pickup camper, motor home, dune buggy, or similar vehicle/trailer shall be stored or parked, except within an enclosed side or rear yard or within a garage or carport except if a side or rear yard is not accessible due to existing legal permanent structures, a recreational vehicle or trailer may be parked in a driveway or adjacent to a driveway if it does not create a nuisance or safety problem as determined by the Community Development Director.

E. All recreational vehicles or trailers parked in a location visible from the street are to be clean and maintained so as not to detract from the neighborhood.

F. No recreational vehicle or trailer shall be used as a residence.

G. All motor vehicles incapable of movement under their own power, other than in cases of emergency, shall be stored in an entirely enclosed space, garage, or carport. Vehicles with custom fitted covers may be stored in an open area when it does not create a nuisance or safety

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problem as determined by the Community Development Director, cause complaints from neighbors or violate any section of this code.

H. Repair of vehicles owned by the resident of the property and storage of parts shall be within an enclosed garage or carport, if no garage exists. Repair of vehicles not owned by the resident of the property is prohibited. Vehicle repair and storage of parts are prohibited in a driveway and the front or street side building setback areas.

I. Garages and carports are to be primarily used for the parking of four-wheeled vehicles. The use of garages or carports for general storage, recreation activities or other uses that prevent the use of the garage or carport for the parking of at least one four-wheeled vehicle is prohibited

J. Except for driveways allowed in the front building setback area, all additional parking for residential uses shall be to the rear or side of the dwelling. No parking shall occur in the front or street side building setback areas.

17.40.140 Usable open space.

There is no required usable open space.

17.40.150 Landscaping.

A. Landscaping shall be provided for each use as prescribed in Section 17.52 Landscape Standards.

B. Except for driveways and approved parking areas all yard areas and setback areas visible from a public street shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to one hundred percent (100%) of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.

17.40.160 Screening, fences, and walls.

Fences and walls shall be provided on the site for each use in accordance with Section 17.50.120.

17.40.170 Signs.

Signs placed in the PF zones shall be subject to the requirements and standards prescribed in Chapter 17.56, except that signs placed a local, State, or Federal public agency on their own public property shall be exempt from Chapter 17.56.

17.40.180 General provisions and standards.

Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

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Chapter 17.42
CONSERVATION ZONE

Sections:

17.42.010 Application.
17.42.020 Permitted uses.
17.42.030 Lot area.
17.42.040 Lot dimensions.
17.42.050 Coverage.
17.42.060 Building setback areas.
17.42.070 Distance between structures.
17.42.080 Height of structures.
17.42.090 Driveways.
17.42.100 Other setback standards.
17.42.110 Off-street parking.
17.42.120 Usable open space.
17.42.130 Landscaping.
17.42.140 Screening, fences, and walls.
17.42.150 Signs.
17.42.160 General provisions and standards.

17.42.010 Application.

This chapter shall apply to all land within the Conservation (CO) zone.

17.42.020 Permitted uses.

Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.030.

17.42.030 Lot area.

There is no minimum lot area.

17.42.040 Lot dimensions.

There are no minimum lot dimensions.

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17.42.050 Coverage.

The maximum coverage of a lot shall be determined by the combined building setback area requirements, accessory structure limitations, open space requirements, and off-street parking requirements.

17.42.060 Building setback areas.

A. No structure shall be placed within a building setback area.

B. The front building setback area shall be twenty-five (25) feet from the front lot line.

C. The rear building setback shall be twenty-five (25) feet from the rear lot line.

D. The side building setback area shall be twenty-five (25) feet from a street side property line.

17.42.070 Distances between structures.

The minimum distance between structures shall be ten (10) feet, except as provided by the building code.

17.42.080 Height of structures.

The maximum structure height shall be twenty (20) feet.

17.42.090 Driveways.

Driveways should be minimized to protect the maximum amount of open space. Driveways shall be the minimum width and length necessary to support the use, as determined by the Community Development Director.

17.42.100 Other setback standards.

Mechanical equipment shall be located a minimum of twenty-five (25) feet from any lot line.

17.42.110 Off-street parking.

A. Off-street parking and off-street loading facilities shall be provided on the site for each use as prescribed in Chapter 17.54.

B. Single-family dwellings shall provide a minimum of one covered and one uncovered parking space. Other uses shall provide parking as prescribed in Chapter 17.54.

C. No parking spaces may not be provided within any front, side, or rear building setback area.

17.42.120 Usable open space.

There is no required usable open space.

17.42.130 Landscaping.

Areas around buildings and parking areas that are disturbed shall be landscaped with natural landscape plants and materials that blend in with the natural environment on the site.

17.42.140 Screening, fences, and walls.

Fences and walls shall be provided on the site for each use in accordance with Section 17.50.120.

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17.42.150 Signs.

Signs placed in the CO zones shall be subject to the requirements and standards prescribed in Chapter 17.56, except that signs placed a local, State, or Federal public agency on their own public property shall be exempt from Chapter 17.56.

17.42.160 General provisions and standards.

Structures and the use of structures or land shall be subject to the requirements and standards prescribed in Chapter 17.50.

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Chapter 17.44
AIRPORT OVERLAY ZONE

Sections:

17.44.010 Application.
17.44.020 Permitted uses.
17.44.030 Definitions.
17.44.040 Airport height zones.
17.44.050 Airport height limitations.
17.44.060 Markings and lights.
17.44.070 Nonconforming structures and trees.

17.44.010 Application.

A. This chapter shall apply to all land within the Airport Overlay zone, as defined on the Zoning Map.

B. The requirements of this chapter shall be considered in conjunction with the requirements of any base zone district. If a conflict exists between the requirements of the base zone district and this chapter, the requirements of this chapter shall apply.

17.44.020 Permitted uses.

A. Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.020 and Section 17.08.030 based on the base zone district in which the use is located.

B. No use may create electrical interference with navigational signals for radio communication between the airport and aircraft, make it difficult for pilots to distinguish between airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards, or otherwise in any way endanger or interfere with the landing, takeoff or maneuvering of aircraft intending to use the airport.

C. Uses shall be further restricted by this chapter and the policies and requirements of the Kings County Airport Land Use Compatibility Plan, and applicable requirements of the Federal Aviation Administration (FAA.).

17.44.030 Definitions.

For the purposes of this chapter, the following words and phrases when used in this chapter are defined as follows:

A. “Airport” means the Hanford Municipal Airport.

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B. “Airport elevation” means the highest point of the airport’s usable landing area measured in feet from the sea level (two hundred forty-five (245) feet).

C. “Approach surface” means the surface longitudinally centered on the extended runway center line, extending outward and upward from the end of the primary surface at a slope of twenty (20) to one. In plan, the perimeter of the approach surface coincides with the perimeter of the approach zone.

D. “Conical surface” means a surface extending outward and upward from the periphery of the horizontal surface at a slope of twenty (20) to one for a horizontal distance of four thousand (4,000) feet.

E. “Hazard to air navigation” means a height obstruction deter, mined to have a substantial adverse effect on the safe and efficient utilization of the navigable airspace.

F. “Height” means, for the purpose of determining the height limits in all zones set forth in this chapter and shown on the airport zoning map, the datum mean sea level elevation, unless otherwise specified.

G. “Horizontal surface” means a horizontal plane one hundred fifty (150) feet above the established airport elevation, the perimeter of which in plan coincides with the perimeter of the horizontal zone.

H. “Kings County Airport Land Use Compatibility Plan” means the document so named and dated February 1994, as adopted and amended by the City.

I. “Nonconforming use” means any preexisting structure, object of natural growth or use of land which is inconsistent with the provisions of this chapter or an amendment thereto.

J. “Nonprecision instrument runway” means a runway having an existing instrument approach procedure utilizing air navigation facilities with only horizontal guidance, or area type navigation equipment, for which a straight in nonprecision instrument approach procedure has been approved or planned.

K. “Obstruction” means any structure, growth or other object, including a mobile object, that exceeds a height limit set forth in Section 17.44.050.

L. “Primary surface” means a surface longitudinally centered on a runway. The primary surface extends two hundred (200) feet beyond each end of that runway. The width of the primary surface is five hundred (500) feet. The elevation of any point on the primary surface is the same as the elevation of the nearest point on the runway center line.

M. “Runway” means a defined area on the airport prepared for the landing and takeoff of aircraft along its length.

N. “Structure” means an object, including a mobile object, constructed or installed by man, including but without limitation, buildings, towers, cranes, smokestacks, earth formations, and overhead transmission lines.

O. “Transitional surface” means a surface which extends outward at a ninety (90) degree angle to the runway center line and the runway center line extended at a slope of seven (7) feet horizontally for each foot vertically from the sides of the primary and approach surfaces to where they intersect the horizontal and conical surfaces.

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P. "Tree" means any object of natural growth.

Q. "Utility runway" means a runway that is constructed for, and intended to be used by, propeller driven aircraft of twelve thousand five hundred (12,500) pounds maximum gross weight and less.

R. "Visual runway" means a runway intended solely for the operation of aircraft using visual approach procedures.

17.44.040 Airport height zones.

A. There are hereby created and established airport zones that include all of the land lying beneath the approach surfaces, transitional surfaces, horizontal surfaces, and conical surfaces as they relate to the airport. Such zones are shown on the Hanford Airport "Airspace Plan" of the Kings County Airport Land Use Compatibility Plan, which is on file in the Community Development Department of the City.

B. All structure heights within the Airport Overlay zone are subject to the policies and requirements of the Kings County Airport Land Use Compatibility Plan. A use located in more than one of the following zones is considered to be only in the zone with the more restrictive height limitation.

C. The airport height zones are defined as follows:

1. Utility Runway Visual Approach Zone. The inner edge of this approach zone coincides with the width of the primary surface and is five hundred (500) feet wide. The approach zone expands outward uniformly to a width of one thousand two hundred fifty (1,250) feet at a horizontal distance of five thousand (5,000) feet from the primary surface. Its center line is the continuation of the center line of the runway.

2. Utility Runway, Nonprecision Instrument Approach Zone. The inner edge of this approach zone coincides with the width of the primary surface and is five hundred (500) feet wide. The approach zone expands outward uniformly to a width of two thousand (2,000) feet at a horizontal distance five thousand (5,000) feet from the primary surface.

3. Transitional Zones. The transitional zones are the areas beneath the transitional surfaces.

4. Horizontal Zone. The horizontal zone is established by swinging arcs of five thousand (5,000) feet radii for runways designated as utility or visual from the center of each end of the primary surface of each runway and connecting the adjacent arcs by drawing lines tangent to those arcs. The horizontal zone does not include the approach and transitional zones.

5. Conical Zone. The conical zone is established as the area that commences at the periphery of the horizontal zone and extends outward there from a horizontal distance of four thousand (4,000) feet.

17.44.050 Airport height limitations.

A. No structure shall be erected, altered, maintained or no object of natural growth shall be allowed to penetrate into any airport height zone created by this chapter.

B. No nonconforming use, structure or object of natural growth shall be modified or permitted to grow such that the nonconformity is expanded or increased beyond that existing on the date of the adoption of this chapter.

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17.44.060 Markings and lights.

Markings and lights, as determined necessary by the City Engineer and the Building Official to achieve the purposes of this chapter and the Kings County Airport Land Use Compatibility Plan, shall be installed, operated and maintained at the property owner's expense such.

17.44.070 Nonconforming structures and trees.

A. The regulations prescribed by this chapter shall not be construed to require the removal, lowering, or other change or alteration of any structure or tree below their existing height on the date of the adoption of this chapter, or otherwise interfere with the continuance of any use of said structure.

B. Notwithstanding the provisions of subsection A of this section, the owner of any existing structure or tree not conforming to the provisions of this chapter shall permit the installation, operation and maintenance thereon of such markers and lights, as shall be deemed necessary by the City Engineer and Building Official to indicate to the operators of aircraft in the vicinity of the airport the presence of such airport obstruction. Such markers and lights shall be installed, operated, and maintained at the expense of the City.

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Chapter 17.46
DOWNTOWN EAST OVERLAY ZONE

Sections:

17.46.010 Application.
17.46.020 Permitted uses.
17.46.030 Lot area and dimensions.
17.46.040 Dwelling units per lot.
17.46.050 Frontage types.
17.46.060 Off-street parking.
17.46.070 Landscaping.
17.46.080 China alley.
17.46.090 Screening, fences, and walls.
17.46.100 Signs.

17.46.010 Application.

A. This chapter shall apply to all land within the Downtown East Overlay zone, as defined on the Zoning Map.

B. The requirements of this chapter shall be considered in conjunction with the requirements of any base zone district and the Hanford Downtown East Precise Plan. If a conflict exists between the requirements of the base zone district and the Hanford Downtown East Precise Plan, this chapter shall determine which requirements apply.

C. Where the Hanford Downtown East Precise Plan is silent as to a standard or requirement, this title shall apply.

17.46.020 Permitted uses.

A. Uses shall be permitted or not permitted, conditionally permitted, administratively permitted, or temporarily permitted as prescribed in Chapter 4 of the Hanford Downtown East Precise Plan and the land use tables in Section 17.08.020 and Section 17.08.030 based on the base zone district in which the use is located.

B. Where Chapter 4 of the Hanford Downtown East Precise Plan and the land use tables in Section 17.08.020 and Section 17.08.030 are in conflict, the Hanford Downtown East Precise Plan shall apply.

C. Where a use is not listed in the Hanford Downtown East Precise Plan but is listed in the land use tables in Section 17.08.020 and Section 17.08.030, the land use tables shall apply.

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D. Uses that are permitted in Chapter 4 of the Hanford Downtown East Precise Plan do not require a conditional use permit and shall meet the special conditions that apply to that use, as listed in said Chapter.

E. Where conflicts exist, an applicant may also appeal to the Community Development Director to determine which shall use shall be permitted based on existing conditions and surrounding uses.

17.46.030 Lot area and dimensions.

The minimum lot area and dimensions shall be consistent with the standards in the base zone district.

17.46.040 Dwelling units per lot.

The maximum dwelling units per lot shall be determined by Chapter 4 of the Hanford Downtown East Precise Plan.

17.46.050 Frontage types.

New buildings shall be constructed consistent with the frontage type standards in Chapter 4 of the Hanford Downtown East Precise Plan.

Where there is conflict between the frontage type standards and the building setbacks in the base zone district, the frontage type standards shall apply.

The Community Development Director may waive the building setback requirements for frontage types in Chapter 4 of the Hanford Downtown East Precise Plan. This shall not be construed to allow building encroachment into the public right-of-way beyond what is specifically permitted, nor to allow a building setback that is less than the minimum building setback of the base zone district.

17.46.060 Off-street parking.

A. New buildings shall meet the off-street parking standards in Chapter 4 of the Hanford Downtown East Precise Plan and Chapter 17.54 of this title.

B. If a conflict exists between the off-street parking standard requirements of Chapter 17.54 of this title and Chapter 4 of the Hanford Downtown East Precise Plan, the Hanford Downtown East Precise Plan shall apply.

17.46.070 Landscaping.

A. New buildings shall meet the landscaping standards in Chapter 4 of the Hanford Downtown East Precise Plan and Chapter 17.52 of this title.

B. If a conflict exists between the landscaping standards of Chapter 17.52 and Chapter 4 of the Hanford Downtown East Precise Plan, the Hanford Downtown East Precise Plan shall apply.

17.46.080 China alley.

New and remodeled buildings identified as being within China Alley per the Hanford Downtown East Precise Plan should consider and integrate the design guidelines in Chapter 5 of the Hanford Downtown East Precise Plan into their design. The design guidelines are not intended as strictly enforced rules, but as a tool to guide the design process.

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17.46.090 Screening, fences, and walls.

A. Fences and walls shall be provided on the site for each use in accordance with the base zone district.

17.46.100 Signs.

Signs shall be subject to the requirements and standards prescribed in the base zone district.

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Chapter 17.48
HISTORIC OVERLAY ZONE

Sections:

17.48.005 Purpose.
17.48.010 Application.
17.48.020 Permitted uses.
17.48.030 Definitions.
17.48.040 Regulation of Improvements.
17.48.050 Designation of historic districts, buildings and sites.
17.48.055 Ordinary maintenance and repairs.
17.48.060 Minor improvement permits.
17.48.070 Historic resource permits.
17.48.080 Deviation from standards.
17.48.090 Appeals.
17.48.100 Building permits.
17.48.110 Lapse of permits.
17.48.120 Revocation.
17.48.130 Permits to run with the land.
17.48.140 Penalties for improvements without permits.
17.48.150 Design criteria.
17.48.160 Demolition of historic structures.
17.48.170 Substandard buildings.
17.48.180 Duty to keep in good repair.
17.48.190 Evidence of hardship.

17.48.005 Purpose.

The council finds the protection, enhancement, preservation and use of structures in districts of historic, architectural and engineering significance located within the city to be of cultural and aesthetic benefit to the community. It is further found that respect of the heritage of the city will enhance the economic, cultural and aesthetic standing of the city. The purpose of this chapter is to promote the general welfare of the public through:

A. The protection, enhancement, preservation and use of structures which represent past eras, events and persons important in history, or which provide significant examples of architectural styles of the past or are landmarks in the history of architecture, or which are unique and

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irreplaceable assets to the city and its neighborhoods, or which provide for this and future generations examples of the physical surroundings in which past generations lived;

B. The development and maintenance of complementary settings and environment for such structures and/or districts;

C. The enhancement of property values; the stabilization of neighborhoods and areas of the city; the increase of economic and financial benefits to the city and its property owners and inhabitants; and the promotion of visitor trade and interest;

D. The preservation and encouragement of a city of varied architectural styles reflecting the cultural, social, economic, political and architectural phases of its history;

E. The educational and cultural enrichment of this and future generations by fostering knowledge of our heritage; and

F. The promotion and encouragement of continued private ownership and utilization of such structures so that the objectives set forth in this section can be attained under this policy.

17.48.010 Application.

A. This chapter shall apply to the area identified as "Historic Overlay Zone" as defined on the Zoning Map. The Historic Overlay zone is a geographically definable area, possessing a significant concentration and continuity of sites, building, structures, or objects unified by past events and aesthetically by plan and physical development.

B. This chapter shall also apply to all buildings and sites designated by the City Council as a historic building or historic site.

C. The requirements of this chapter shall be considered in conjunction with the requirements of any base zone district. If a conflict exists between the requirements of the base zone district and this chapter, the requirements of this chapter shall apply.

17.48.020 Permitted uses.

Uses shall be permitted or not permitted, conditional permitted, administratively permitted, or temporarily permitted as prescribed in the land use table in Section 17.08.020 and Section 17.08.030 based on the base zone district in which the use is located.

17.48.030 Definitions.

For the purposes of this chapter, unless otherwise defined, the following words and phrases used in this chapter are defined as follows:

"Alteration" means any exterior change or modification, through public or private action, of any property located within a designated historic district or site or a designated historical building, including exterior changes to or the modification of a structure, architectural details or visual characteristics, such as paint color and surface texture, grading, surface paving, new structures, removal of trees and other natural features, disturbance of archeological sites or areas, and the placement or removal of any exterior objects, such as signs, plaques, light fixtures, street furniture affixed to the pavement, walls, fences, steps, plantings and landscape accessories affecting the exterior visual qualities of the property.

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"Contributing building" means a structure within a historic district which structure retains scale, mass and other architectural characteristics to the degree that it contributes to the sense of time and place of the immediate area and the district. The building may have individual architectural significance or may be one of a grouping of background buildings that jointly contribute to the character of the immediate area and the district. Contributing buildings may reflect interim modifications if those modifications do not irreparably detract from the character of the building or if the modifications reflect an architectural style or particular era important to the development of the city. Contributing buildings shall also include structures that have a strong historical tie to activities, events, or individuals important in the development of the city.

"Designated historic feature" means any improvement which has special historical, cultural, aesthetic or architectural character, interest or value as part of the development, heritage or history of the city, the state or the nation and which has been designated as such pursuant to the provisions of this chapter.

"Designated historic site" means a parcel of property, or part thereof, on which a designated historic building is situated, and any abutting parcel or part thereof constituting part of the parcel of property on which the designated historic building is situated, and which has been designated a designated historic site pursuant to the provisions of this chapter.

"Exterior architectural feature" means the architectural elements embodying the style, design, general arrangement and components of all of the outer surfaces of an improvement, including without limitation, the kind, color and texture of the building materials, and the type and style of all windows, doors, lights, signs and other fixtures appurtenant to such improvement.

"Historic district" means the area within the Historic Overlay zone, as defined on the Zoning Map.

"Improvement" means any building, structure, place, parking facility, fence, gate, wall, work of art, or other object constituting a physical improvement of real property, or any part of such improvement.

"Noncontributing building" means a structure within a historic district which, in its present condition, does not contribute to the sense of time and place of the immediate area and the district. "Noncontributing building" may include those buildings constructed after the time period featured in a historic district or buildings in which the historical characteristics have been irreparably modified. "Noncontributing building" may also include buildings which, while noncontributing at present, may become contributing through the application of appropriate design criteria.

"Preservation" means the identification, study, protection, restoration, rehabilitation or enhancement of historical resources.

17.48.040 Regulation of Improvements.

No improvement or exterior architectural feature of any improvement shall be constructed or altered or enlarged which is located in the Historic Overlay District or identified as a historic site outside the District unless a permit is issued pursuant to the terms of this chapter. The section shall not apply to any interior alteration which has no effect on the condition or appearance of any exterior architectural feature of an improvement. No structure listed on a State or National

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Register shall be moved or demolished unless a permit is issued pursuant to the terms of this chapter.

17.48.050 Designation of historic districts, buildings and sites.

A. For the purposes of this chapter, an improvement may be designated a historic building and property may be designated as a historic site by the City Council pursuant to this section if any one of the following criteria is met:

1. Historical and Cultural Significance.

a. The structure, property or district proposed for designation is representative of a distinct historical period, type, style, region or way of life;

b. The structure, property or district proposed for designation is, or contains, a type of building or buildings which was once common but is now rare;

c. The structure, property or district proposed for designation was connected with someone renowned or important or a local personality;

d. The structure, property or district proposed for designation is connected with a business or use which was once common but is now rare;

e. The structure, property or district proposed for designation represents the work of a master builder, engineer, designer, artist or architect whose individual genius influenced his era;

f. The structure, property or district proposed for designation is the site of an important historic event or is associated with events which have made a meaningful contribution to the nation, state or community; or

g. The structure, property or district proposed for designation has a high potential of yielding information of archeological interest.

2. Historic, Architectural and Engineering Significance.

a. The structure, property or district proposed for designation exemplifies a particular architectural style or way of life important to the city;

b. The structure, property or district proposed for designation exemplifies the best remaining architectural type of a neighborhood; or

c. The construction materials or engineering methods used in the structure or district proposed for designation embody elements of outstanding attention to architectural or engineering design, detail, material or craftsmanship.

3. Neighborhood and Geographic Setting.

a. The structure materially benefits the historic character of the neighborhood;

b. The unique location or singular physical characteristic of the structure or district proposed for designation represents an established and familiar visual feature of the neighborhood, community or city;

d. The preservation of a structure is essential to the integrity of the district.

B. Historic buildings or sites shall be designated by the City Council in the following manner:

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1. Any person may request the designation of an improvement as a historic building or site by submitting an application for such designation to the Community Development Department. The Community Development Department or the City Council may also initiate such proceedings on its own motion.

2. The Community Development Department shall conduct a study of the proposed designation and make a preliminary determination, based on such documentation and other information as it may require, whether the building site or district should be considered for historic designation. If the Community Development Department determines that the application merits consideration, it shall schedule a public hearing before the City Council within sixty (60) days of such determination.

3. The decision of the Community Development Department that the building, site or district should not be considered for historic designation may be appealed to the City Council in accordance with the provisions of Section 17.48.090.

4. Notice of the date, place, time and purpose of the public hearing shall be given by first-class mall to the applicants, owners and occupants of each building site or district at least ten days prior to the date of the public hearing, using the name and address of such owners as shown on the latest equalized assessment rolls, and shall be advertised once in a daily newspaper of general circulation at least ten days prior to the public hearing.

5. At the conclusion of the public hearing, but in no event more than thirty (30) days after the date set for the public hearing the City Council may approve in whole or in part, or deny in whole or in part, the application. The decision of the City Council shall be in writing and submitted to the applicant.

6. Failure to send any notice by mail to any property owner whose address is not shown on the latest equalized assessment rolls shall not invalidate any proceeding in connection with the proposed designation. The Community Development Department and City Council may also give such other notice as they may deem desirable and practicable.

C. Determinations of Contributing and Noncontributing Buildings. In conjunction with the designation of an historic district, the Community Development Department shall recommend and the City Council shall designate all buildings within the proposed district as either contributing or noncontributing.

17.48.055 Ordinary maintenance and repairs.

A. Nothing in this chapter shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature in or on any property subject to this chapter if the maintenance or repair does not involve a change in the design, material, color or external appearance thereof.

B. This chapter shall not prevent the construction, reconstruction, alteration, restoration, demolition or removal of any such feature when the Building Official certified to the City Council that such action is required for the public safety due to an unsafe or dangerous condition which cannot be rectified through the use of the Historical Building Code of the State of California.

C. No permit shall be required for ordinary maintenance and repairs as defined in this section.

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17.48.060 Minor improvement permits.

A permit for minor improvements including, without limitation, such as repainting in accordance with a color palette approved by the City Council or replacement of minor landscaping features, may be issued by the Community Development Director.

17.48.070 Historic resource permits.

A. A historic resource permit shall be required for any alteration of the exterior features of a building within a designated historic district, or a designated historic building or site, or to construct a new building or improvements upon property within a designated historic district except as otherwise provided in this Chapter 17.48, the City Council shall determine whether a historic resources permit shall be issued. A permit shall not be required for ordinary maintenance and repairs as defined in this section.

B. Permit Procedures. An application for a historic resource permit shall be made on a form prescribed by the Community Development Department and shall be accompanied by the fees established by resolution of the City Council. The application shall include the information required by Section 17.60.020 for site plan review, complete elevation drawings of the proposed alterations, samples of proposed colors and materials, color photographs of all sides of any existing improvement, building or structure on the site, and such other information as may be required by the community development department. If applicable, the application shall include the information required by Chapter 17.58 (permit for conditional uses) and Chapter 17.62 (planned unit development).

Applications for permits requiring City Council approval shall be placed on the next regular meeting of the City Council. The City Council may approve, approve with conditions, or deny the permit.

17.48.080 Deviation from standards.

The Community Development Department or City Council are granted the authority to approve deviations from the provisions of this title if the Community Development Director or City Council finds that the deviation is necessary to achieve the purposes of this chapter and that the deviation will not adversely affect the public health, safety and general welfare of the citizens of Hanford.

17.48.090 Appeals.

A. Within ten days following the date of a decision by the Community Development Department, the decision may be appealed to the City Council by the applicant or any other party adversely affected by the decision of the Community Development Department.

B. An appeal application and required fee shall be filed with the Community Development Department and shall state specifically the basis for the appeal.

C. Within sixty (60) days after the date of receipt by the Community Development Department of the appeal application and fee, the City Council shall hear the appeal. A time period greater than sixty (60) days may be agreed upon by the appellant and the city. The community development department shall give a ten-day written notice to the appellant of the time and meeting place of the hearing of the appeal.

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D. Upon the conclusion of the hearing by the City Council, the City Council may render its decision immediately or may continue its decision until its next regular meeting. The City Council shall declare its findings and may sustain, modify, reject or overrule the decision of the community development department.

17.48.100 Building permits.

Before a building permit shall be issued for any structure, improvement or building proposed as part of the approved historic resource permit application, the building department shall secure written approval from the Community Development department that the proposed improvements are in conformity with an approved historic resource permit. Before a building, improvement or structure may be occupied, the community development department shall notify the chief building inspector that the site and such building improvement or structure thereon have been developed in conformity with an approved historic resource permit.

17.48.110 Lapse of permits.

A. An historic resource permit shall lapse and become void one year following the date on which the permit became effective, unless the conditions of approval specify a lesser or greater time or unless, prior to such expiration date, a building permit is issued by the chief building inspector and construction is commenced and diligently pursued toward completion on the site which was the subject of the historic resource permit application.

B. A permit may be renewed for an additional period of one year or for a lesser or greater period provided that, prior to the expiration of the time period granted, an application for renewal of the permit is filed with the community development department. The community development department may approve, approve with conditions, or deny an application for the renewal of a permit.

17.48.120 Revocation.

A. Should the holder of a historic resources permit violate any provision of this title or any condition of approval of the historic resources permit, the historic resources permit shall be automatically suspended.

B. The Community Development Department shall provide the holder of the historic resources permit with written notice of the suspension, which notice shall identify the reasons for the suspension and may instruct the holder of the historic resources permit to immediately terminate any and all activities, including, without limitation, construction or renovation work being performed pursuant to the historic resources permit.

C. Within thirty (30) days of the date of the automatic suspension of the historic resources permit, the City Council shall hold a hearing and receive evidence whether the historic resources permit should be reinstated, revoked or whether additional conditions or restrictions should be placed upon the historic resources permit or other actions should be taken by the holder of the historic resources permit in order to ensure compliance with the provisions of the historic resources permit and this title.

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17.48.130 Permits to run with the land.

A historic resource permit granted pursuant to the provisions of this chapter shall run with the land and shall continue to be valid upon a change of ownership of the site or structure which was the subject of the permit application.

17.48.140 Penalties for improvements without permits.

When any improvements are made, or installed to a building improvement or structure where a historic resource permit is required, without the issuance of a historic resource permit, the owner of the site and occupant of the building, improvements or structure thereon shall be subject to completing the application process and a penalty fee of double the standard processing fee.

17.48.150 Design criteria.

A. The design criteria set forth in this section are intended to provide a guidance to both the City Council and Community Development Department and property owners regarding the improvements to structures, buildings, improvements or sites designated as historic or located in historic districts. The design criteria set forth in this section shall be used in evaluating applications for historic resource permits and for other related issues as determined by the community development department.

1. Contributing Buildings. The design criteria shall be used to insure the preservation and enhancement of the historical and architectural characteristics of the historic structures through restoration of those structures. The restoration of a structure to their exact former appearance shall be permitted but not required.

2. Noncontributing Buildings Constructed Prior to 1935. The design criteria shall be used to ensure that modifications or alterations do not increase the noncontributing characteristics of the structure. The application of the design criteria to rehabilitate or renovate a structure to become a contributing building shall be encouraged.

3. Noncontributing Buildings Constructed After 1935. The design criteria shall be used to ensure that modifications or alterations to nonconforming structures do not increase the nonconforming characteristics of the structure or do not add to the intrusive character of the structure.

4. New Construction. The design criteria shall be used for new construction to achieve compatibility and harmony with surrounding structures and the historic district.

B. Design Guidelines. The following design guidelines are to be used to formulate plans for the rehabilitation, preservation, and continued use of old buildings consistent with the intent of this chapter. The guidelines apply to buildings of all occupancy and construction types, sizes and materials and to all permanent and temporary construction on the exterior of historic buildings as well as new attached or adjacent construction.

1. Every reasonable effort shall be made to use the building, structure or site for its originally intended purpose or for a compatible use which requires minimum alteration of the building, structure or site.

2. The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible.

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3. All buildings, structures and sites shall be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance shall be discouraged.

4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure or site and its environment. Such changes may have acquired significance in their own right, and this significance shall be recognized and respected.

5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be preserved.

6. Deteriorated architectural features shall be repaired, rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual qualities. The repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods which will damage the historic building materials shall not be used.

8. Every reasonable effort shall be made to protect and preserve archeological resources affected by or adjacent to any building, structure or site.

9. Contemporary design for alterations and additions to existing buildings, structures or site shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material and such design is compatible with the size, scale, color, materials and character of the property, neighborhood or environment.

10. Wherever possible, new additions or alterations to buildings, structures or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure or site would be unimpaired.

11. Interior features of historical significance, such as stairways, light wells, pressed metal ceilings, ornate woodwork, and the like should be integrated into the design of any adaptive use.

C. Rehabilitation Standards. The provisions of this subsection are intended to provide reasonable design for the rehabilitation of historic buildings so that the basic historic and architectural presentation of the buildings is retained and enhanced.

1. Storefronts.

a. Where original old store fronts remain, their appearance should not be altered. Such store fronts should be repaired and preserved. Where store fronts have been altered, the original design should be determined by examining photographs from the period and by investigating any original architectural fabric which remains beneath the changes. As much original material and detail should be retained in the rehabilitation as possible. Retention of cast iron elements is particularly important for structural and waterproofing reasons. Wood or stone steps, stone sills, and other elements which contribute to the character of store front entries should be preserved.

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b. Where most of the existing architectural design dates from an interim remodeling and where such remodeling adds to the historical character of the historic district, rehabilitation may conform to the period of such remodeling and not to the original design.

c. Where the original design cannot be determined or where financial considerations preclude full-scale rehabilitation of a store front which has already been altered, a design which is not a pure rehabilitation but which is in keeping with the design of the rest of the building may be appropriate. The general proportions, materials, colors, rhythm of solids to voids, repetition of design elements, and directional expression (the effect of verticality or horizontally common to the street should be followed in designing new store fronts. The use of materials not in existence when a store front was built should be discouraged in its rehabilitation.

d. The architectural integrity of a buildings storefront in the historic district should be preserved. Accessories, such as light fixtures, which do not imitate the designs of these eras should be prohibited. Designs appropriate to the years during which the buildings in the historic district were constructed should be encouraged.

e. Canvas awnings are traditional to the historic district and are an acceptable element of store fronts. The size and scale of awnings should be appropriate to the building to which they are attached, based on photographic and documentary evidence. Color choice should be made with discretion. Metal awnings, glass awnings and glass canopies are not in keeping with the prevailing character of the historic district and may be prohibited. To avoid obscuring building elements on the upper stories, canopies and awnings should not be permitted above the ground floor unless documented by photographic evidence.

f. Wooden balconies, canopies and porches are traditional to some buildings within the historic district and are an acceptable element of store fronts where such features can be appropriately documented. The recreation of such elements should be carefully considered to ensure that they are a faithful reproduction of original features, based on photographic and documentary evidence. Interim building modifications which in themselves represent an important historic era or architectural style in the development of the area should not, however, be obscured or destroyed in the rebuilding of such features.

2. Windows and Doors.

a. Where they still exist, the original sills, lintels, frames, sash, muntins, and glass of windows and transoms should be preserved. The original doorway elements, including sills, lintels, frames and the doors, should also be retained. When they must be replaced, the replacements should duplicate the originals in design and materials.

b. Glass in windows, doors and transoms should be clear, except where documentary evidence indicates the original use of colored glass. Plastic materials should not be used in place of glass. Any existing small paned transoms should not be obscured on the exterior.

c. The original proportions of wall openings should be retained. The blocking of any existing opening to accommodate standard sash and glass sizes, to hide ceilings lowered beneath the tops of existing windows, or for any other reason should not be allowed.

d. Decorative wood or metal lintels, brackets and any other window or doorway trim should be preserved and should be restored where possible.

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e. In rehabilitation, the original number of panes in glassed areas should be used.

3. Cornices.

a. Cornices should be restored to their original appearance, using original materials where possible and duplications of the original where necessary. Original materials were wood, plaster or metal.

b. In some instances, duplication of the original cornice using contemporary materials may be necessary, although the use of materials in existence when the original was constructed is the preferred treatment.

c. Where the use of the original materials is not feasible, surviving cornice elements should be retained and repaired. An alternative to full-scale rehabilitation may be the construction of a new cornice of contemporary but sympathetic design in the same design relation to the rest of the building as the original cornice.

d. Where possible, brick corbels should be restored and treated in the same manner as brick wall surfaces.

e. Gutters, downspouts and flashings should be inconspicuous.

4. Roofs.

a. Roofs retaining their original shapes should be maintained. In some cases, where roof shapes have been altered, restoration to original appearance may be possible.

b. Contemporary roofing materials shall be acceptable. Where roofs are visible, roofing materials should be dark. Flashings should be unobtrusive.

c. Pseudo-mansard roofs applied to store fronts should only be considered when photographic evidence indicates the prior existence of such features and should be reconstructed to be consistent with such prior features.

5. Building Materials.

a. Brick.

i. Brick is a dominant building material in the historic district. Brick should be treated and maintained in a manner which will preserve it and should not be treated in a manner which will deface it or accelerate deterioration. Brick should not be covered by synthetic brick or stone, or wood shingles, by wood or aluminum siding, or by synthetic materials of any other kind.

ii. Sandblasting accelerates the deterioration of brick and should not be used. Sandblasting gouges the mortar joints between bricks, admitting water which freezes, expands and breaks the bricks.

iii. Brick may be cleaned by applying mild chemical solvents, by scrubbing with stiff nonferrous brushes, or by spraying with water under high pressure.

iv. Brick which has already been sandblasted should be treated with clear silicone every two or four years to repel water. However, treating with silicone is not the equivalent of retaining the original glaze.

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v. When repointing is necessary to replace deteriorated mortar or to stop water damage, loose mortar should be raked out to a depth of approximately one-half inch to one inch in both vertical and horizontal joints and the brick washed to remove small particles which remain. Joints should not be sawed.

vi. When deteriorating brick must be replaced, replacements should match the old brick in color, texture, size and coursing technique. Mortar should be painted to match existing joints. Replacement brick should be laid in the same bond as the original.

vii. Repainting shall be preferable to cleaning brick which has previously been painted. Painting brick which has not previously been painted is an appropriate way to unify a facade for which the original brick color, size, texture, coursing technique, and mortar appearance cannot be matched in repair work and in which such inconsistency is visually disruptive.

viii. Many of the buildings in the historic district have been stuccoed. Stucco is very difficult to remove from brick, especially soft brick, and therefore its removal is not recommended. Although stucco may be removed laboriously by use of a hammer and chisel, the chisel marks often mark the brick. If wire mesh was attached to the brick to hold the stucco, the mesh may be pulled from the surface of the brick to remove the stucco.

b. Wood. Wood is not common as a primary structural material in the historic district. Wood frame accessory features, such as skylights, however, should be retained as they constitute important elements of the buildings and offer unique opportunities for variation in mass, color and texture. Restoration techniques should be as gentle as possible and should not include sandblasting. Where the replacement of wooden exterior features or portions of such features is necessary, the new structure should be constructed to resemble, as closely as possible, the original structure.

c. Metals. Architectural metals are utilized as an exterior structural element in several buildings within the historic district. They constitute an important architectural feature and should be preserved. Cast iron store front frames should be treated sensitively and covered with a protective paint or sealer. Pressed metal cornice and trim elements should likewise be protected.

D. New Construction Standards. The construction standards proposed in this subsection are based on a combination of existing and historical design elements common to the historic district building materials common and identify the downtown Hanford commercial buildings. The standards will help to assure that new design, while contemporary, will be compatible with the existing building character. The building design shall be consistent with the historical design elements found on adjacent buildings and the total character of the streetscape.

1. “Wild West” theme construction typified by false front architecture embellished with gingerbread-style detail, board-and-batten siding, and bright colors are not appropriate and shall not be an acceptable building motif.

2. New construction should maintain the continuity of existing rows of buildings or help to establish such continuity. Facades should be constructed at the property line facing the street.

3. The front and side walls of new construction should be parallel to the property lines. Polygonal and circular shaped buildings shall be prohibited.

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4. New buildings should be constructed to within ten percent of the average height of the existing adjacent buildings. The maximum height of any new building should be fifty (50) feet. The minimum height should be twenty (20) feet. Sidewalk level commercial spaces should have a minimum ceiling height of ten feet from the floor.

5. Brick is the preferred exterior material for new construction. The color and texture should be similar to that of brick historically used in the city. Stuccoed surfaces may be permitted on a limited basis. The use of wood, synthetics and metal siding shall be prohibited.

6. A new facade should be rectangular in shape and its proportions (width in relation to height) should be consistent or compatible with the proportions of adjacent historic buildings. The principal directional expression of new facades may be horizontal or vertical. Facades of one-story buildings should be organized into three horizontal or vertical bands: store front, solid wall space above the store front, and cornice with or without parapet. Two-story buildings should be organized into three or four horizontal bands: store front, horizontal band (optional), second floor, and cornice (with or without parapet). Such bands should align with those of adjacent buildings.

7. Facades should be organized into three, four or five bays. The directional expression of windows and doors should be vertical, though several vertical elements may be combined to form a horizontal opening.

8. New construction details should approximate the character of historic details found in the historic district. The reproduction of historic building details shall be discouraged, except where the reconstruction of historic buildings may be appropriate.

9. New store fronts should approximate the character of those built in the past within the historic district: the double doors of some of the oldest buildings, the recessed entries with flanking showcases of the 1880-1940 period, and others which can be photographically documented. Store fronts with recessed entries should be divided into three bands: a transom band, a band of display windows, and a small spandrel or paneled band under display windows. Proportions of store fronts should be consistent with those of historical store fronts. Store fronts should be ten feet high, including the transom band. Metal store front elements should not leave exposed the natural color of the metal. Dark anodized finishes shall be preferred, as are colors traditionally used in the historic district.

10. Awnings or triangular sidewalk roofs attached above street level store fronts should be encouraged.

11. False fronts or parapet walls should conceal roofs from the public view. Mansard, free form, and geometric roof shapes shall be prohibited.

12. The scale of new construction should be harmonious with that of adjacent buildings. Materials, signs and other elements of new construction should be consistent with the scale of similar elements found in adjacent historic buildings.

13. Those sections of the rehabilitation standards set forth in subsection C of this section discussing store front design, canopies, and awnings shall also apply to new construction.

E. General Building Standards. The standards set forth in this subsection should be applied to all alterations or new construction in the historic district.

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1. Color.

a. Exterior colors should harmonize with other colors on the same building and on the streetscape. Exterior colors should complement the colors of neighboring buildings and should be selected to be mutually supportive and beneficial to the overall historic character of the streetscape.

b. Where wood or metal surfaces of windows, doors, porches and details, other than cornices, are to be painted, the following colors shall be used: During the early twentieth century, muted colors and earth colors were favored. They included gray, dark brown, dark green, blue gray, beige, brick red, and terra cotta. A slightly grayish-white paint, was frequently used for major surface areas and for details. This grayish-white is an appropriate choice for window sash and frames and for other details. In some instances, black or dark gray may be appropriate for the fixed window or door frame. If the original color of a cornice cannot be determined, grayish-white, buff or sandstone color are preferred choices.

c. Where brick has been painted, repainting in a color which approximates that of the natural brick is appropriate. Mortar joints might also be suggested in a color approximating the natural color of the mortar (not a pure white). Depending on the paint history of a building, grayish-white paint may be an acceptable alternative for the facade. Where brick was unpainted and remains unpainted, the use of paint on the exterior shall be discouraged, since unpainted brick is a strong design tradition in the historic district.

d. Paint colors which were not produced or used during the early twentieth century should be discouraged in the historic district. Bright, new colors are to be avoided, even when used sparingly.

2. Signs.

a. General Requirements. Signs shall be designed to contribute to the quality of the historic commercial environment. Within the historic district, each business shall be limited to one primary sign, except those businesses on corners which may have a sign on each street. Each business may also appropriately establish one sign directly lettered onto the window glass or the glass in the doors. Signs in the historic district shall be pedestrian oriented in size and shape. Graphics shall be simple and bold. Signs shall be flush with the wall since they usually complement architectural elements more effectively than projecting sign. Wall mounted can or cabinet type internally illuminated wall signs are not permitted. Symbolic, three-dimensional signs (such as a barber pole or a pawn shop symbol) shall be encouraged. Paper signs attached to the interiors or exteriors of store windows shall be discouraged, except where temporary presentation for public notice requires such treatment. The height of new signs shall not extend above the window sills of the second floor. Signs on one-story buildings shall not project above the cornice line, and all roof-mounted signs shall be precluded.

b. Area of Permanent Signs.

i. Each ground floor tenant may have a maximum of one square foot of signage for each linear foot of business establishment on his primary frontage (that portion of the building occupied by the business which faces a street and contains the main entrance), with a twenty-five (25) square foot minimum sign area, regardless of the width of such primary frontage.

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ii. Each ground floor tenant may have a maximum of one-half square foot of signage for each linear foot of secondary frontage (that portion of the building occupied by the business and facing an alley, street, adjacent building, parking lot, or the like).

iii. Each ground floor tenant may have one sign located at each entrance attached below the marquee or canopy which shall not exceed six square feet per sign face and with a minimum ground clearance of seven feet above the sidewalk grade. Such sign shall not count against the maximum sign area allowed for a business frontage.

iv. Each basement and second and third story tenant may have painted window signs at a maximum of thirty (30) percent of the businesses' total window area on a given frontage.

v. Each basement and second and third story tenant may also use the awning skin above his businesses' windows for signage based on thirty (30) percent of the window area.

vi. Basement and second and third story tenants may use a maximum of fifty (50) percent of the entrance door area (the street entrance leading up to the second story) for a directory type sign to be placed on the door or on the wall beside the door.

vii. Where second stories are occupied by only one tenant, the tenant may use the skirt of the awning above the entrance door (the street entrance leading up to the second story) for signage.

viii. Multi-tenant buildings or businesses within a row of buildings shall be permitted a directory type sign located on a building with each business allowed up to an eight-inch by thirty-six (36) inch sign per directory. Such a sign will not count against the maximum sign allowance for the business frontages.

ix. Pole signs shall not be permitted except under special circumstances where a sign on a building is not appropriate and where such is approved by the community development department.

c. Temporary signs.

i. Each building tenant may use one of the following two types of temporary signs, but not both at the same time:

(A) Basement, ground and second and third story tenants may use a maximum of twenty-five (25) percent of their total window area along a single frontage for temporary signage. Such promotional or sale signs shall only be used for a period of seven consecutive days per month with at least a thirty (30) day period between sign displays. Such signs shall be of professional quality.

(B) Each building tenant shall be permitted to use one portable sign only on Fridays and Saturdays which sign is a maximum of three and one-half feet high and two feet wide. Such signs shall be placed immediately adjacent to the building and not next to the curb or anywhere else in the sidewalk area. Portable signs shall be removed and placed inside the business each afternoon or early evening on Fridays and Saturdays before the business closes.

ii. Commercial banner type signs on buildings or store fronts shall be prohibited except for grand openings and community events. Such signs shall only be used for a period of fourteen (14) days and then be removed. Such signs shall be of professional quality. Except for dealerships of cars, trucks, motorcycles, recreational vehicles and boats, and temporary parking lots sales which require outdoor display, canvas, plastic, cloth, paper or other types of banners or

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streamers suspended across private property, buildings or structures shall not be permitted. "Grand Opening" banners are permitted as stated above.

d. Brand Names or Product Signs. Registered trademarks, the portrayal of specific commodities, or signs advertising an individual brand of products shall not exceed ten percent of the total sign area. If the trademark or commodity represents the principal activity conducted, a maximum of twenty-five (25) percent of the total sign area for trademark use.

f. Sign Approval Process. All signs prior to their use and installation shall require a permit and shall be approved for consistency with this chapter.

g. Deviations from Sign Standards. The community development department or the City Council are granted the authority to approve deviations from the provisions of this section as allowed pursuant to Section 17.48.080.

3. Roof-Mounted Equipment. Roof-mounted equipment should be located so that it is not generally visible from the adjoining streets or alleys and does not detract from the lines of the building.

4. Energy Conservation. The conservation of energy should be considered in the review of building rehabilitations so that within the historical context of a building the conservation of energy resources is maximized.

5. Additional Design Criteria. The City Council may adopt, by resolution, such additional design criteria as may be desirable to further implement and clarify this section. Such criteria shall be consistent with the purposes and intent of this chapter.

6. Other Provisions. The following rules and regulations are incorporated by this reference into the design criteria set forth in this section:

a. The Secretary of the Interior Standards of Rehabilitation and Guidelines for Rehabilitating Historic Buildings;

b. California Code of Regulations, Title 14, Part 8: State Historical Building Code.

17.48.160 Demolition of historic structures.

A. Notices Required. The demolition, wholly or partially, of a contributing building in a historic district or a designated historic building shall be prohibited unless the property owner of such structure gives the community development department one hundred eighty (180) days' prior written notice that such demolition is planned for such structure. Subject to the provisions of subsection B of this section, no application to the city for a permit to carry out such demolition shall be accepted during said one hundred eighty (180) day notice period. Following the receipt of such notice, the City Council may take such steps as it determines are necessary to preserve the structure concerned. The City Council, among other things, may:

1. Seek local trusts and other financial sources which may be willing to purchase the structure for restoration;

2. Publicize, with the owner's consent, the availability of the structure for purchase for restoration purposes;

3. Make offer concerning the acquisition of development rights or facade easements and the imposition or negotiation of other restrictions for the preservation of the structure;

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4. Investigate possible sites for the relocation of the structure; and

5. Direct city staff to purchase the structure pursuant to a development plan where it does not appear that private preservation is feasible.

B. Waivers of Notices.

1. The City Council, upon the request of the property owner, may waive the requirement of one hundred eighty (180) days' prior written notice if the action planned for the structure involves:

a. An emergency repair to, or removing an unsafe condition of, the structure; or

b. The relocation of the structure to a site approved by the City Council; or

c. Relief of extreme financial hardship to the owner of the structure as set forth in Section 17.48.190.

2. A request by a property owner for the waiver of a notice shall be considered by the City Council at its next regular meeting after the filing of such request in writing with the Community Development Department; however, if the request is filed within ten days of the next regular meeting of the City Council, the request shall be placed on the agenda of the City Council's second regular meeting following the filing of the request.

17.48.170 Substandard buildings.

The Building Official or the Fire Marshal shall notify the Community Development Department whenever such official declares a designated historic building or structure within a historic district to be a substandard or dangerous building.

Upon the receipt of notice from the Building Official or the Fire Marshal, the City Council shall evaluate the historic and architectural merit of the structure and shall provide recommendations to the Building Official within thirty (30) days.

17.48.180 Duty to keep in good repair.

The owner, occupant or other person in actual charge of a designated historic building or site, structure or building in an historic district shall keep in good repair all of the exterior portions of such site, improvement, building or structure, and all interior portions thereof whose maintenance is necessary to prevent the deterioration and decay of any exterior architectural feature.

17.48.190 Evidence of hardship.

The City Council may approve an application for a permit to carry out any proposed work in an historic district or on a historic site, structure or building if the applicant presents clear and convincing evidence of facts demonstrating, to the satisfaction of the City Council, that denial or the application will cause immediate and substantial hardship on the applicant because of conditions peculiar to the particular building, structure or site or other feature involved, and that the approval of the application will be consistent with the purposes of this title. If a hardship is found to exist under this section, the City Council shall make written findings to that effect.

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Chapter 17.50
DEVELOPMENT STANDARDS

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17.50.010 Purpose and applicability.

The purpose of this chapter is to establish development standards in order to preserve, protect, and promote the public health, safety, and general welfare of the city, and to minimize environmental impacts and land use conflicts.

17.50.020 Applicability.

This chapter shall apply to uses within all zone districts, unless specifically stated otherwise.

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17.50.025 Nuisance.

No use shall create a nuisance due to noise, odor, dust, mud, smoke, steam, vibration, light or other similar causes.

17.50.030 Waste materials.

Waste materials that are associated with any use that cause fumes or dust, that may be a fire hazard, or that are edible by, or otherwise attractive to, rodents or insects, shall be stored in closed containers.

17.50.040 Air pollution.

No use shall cause the emission of any smoke, ash, dust, fumes, vapors, gases or other forms of air pollution that can cause damage to human health, vegetation, or other forms of air pollution that can cause excessive soiling on any other parcel. No emission shall be permitted that exceeds the requirements of the San Joaquin Valley Air Pollution Control District or the requirements of any air quality plan adopted by the City of Hanford.

17.50.050 Odorous gases and matter.

No use shall be permitted which emits odorous gases or other odorous matter in such quantities as to be dangerous, harmful, noxious, or otherwise objectionable at a level that is detectable with or without the aid of instruments at or beyond the project site boundary.

17.50.060 Discharge of materials.

No use shall discharge at any point into any public or private street, public sewer, storm drain, private stream, body of water, or into the ground, any material that can contaminate any water supply, interfere with bacteriological processes in sewerage treatment, or otherwise cause the emission of dangerous or offensive elements, except according to the standards approved by the California Department of Public Health, or any other federal, state or local government agency.

17.50.070 Ground vibration.

No use shall be permitted to cause a steady state, earth-borne oscillation beyond the project site. Ground vibration caused by moving vehicles, trains, aircraft, or temporary construction or demolition is exempt from this requirement.

17.50.080 Combustibles and explosives.

The use, handling, storage, and transportation of combustibles and explosives shall comply with the Uniform Fire Code and California Code of Regulations Title 19.

17.50.090 Trash collection areas.

A. Suitable area shall be provided on-site for collection of trash and recyclable materials for all multi-family residential, mixed-use, commercial, office, and industrial uses. Refuse storage areas shall be adequately screened from view. The refuse area enclosure shall be designed to meet the minimum recommended dimensional standards as determined by the City Engineer.

B. All uses shall be in compliance with the provisions of Chapter 13.12 of the Municipal Code.

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17.50.100 Rooftop equipment.

All elevator housing and mechanical equipment located on the roof of any building shall be screened from adjacent views and contained within a completely enclosed penthouse or portion of the same building having walls and roofs with construction and appearance similar to the building.

17.50.110 Fences and walls.

A. No fence or wall shall be placed within the public right-of-way.

B. A masonry fence exceeding three (3) feet in height shall require engineered footings and a building permit. All other fencing exceeding seven (7) feet in height shall require engineered post footings and a building permit;

C. No hedge, shrub, fence, or wall exceeding the three (3) feet in height, or four (4) feet in height if the upper one (1) foot is fifty (50) percent or more open shall be planted, placed, or maintained within the twenty-five (25) feet corner sight triangle of a corner lot, or along a front or street side property line where the hedge, shrub, fence, or wall creates a traffic or pedestrian hazard as determined by the Community Development Director.

D. The provisions of this title regarding fences or walls shall not apply to a fence or wall necessary for public safety or as required by any law or regulation of the state, or any agency thereof.

17.50.120 Fence and wall locations in residential, office, and public facilities zones.

Fences and walls in the R-L, R-M, R-H, OR, O and PF zone districts shall be constructed or installed in accordance with the following:

A. Along a rear lot line not exceeding seven feet in height;

B. Along an interior side lot line not exceeding seven (7) feet in height beginning at ten (10) feet from the front lot line;

C. On a corner lot along the street side lot line not exceeding seven (7) feet in height beginning at twenty-five (25) feet from the front lot line. On a reverse corner lot, the fence or wall is to be set back from the street side lot line five (5) feet. On a reverse corner lot, the rear lot line fence is not to extend beyond the five (5) foot street side building setback area;

D. On a corner lot when a residence is constructed with its front access facing the street side lot line of a corner lot, a six (6) foot high fence is to be placed ten feet behind the front property line. The street corner forty-five (45) degree angle line of sight is to be maintained as described in Subsection H below. When the front of the house fronts the street side lot line a fence exceeding three (3) or four (4) feet in height as described in Subsection E and F below is to be set back ten (10) feet from the street side lot line;

E. Along a front lot line not exceeding three (3) feet in height;

F. Along a front lot line not exceeding four (4) feet in height when the upper one (1) foot is fifty (50) percent or more open;

G. Along a front lot line an open chain link fence up to seven (7) feet in height may be located in conjunction with a public or quasi-public playground or park use;

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H. A six-foot fence or wall may be located in a front building setback area when set back ten (10) feet from the front lot line. Except in the case of a corner lot, the fence wall shall begin a forty-five (45) degree angle at a point twenty-five (25) feet from the front lot line located on the street side lot line.

17.50.125 Temporary fences.

The use of temporary fences is allowed subject to the following requirements:

A. A temporary fence shall be constructed of chain link or other such material approved by the Community Development Director and shall not be permanently affixed to the site.

B. A temporary fence shall be located on the site in such a manner as not to impede pedestrian or automobile traffic adjacent to the site.

C. A temporary fence placed to secure a construction, rehabilitation or demolition project on the site shall be removed when the project is completed.

D. A temporary fence placed for a reason other than to secure a construction, rehabilitation or demolition project on the site shall be removed after ninety (90) days unless a temporary use permit is issued in accordance with Chapter 17.76 that allows a longer period of time.

17.50.130 Tents, tarps, and other coverings.

No front or side building setback area in the R-L, R-M, OR, or O zone district shall be covered by tents, tarps, cloth, fabric, or a wood or metal covering or structure except for the following:

A. Standard window and door awnings

B. Ornamental covers, such as a sidewalk or entry awning trellis, or other similar improvement intended as an improved passageway or for aesthetic purposes providing architectural integrity with the building to which it is attached. Supports shall be ninety (90) percent open and shall not be enclosed.

17.50.140 Outdoor lighting standards.

A. Purpose. The purpose of this section is to establish standards for the types, construction, installation and use of outdoor electrically powered illuminating devices and systems in order to conserve energy, preserve the natural environment, and provide nighttime safety and security, while not materially interfering with the use and enjoyment of property.

B. Definitions. For purposes of this section, unless otherwise defined, the following words and phrases when used in this section shall have the following meaning:

1. “Automatic timing device” means device which automatically turns on and off outdoor light fixtures or circuits.

2. “Canopy light fixture” means an outdoor lighting fixture attached to or recessed within a canopy ceiling.

3. “Direct illumination” means illumination resulting from light emitted directly from a lamp or luminaire, not light diffused through translucent signs or reflected from other surfaces such as the ground or building faces.

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4. "Fully shielded fixture" means an outdoor light fixture shielded in such a manner that all light emitted by the fixture, either directly from the lamp or indirectly from the fixture, is projected below the horizontal plane as determined by photometric test or certified by the manufacturer. A light fixture mounted under a canopy or other structure such that the canopy or surrounding structure effectively shields the light in the same manner is also considered fully shielded for the purposes of this definition.

5. "Light glare" means the reflections of light sources which reduce the contrast between detail and background within the visual area.

6. "Light trespass" means any form of artificial illumination emanating from a light fixture or illuminated sign that penetrates other property and creates a nuisance.

7. "Lumen" means that unit used to measure the actual amount of light which is produced by an outdoor light fixture.

8. "Luminous tube lighting" means gas-filled tubing which, when subjected to high voltage, becomes luminescent in a color characteristic of the particular gas used, e.g., neon, argon, etc.

9. "Outdoor light fixture" means an electrically powered illuminating device which is permanently installed outdoors, including, but not limited to, devices used to illuminate any site, structure, or sign.

10. "Temporary lighting" means lighting which does not conform to the provisions of this section and which will not be used for more than one continuous thirty (30) day period within one calendar year. Temporary lighting is intended for uses, which by their nature are of limited duration; e.g. holiday decorations, civic events, special events, construction projects, emergencies or similar situations. The thirty (30) day time limitations may be extended by the city on a case-by-case basis for unusual or special circumstances.

11. "Unshielded" means fixtures lacking any means to restrict the emitted light to below the horizontal plane.

C. Exemptions. The outdoor lighting fixtures listed below are exempt from the provisions of this section:

1. Outdoor lighting fixtures which were lawfully installed prior to the enactment of these standards and do not create a nuisance.

2. Luminous tube lighting. Gas-filled tubing e.g., neon, argon, etc.

3. Temporary lighting, as defined in subsection B.

4. Public outdoor recreational facilities, airport, roadway and navigation lighting installed and maintained by a public agency or public utility.

5. Outdoor light fixtures producing light by the combustion of fossil fuels, such as liquid fuel lanterns or gas lamps.

6. Low voltage holiday decorations and landscape/walkway lighting.

7. Ornamental lighting within the street right-of-way when approved by the city.

8. Lights emitting infrared radiation used for remote security surveillance systems.

9. Emergency Lighting by Emergency Services. Searchlights, floodlights, laser source lights, strobe or flashing lights, or any similar high intensity lights are permitted when used in emergencies by police, fire, medical, or utility personnel or at their direction.

10. Solar-powered Lighting. Solar-powered lights of 5 watts or less per fixture used in residential landscaping applications and to illuminate walkways are exempt from applicable lamp type and shielding standards and are excluded from the total lumen calculations for the site.

D. General Outdoor Lighting Standards. The following requirements and standards shall apply in all zone districts for the installation and use of outdoor lighting fixtures.

1. All lights and light fixtures, except public street lights, shall be located, aimed or shielded so as to minimize light trespassing across property boundaries or skyward.

2. No lights or light fixtures shall flash, revolve, blink or otherwise resemble a traffic control signal or operate in such a fashion to create a hazard for passing traffic.

3. Building mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.

4. Canopy ceiling light fixtures shall be recessed or the sides of the lens area shall be shielded in order to eliminate emission of horizontal light.

5. The height of freestanding light fixtures including freestanding parking lot fixtures shall be measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture and shall not exceed the following:

a. Eighteen (18) feet in height, when located within fifty (50) feet of any residential zone district; and

b. Twenty-five (25) feet in height when located within fifty-one (51) to one hundred fifty (150) feet of any residential zone district; and

c. Thirty (30) feet in height when located more than one hundred fifty (150) feet from any residential zone district; and

d. Fifty (50) feet in height when located in the RC regional commercial zone or freestanding light fixtures for public outdoor recreational facilities.

E. Specific Outdoor Lighting Standards. In addition to the general outdoor lighting standards stated in Subsection D, the following additional requirements shall apply to outdoor lighting fixtures in the R-L, R-M, R-H, and OR zone districts:

1. Mercury vapor lamps shall be a fully shielded fixture with all light directed on-site.

2. Freestanding light fixtures, including freestanding parking lot light fixtures, shall not exceed eighteen (18) feet in height measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture.

F. Commercial Outdoor Lighting Standards. In addition to the requirements identified in Subsection D, the following additional requirements shall apply to outdoor lighting fixtures in the O, PF, and all commercial and mixed use zone districts:

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1. All outdoor fixture lighting shall be a fully shielded fixture and focused to minimize light trespass and glare.

2. Outdoor lighting fixtures shall be turned off after close-of-business unless needed for safety or security, in which case the lighting shall be activated by motion sensor devices. Illuminated signs and parking lot lighting are excluded from this requirement.

3. Lighting for signs, recreational facilities and decorative effects for building and landscape shall be fully shielded fixtures equipped with automatic timing devices and focused to minimize light glare and light trespass.

G. Submission of Plans and Evidence. For parking lots and commercial developments, the submission of lighting plans and evidence of compliance with these lighting requirements are required, and shall include the following:

1. Description of outdoor light fixtures, including component specifications such as lamp reflectors, lens style, angle of light cutoff, supports, poles, and include manufacturers' catalog specifications.

2. Locations and description of all outdoor light fixture and hours of their operation.

17.50.150 Through lots.

A front yard shall be provided on each frontage of a through lot, except where a waiver of access to one of the frontages applies.

17.50.160 Measurement of building setback areas.

A. Required building setback areas shall be measured as the minimum horizontal distance from the property line of the site or street line to a line parallel thereto on the site; provided, however, where a precise street plan has been adopted by the City Council, the required front building setback area shall be measured from the precise street plan line, and no provision of this title shall be construed to permit a structure, use, or other improvement to extend beyond such precise plan line.

B. Where a site abuts on a street having only a portion of its required width dedicated or reserved for street purposes, the site area and required building setback areas shall be measured from a line representing the boundary of the additional width required for street purposes abutting the site.

C. Where a site abuts a public alley, required building setback areas shall be measured from the center line of the alley, except that garages and carports with alley access shall be located a minimum of twenty-five (25) feet from the opposite side of the alley where access opening is parallel to the alley right-of-way line requiring a ninety (90) degree turn.

17.50.170 Exceptions in building setback area limitations.

A. Architectural features, including without limitation, sills, chimneys, fireplaces, cornices and eaves, may extend into a required side building setback area, a required rear building setback area, or a space between structures, not more than thirty-six (36) inches, and may extend into a required front building setback area not more than six feet; provided, that where an architectural feature extends more than twenty-four (24) inches into a required side building setback area,

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such extension shall meet all fire and building code requirements. No building or projection thereof may extend into a public easement or right-of-way.

B. Open, unenclosed, uncovered metal fire escapes and depressed ramps or stairways may project into any required yard or space between buildings not more than four feet; and planter boxes attached to a building may be extended into a required front building setback area by not more than three (3) feet.

C. Fences, walls, hedges, garden structures, walks, driveways and retaining walls may occupy any required building setback area or other open space, subject to the limitations prescribed in this title.

D. When more than sixty (60) percent of the linear frontage of lots improved with residential buildings within any street block is comprised of lots with less than the minimum front building setback requirements, the minimum front building setback for newly constructed residential buildings in such block shall be the average of the actual front building setback of all the lots in such block improved with residential buildings; counting those that have front building setbacks greater than the minimum front building setback requirement of the zone district as having the minimum requirement.

17.50.180 Measurement of height.

The height of a structure shall be measured vertically from the average elevation of the ground surface covered by the structure to the highest point of the structure; provided, however, the provisions of this section shall not apply to the height of any structure necessary for public safety or as required by any law or regulation of the state or an agency thereof.

17.50.190 Exceptions to height limitations.

Penthouses or roof structures for the housing of elevators, stairways, tanks, ventilating fans, air-conditioning equipment, or similar equipment required to operate and maintain buildings, and fire and parapet walls, skylights, towers, spires, cupolas, road signs (where permitted), flagpoles, chimneys, smokestacks, television and radio masts, or similar structures may be erected above the height limit, but shall not be allowed for the purpose of providing additional floor space.

17.50.200 Property maintenance.

It is a public nuisance for any person owning, leasing, renting, occupying, or having possession of any real property to maintain said real property in a manner in which any of the following conditions are found to exist:

A. The real property or any buildings, structures, or improvements located thereon which violate one or more of the following:

1. The California Building Standards Code, California Code of Regulations, Title 24, any and all amendments, thereto, published by the California Building Standards Commission;

2. Any provision of the Hanford Municipal Code;

3. Any other law or regulation, such violations including, without limitation, violations that create a fire hazard, endanger human life, or are hazards to the public health, safety and general welfare of the citizens of the city, including without limitation, real property, structures or other

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improvements that are in disrepair or are not property maintained as determined by the Code Enforcement Officer;

B. Outdoor storage of personal property of any type or design in any unscreened/unfenced areas fronting on any alley, street, or other public right-of-way;

C. The parking of vehicles in yards or landscaped areas;

D. Real property or structures or improvements thereon not properly maintained so as to constitute a fire hazard by reason of weeds, grass, rank overgrowth, or accumulations of debris or which could harbor rats or other vermin, create unsightly appearance, or create conditions which are detrimental to neighboring properties;

E. Broken windows or other structural defects in the real property or any structures or improvements thereon which create hazardous conditions and invite trespassing and malicious mischief including unsafe structural supports, boarded doorways and windows, dry rot, termites, and similar hazards;

F. Clothes lines within front yard areas, or other unscreened/unfenced yard areas;

G. Garbage cans and garbage receptacles stored within the front yards and which are visible from the public street or neighboring properties. Except that, the Code Enforcement Officer may determine that circumstances involving the property or its occupants make it difficult or impossible to place the garbage cans and receptacles out of public view. If the Code Enforcement Officer makes such a determination, the Code Enforcement Officer shall designate a location on the property for the storage of the garbage cans and receptacles even though such location may allow the garbage cans and receptacles to be visible from the public street or neighboring properties;

H. Failure to maintain any wall, fence, or hedge as to constitute a hazard to persons or property or which create an unsightly appearance;

I. Failure to maintain required landscaping and trees and/or removal, destruction or severe pruning of required landscaping or trees.

J. Installation of newspaper/magazine racks, overnight/postal drop boxes or other items of personal property in the public right-of-way without first obtaining an encroachment permit from the city and/or failure to properly maintain said items.

17.50.210 Housing density bonus and other incentives.

A. The purpose and intent of this section is to implement Chapter 4.3 Density Bonuses and Other Incentives, Section 65915 et seq., of the California Government Code for the development of affordable housing and senior housing developments, which are incorporated herein by this reference.

B. This section shall apply to residential projects providing moderate, low and very low income housing and/or senior housing developments pursuant to the provisions and definitions of Chapter 4.3, Section 65915 et seq., of the California Government Code.

C. Projects which meet the requirements set forth in this section shall qualify for a density bonus and an applicable number of concessions or incentives unless the City Council adopts a written finding, based upon substantial evidence that any one of the following exists:

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1. The concession or incentive is not required to provide for affordable housing costs, as defined in Health and Safety Code Section 50052.5, or for rents for the targeted units to be set at the required affordable levels, as specified in Government Code Section 65915(c); or

2. The concession or incentive would have a specific adverse impact, as defined in Government Code Section 65589.5(d)(2), upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households; or

3. The disapproval of the project or imposition of conditions is required in order to comply with specific state or federal law and there is no feasible method to comply without rendering the development unaffordable to very low and low-income households; or

4. The development project is inconsistent with the city's General Plan land use designation as it existed on the date the application was deemed complete, and the city has adopted a housing element in compliance with state law.

D. Project financial report. The applicant shall show in the form of a project financial report (financial pro forma) that the density bonus is necessary to make the housing units economically feasible, and the city many retain a consultant, at developer's sole cost, to review the project financial report and advise the city on the report. Where development and zoning standards exist which would otherwise inhibit the utilization of the density bonus on specific sites, the city may waive or modify the standards consistent with the provisions of this section.

E. Procedures.

1. Density Bonus/Incentives Review. Density bonus/incentive review by the Planning Commission shall only be required for projects involving Planning Commission approval. If no legislative entitlement is required, the community development department staff shall have final approval authority on density bonus and incentives. Appeals of a Planning Commission decision must be in accordance with Chapter 17.70 of the Hanford Municipal Code. If a rezone or General Plan amendment is part of the project, the Planning Commission shall make a recommendation on the density bonus and incentives request but the City Council shall have final approval authority as part of the total project. Any special conditions of the city zoning ordinance pertaining to the project, and/or applicable development standards of the downtown area shall also apply.

2. Regulatory Agreement. The city and applicant shall execute a regulatory agreement, ensuring compliance of the project with all applicable provisions and affordability restrictions as required under this section, State law, or other applicable affordable housing requirements, as well as equity sharing requirements if applicable. The regulatory agreement shall be recorded as a deed restriction with the Kings County recorder's office running with the land and be binding upon all future owners, developers, and/or successors-in-interest. The regulatory agreement shall be recorded prior to the approval of a final map, or, where a map is not being processed, prior to the issuance of building permits for the parcel or units. Resale of moderate income units shall be governed by Government Code Section 65915(c)(2). The regulatory agreement shall include at least the following:

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a. The total number of units approved for the housing development, including the number of target units;

b. A description of the household income group to be accommodated by the housing development, and the standards for determining the corresponding affordable rent or affordable sales price and housing costs;

c. The location, unit sizes, in square feet, and number of bedrooms of target units;

d. Tenure of use restrictions for target units of at least ten (10) or thirty (30) years, in compliance with applicable laws;

e. A schedule for completion and occupancy of target units;

f. A description of the additional incentive(s) being provided by the city;

g. A description of remedies for breach of the regulatory agreement by the owners, developers, and/or successors-in-interest of the project; and

h. Other provisions to ensure implementation and compliance with this section.

3. Additional Conditions. In addition, reasonable conditions may be imposed to assure continued availability of such housing as very low, low or moderate income housing, or, for senior housing developments as defined in Civil Code Sections 51.3 and 51.12.

4. Those units targeted for low-income households shall be affordable at a rent that does not exceed current Housing and Urban Development (HUD) income limits for low-income households for the county adjusted for household size.

5. Those units targeted for very low-income households shall be affordable at a rent that does not exceed current HUD income limits for very low-income households in the county adjusted for household size.

6. The owner(s) shall maintain and keep on file documentation for the income level for each tenant occupying the target units.

7. The owner(s) shall provide the city any additional information required by the city to ensure the long-term affordability of the target units by eligible households.

8. The city shall have the right to inspect the owner's project-related records at any reasonable time and shall be entitled to audit the owner's records once a year.

9. The city may establish fees associated with the setting up and monitoring of target units.

10. All ownership target units shall be occupied by their purchasers; no renting or leasing shall be allowed.

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Chapter 17.52
LANDSCAPE STANDARDS

17.52.010 Purpose.
17.52.020 Applicability.
17.52.030 Landscape concept plan.
17.52.040 Construction landscape and irrigation plans.
17.52.050 Landscape area requirements.
17.52.060 Landscape standards.

17.52.010 Purpose.

The purpose of this chapter is to:

A. Enhance the appearance of all development by providing standards relating to the quality, quantity, and functional aspects of landscaping and landscape screening;

B. Protect public health, safety, and welfare by minimizing the impact of all forms of physical and visual pollution, controlling soil erosion, screening incompatible land uses, preserving the integrity of existing residential neighborhoods, and enhancing pedestrian and vehicular traffic and safety; and,

C. Decrease the use of water for landscaping purposes by requiring the efficient irrigation system design, appropriate plant materials, and regular maintenance of landscaped areas.

D. Meet the requirements of the latest adopted Model Water Efficient Landscape Ordinance.

17.52.020 Applicability.

A. All projects shall provide and maintain landscaping in compliance with the provisions of this chapter.

B. Landscape plans, and plans for the ornamental use of water, including fountains and ponds, shall be submitted for review for compliance with the requirements of this chapter. Landscaping shall not be installed until the applicant receives approval of the final landscape plan. Changes to the approved landscape plans that affect the character or quantity of the plant material or irrigation system design are required to be resubmitted for review and approval before installation.

17.52.030 Landscape concept plan.

A. The Site Plan Review Committee may require a landscape concept plan as part of an application for a site plan review permit, conditional use permit, tentative subdivision map, or other permit or plan.

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B. A landscape concept plan shall meet the intent of this section by exhibiting a design layout that demonstrates the desired landscaping program in terms of function, location, size/scale, and similar attributes. The concept plan shall provide the applicable review authority with a clear understanding of the landscaping program before the preparation of detailed construction landscape and irrigation plans.

17.52.040 Construction landscape and irrigation plans.

A. When construction landscape and irrigation plans for on-site landscaping are required, they shall be submitted in conjunction with a building permit or subdivision improvement plans.

B. Landscape and irrigation plans shall be prepared by a State Licensed Landscape Architect, Licensed Landscape Contractor or a landscape professional determined to be competent by the Community Development Director.

C. Construction landscape and irrigation plans shall comply with the latest State Model Water Efficient Landscape Ordinance. The Community Development Director or the City Engineer may determine other requirements for the contents of construction landscape and irrigation plans.

17.52.050 Landscape area requirements.

Landscaping shall be provided in the locations specified in this section:

A. All building setback areas and open space areas required by this title that are visible from a public right-of-way shall be landscaped.

B. All areas of a project site not intended for a specific use, including pad sites held for future development, shall be landscaped unless it is determined by the Community Development Director that landscaping is not necessary to fulfill the purposes of this chapter.

C. Parking areas shall be landscaped in compliance with Chapter 17.54.

17.52.060 Landscape standards.

Landscape areas and materials shall be designed, installed, and properly maintained in compliance with the following:

A. General design standards. The following features shall be incorporated into the design of the proposed landscape and shown on the required landscape plans.

1. Publicly maintained landscape areas shall be separated from privately maintained landscape areas with, at a minimum, a four (4) inch wide concrete mow strip.

2. Pedestrian access to sidewalks and structures shall be integrated with the design of landscaped areas.

3. Landscape adjacent to driveways and parking areas shall be protected from vehicle damage through the provision of a minimum six (6) inch high and six (6) inch wide concrete curb. An alternative type of barrier may be approved by the Community Development Director.

4. Concrete mow strips, when used, shall be a minimum of four (4) inches in width.

5. Trees and shrubs shall be planted so that at maturity they do not interfere with utility lines and traffic safety sight areas.

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6. Trees and shrubs shall be planted and maintained in a manner that protects the basic rights of adjacent property owners, particularly the right to solar access.

7. Trees planted within five (5) feet of sidewalks or curbs shall have an eighteen (18) inch by ten (10) foot long linear root barrier placed at each edge of the sidewalk or face of curb, centered on the tree.

B. Plant materials. Plant materials shall be selected and installed in accordance with the following requirements:

1. The size of ten (10) percent of the trees to be planted shall be twenty-four (24) inch box or larger. The remaining trees shall be sized fifteen (15) gallons or larger.

2. The size of seventy (70) percent of plants and shrubs shall be at five (5) gallon or larger. The remaining plants and shrubs shall be sized one (1) gallon or larger.

3. The size of groundcover at planting shall be one (1) gallon or larger.

4. Groundcover shall be designed to have one hundred (100) percent coverage within two (2) years.

5. Drought tolerant plant material and climate appropriate species shall be emphasized in the design.

17.52.070 Maintenance of landscaped areas.

A required landscaped area shall be planted with live and healthy plant materials suitable for screening and/or ornamenting the site. Landscaped areas shall be watered by automatic systems and designed and developed in accordance with Chapter 12.08 and the most recent State Model Water Efficient Landscape Ordinance.

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Chapter 17.54
PARKING AND LOADING STANDARDS

Sections:

17.54.010 **Purpose.**
17.54.020 **Application.**
17.54.030 **General location and use of parking areas.**
17.54.040 **Number of parking spaces required.**
17.54.050 **Exceptions to required number of spaces.**
17.54.060 **Joint use of parking.**
17.54.070 **Common parking areas.**
17.54.080 **In-lieu payments for uses within the central parking and business improvement area.**
17.54.090 **Location of parking spaces.**
17.54.100 **Standards for off-street parking facilities.**
17.54.110 **Parking space dimensions.**
17.54.120 **Off-street loading facilities required.**
17.54.130 **Standards for off-street loading facilities.**
17.54.140 **Replacement of off-street parking and off-street loading facilities.**
17.54.150 **[Reserved.]**
17.54.160 **Screening and fencing.**
17.54.180 **Landscaping.**
17.54.190 **Parking for bicycle and low-emission vehicles.**
17.54.200 **Parking of recreational vehicles and trailers.**
17.54.210 **Storage and repair of vehicles.**
17.54.220 **Use of garages and carports.**
17.54.230 **Garage conversions.**

17.54.010 Purpose.

In order to attempt to reduce traffic congestion and a shortage of curb spaces, off-street parking and off-street loading facilities shall be required as a part of new land uses and major alterations and enlargements of existing land uses. Off-street parking and loading areas are intended to be

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laid out in a manner which will ensure their usefulness, protect the public safety, and where appropriate, insulate surrounding land uses from their impact.

17.54.020 Application.

The parking and loading standards in this chapter shall apply to all zone districts, unless otherwise specified.

17.54.030 General location and use of parking areas.

The land areas set aside for parking to meet the provisions of this chapter shall be usable and accessible for the type of off-street parking that is required. Off-street vehicle parking is restricted to only approved off-street parking facilities as designed and developed in accordance with this chapter.

17.54.040 Number of parking spaces required.

A. At the time of the initial occupancy of a site or any existing structure, or of the construction of a building, or of a major alteration or enlargement of a site or building or a change in the use of property that requires additional parking spaces, the number of off-street parking facilities for automobiles shall be provided in accordance with Table 17.54.040.

B. For the purposes of this section, square feet shall mean the gross square feet of a building. Employees shall mean the expected number of employees determined at the time a building permit issued or a use commences.

C. If, in the application of the requirements of this section, a fractional number is obtained, one parking space shall be provided for a fraction of one-half or more, and no parking space shall be required for a fraction of less than one-half.

Table 17.54.040

Number of Parking Spaces	
Land Use	**Parking Space Requirement**
Assisted living, skilled nursing, or hospice facility; residential care facility	1 space per dwelling unit or 1 space for every 4 beds
Single-family dwelling	2 spaces per dwelling unit; at least 1 space shall be covered (garage or carport)
Multi-family dwelling, Studio or SRO (no bedroom)	1 space per dwelling unit
Multi-family dwelling, 1-bedroom	1.5 spaces per dwelling unit; at least 50% of the spaces shall be covered parking
Multi-family dwelling, 2-bedroom	1.75 spaces per dwelling unit; 50% of the spaces shall be covered parking

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Number of Parking Spaces	
Land Use	**Parking Space Requirement**
Multi-family dwelling, 3 or more bedrooms	2 spaces per dwelling unit; 50% of the spaces shall be covered parking
Single- or multi-family dwelling specifically for seniors 55 years of age or older	1 space per dwelling unit or 1 space for every 4 beds
Boarding house or rooming house, lodging	1 space per 2 beds
Motel, hotel, or bed and breakfast inn	1 space per guest room, plus 1 space per employee
Live/work facility	1.5 spaces per dwelling unit
Integrated shopping center	1 space per 350 square feet
Retail store	1 space per 300 square feet
Retail store selling large items in showroom; food locker	1 space per 600 square feet
Bank	1 space per 300 square feet
Indoor commercial recreation facility	1 space per 300 square feet
Health or fitness facility, small	1 space per 300 square feet
Restaurant, bar, nightclub, lounge, brewpub, microbrewery	1 space per 150 square feet
Artisan food and beverage production and sales	1 space per 300 square feet
All office and medical uses, except call center, hospital, and pharmacy	1 space per 250 square feet
Call center	1 space per 200 square feet
Hospital	1 space per 3 beds plus 1 space for every 2 employees of the maximum working shift, including doctors
Pharmacy	1 space per 300 square feet

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Number of Parking Spaces	
Land Use	**Parking Space Requirement**
Government office; social service office, assistance center, or guidance center	1 space per 250 square feet
All service commercial uses	1 space per 300 square feet
Studio for martial arts, music, dance, yoga, exercise, gymnastics or similar	1 space per 500 square feet
All Manufacturing and processing uses except agricultural food production and animal raising; cold storage or ice house	1 space per 1,000 square feet
Mini-warehouse or self-storage	1 space per 250 square feet of office space plus 1 space per caretaker residence
Commercial and industrial uses conducted primarily outside of buildings, including junk yard, wrecking yard, or salvage facility, and vehicle impound yard	1 space for each 2 employees of the maximum working shift
Auditorium; card room; club, lodge, or private meeting hall; funeral home or mortuary; religious institution or facility, theater; community center or facility	1 space per 50 square feet of floor area used for seating if seats are not fixed, 1 space per 4 seats, or 1 space per 8 feet of bench or pew seats
All Recreation uses except indoor commercial recreation facility, small health or fitness facility, and park or playground	1 space per 2 employees of the maximum working shift plus the number of additional spaces required by the Site Plan Review Committee based on trip generation.
School, public, private, or charter (kindergarten to 8th grade)	1 space per employee
School, public, private, or charter (9th to 12th grade)	1 space per employee plus 1 space per 10 students (planned enrollment)
School; trade, vocational, art, business, or professional	1 space per employee plus 10 spaces per classroom
College or university	1 space per employee plus 1 space per 5 students (planned enrollment)

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Number of Parking Spaces	
Land Use	**Parking Space Requirement**
Day care	1 space per employee plus on-site drop-off area
Library, museum, cemetery, fairgrounds, public building and grounds other than offices and educational uses	1 space per 2 employees of the maximum working shift plus the number of additional spaces required by the Site Plan Review Committee based on trip generation
Mobilehome park, recreational vehicle park	1 space per 2 employees of the maximum working shift plus the number of additional spaces required by the Site Plan Review Committee based on trip generation
Airport, heliport, bus, transit, or train station, truck stop or travel center, trucking or transportation terminal, emergency shelter, warehouse or distribution center	1 space per employee of the maximum working shift plus the number of additional spaces required by the Site Plan Review Committee based on trip generation
Post office; public corporation yard, utility yard, or vehicle and heavy equipment maintenance and storage yard; public safety facility or station	1 space per employee of the maximum working shift plus the number of additional spaces required by the Site Plan Review Committee based on trip generation
Adult entertainment establishment	As per the most similar specified use as determined by the Site Plan Review Committee
Uses not specifically described in this table	As per the most similar specified use as determined by the Site Plan Review Committee

17.54.050 Exceptions to required number of spaces.

A. No additional parking spaces shall be required for a change in use or a building enlargement of less than 1,000 square feet in an existing building located within the Historic Overlay Zone or the East Downtown Overlay Zone.

B. In the event a change in use requires an increase of two (2) or less off-street parking spaces, no additional parking spaces shall be required.

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C. No additional off-street parking facilities shall be required solely because of the remodeling of an existing use or building, unless there is a change in use or increase in floor area or other unit of measurement as the result of such remodeling.

D. The total requirements for off-street parking facilities for a mixed-use development shall be the sum of the requirements for the various uses computed separately. Off-street parking facilities for one use shall not be considered as providing required parking facilities for any other use, except as specifically allowed in this chapter.

E. Parking lots with forty (40) or more spaces may substitute standard parking spaces with motorcycle spaces if they are located within one hundred fifty (150) feet of a building entry. One standard space may be replaced with a motorcycle space for each forty (40) required spaces, up to a maximum of two-and-one-half (2.5) percent of the total number of parking spaces.

F. No existing land use or structure shall be deemed to be a nonconforming use solely because of the lack of off-street parking or off-street loading facilities prescribed in this chapter.

17.54.060 Joint use of parking.

The Community Development Director, upon a written application by the owner or lessee of any property, may authorize the joint use of parking facilities for the following uses or activities when all of the following are met:

A. No more than seventy-five (75) percent of the parking facilities required by this chapter for a primarily daytime will be provided by the parking facilities of a primarily nighttime use, or alternatively, no more than seventy-five (75) percent of the parking facilities required by this chapter for a primarily nighttime use may be provided by the parking facilities of a primarily daytime use. Banks, offices, retail stores, all manufacturing uses, and similar uses are considered typical daytime uses. Theaters, bars and auditoriums are considered nighttime uses.

B. The building or use for which an application is made for authority to utilize the existing off-street parking facilities provided by another building or use shall be located within two hundred (200) feet of such parking facility.

C. The applicant shall show that there is no substantial conflict in the principal operating hours of the building or uses for which the joint use of off-street parking facilities is proposed.

D. If the building, structures, or improvements requiring the parking spaces is located on a different lot or parcel from the property upon which the required parking spaces are located, the owner(s) of the properties shall enter into an agreement, in a form approved by the city. The agreement shall name the city as a third-party beneficiary and shall state that the purpose of the agreement is to satisfy the requirements of this chapter. The agreement shall also state that it creates a covenant that shall run with the land and that the parties thereto will maintain the required parking spaces upon the property where the parking spaces are located so long as the city requires such parking spaces for the building, structure or improvement. The agreement shall also state that the parking spaces will be used only by persons using the properties which are identified in the agreement and for no other purpose without the express prior written consent of the city. The agreement shall be recorded against title to both properties identified in the agreement so as to become an encumbrance against title to both properties.

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17.54.070 Common parking areas.

Common parking areas for uses that are not integrated shopping centers may be provided in lieu of the individual requirements contained in this chapter, but the plans for such facilities shall be approved by the Community Development Director as to size, shape and relationship to the sites to be served. The total number of such off-street parking spaces shall be reduced by fifteen (15) percent if the site has three thousand (3,000) square feet or more of building floor space.

17.54.080 In-lieu payments for uses within the central parking and business improvement area.

In lieu of furnishing the parking spaces and facilities required by the provisions of this section for uses within the central parking and business area, the city may require the applicant, as a condition of approval of any project which is subject to the provisions of this section, to satisfy said provision by the use of one of the following alternatives:

A. The payment to the city of an amount of money, equal to fifty percent (50%) of the value of each parking space required by the provision of this chapter for the specific use which value shall be fixed every two (2) years by resolution of the City Council based upon a cost analysis of developing municipal off-street parking facilities as determined by the City Engineer. The payment of such amount shall constitute full compliance with the provisions of this section. Payment of such amount shall be made prior to occupancy.

B. The construction of such off-street parking spaces and facilities can be constructed considering the physical limitation of the property available for such purpose and the payment of money to the city in accordance with the provisions of Subsection A of this section for the remainder of the off-street parking spaces and facilities required by this chapter.

17.54.090 Location of parking spaces.

A. Off-street parking and off-street loading shall be located on the same site as the use for which they are required or on an adjoining site, except that within the Central Parking and Business Improvement District may locate required off-street parking within six hundred (600) feet of the use for which the spaces are required, measured by the shortest route of pedestrian access.

B. All parking spaces, whether required by this chapter or in addition that which is required, shall be located on a lot or parcel behind the front building setback and outside of a street side yard setback, except that vehicles may park on a paved driveway in the front building setback area. This requirement applies to both covered and uncovered parking areas.

C. In the Historic Overlay District, new parking spaces shall not be located between the main building and a public street.

17.54.100 Standards for off-street parking facilities.

Off-street parking facilities shall conform to the following standards and be approved by Site Plan Review Committee in accordance with Chapter 17.60:

A. All parking areas shall have ingress and egress to and from a street or alley as required by the city's standard specifications.

B. Sufficient room for turning and maneuvering vehicles shall be provided on the site.

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C. Developed parking areas are to be utilized by all vehicles associated with or visiting the site.

D. The parking of vehicles on lawn, landscaped areas, or other areas not designed for parking are prohibited.

E. Entrances and exits to parking lots and other parking facilities shall be provided only at locations approved by the Site Plan Review Committee.

F. Parking lot lighting shall be deflected away from adjoining sites so as not to cause glare to such sites.

G. No commercial repair work, washing or servicing of vehicles shall be conducted in a parking area.

H. Parking areas, aisles, and access drives shall be paved with a solid material so as to provide a durable, dustless surface and shall be so graded and drained as to dispose of surface water, except that long-term storage areas for vehicles in the C-S, I-L and I-H zone districts may be surfaced with rock, gravel, granite or solid paving.

I. Parking areas shall be designed to the city's standard specifications and approval by the city engineer.

J. In all R-L zones and in the R-M, R-H, and OR zones a front setback area and a street side setback area of a corner lot shall not to be paved or used for parking except for an access driveway leading to an allowed parking area beyond the front or street side setback area.

K. In all R-L zones and in the R-M, R-H, and OR zones of an existing paved driveway perpendicular to the street is permitted if the total width of the existing paving and the new paving does not exceed forty percent (40%) of the lot frontage along the street.

L. In the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways the paved areas of these driveways shall not exceed fifty percent (50%) of the front yard landscaped area.

17.54.110 Parking space dimensions.

A. A standard parking space shall not be less than eighteen and one-half (18.5) feet in length and nine (9) feet in width, exclusive of aisles and access drives.

B. A compact parking space shall not be less than sixteen (16) feet in length and eight (8) feet in width, and marked for compact cars.

C. Up to thirty percent (30%) of all parking spaces in a parking lot or parking structure may be compact parking spaces. In parking lots, there shall be no more than four (4) compact spaces adjacent to each other.

D. The dimensions, design, and construction of parking spaces reserved for handicapped access shall meet the latest adopted California Uniform Building Code.

E. Motorcycle spaces shall be a minimum size of four (4) feet by eight (8) feet.

17.54.120 Off-street loading facilities required.

At least one off-street loading space shall be provided in connection with a building having a gross floor area of ten thousand (10,000) square feet or more and intended for a use that typically

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receives or delivers goods. This requirement shall not apply to a building adjacent to a public alley. The Site Plan Review Committee may waive this requirement for buildings located within the Historic Overlay District or the East Downtown Overlay District.

17.54.130 Standards for off-street loading facilities.

Off-street loading facilities shall conform to the following standards:

A. Clearance. Each loading berth shall have a length, width, and overhead clearance sufficient to accommodate fully the maximum expected size of vehicles used in loading or unloading operations.

B. Turning and maneuvering. Sufficient room for the turning and maneuvering of vehicles shall be provided on the site.

C. Entrances and exits. Entrances and exits shall be provided at locations approved by the City Engineer.

D. Paving, drainage, and grading. The loading area, access drives and aisles shall be paved so as to provide a durable, dustless surface and shall be so graded and drained as to dispose of surface water, with the design and specifications of such work subject to city standards and the approval of the City Engineer.

E. Bumper rails and other barriers. Bumper rails or other barriers shall be provided where needed for safety or to protect property as determined by the Site Plan Review Committee.

F. Lighting. If the loading area is illuminated, lighting shall be deflected away from abutting sites so as not to cause annoying glare to such sites.

G. Location. Loading areas not permitted in front yards. A loading area shall not be located in a required front setback area. A loading area may be located in a required side or rear setback area.

H. Restriction of use. No commercial repair work, washing or servicing of vehicles shall be conducted in an off-street loading area.

17.54.140 Replacement of off-street parking and off-street loading facilities.

No off-street parking, or off-street loading facility provided per this chapter shall be reduced in capacity or in area without sufficient additional capacity or additional area being provided to comply with the requirements of this chapter.

17.54.160 Screening and fencing.

Where an off-street parking area located in a commercial or mixed use zone district adjoins a residential zone district or the O or OR zone district, a solid wall or fence, approximately seven (7) feet in height shall be located at the property line common to such districts, except in a required front setback area. The Site Plan Review Committee may reduce the required height or type of screening if they find that the standard screening requirement is not necessary to protect the residential zone district from light, noise, and safety impacts.

17.54.180 Landscaping.

In the O and OR zone districts, and in all commercial, mixed use, and industrial zone districts, not less than five (5) percent of the interior square footage of a parking area shall be landscaped

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with trees and other plant materials suitable for ornamentation. Parking areas are to have one tree placed at every four (4) lineal parking spaces. Landscaped areas shall be distributed throughout the parking area and peripheral areas to the extent practical in consideration of the size and design of the parking area. Parking lots developed next to a street shall provide a landscape buffer between the street and the parking lot of at least ten (10) feet.

17.54.190 Parking for bicycle and low-emission vehicles.

Parking for bicycles and low-emission vehicles shall be provided in accordance with the latest adopted version of the California Building Code.

17.54.200 Parking of recreational vehicles and trailers.

A. In any residential zone district and in the OR zone district, no recreation vehicle, including without limitation camping trailer, boat trailer, utility trailer, boat, pickup camper, motor home, dune buggy, or similar vehicle/trailer shall be stored or parked, except within an enclosed side or rear yard or within a garage or carport. If a side or rear yard is not accessible due to existing legal permanent structures, a recreational vehicle or trailer may be parked in a driveway or adjacent to a driveway if it does not create a nuisance or safety problem as determined by the Community Development Director.

B. All recreational vehicles or trailers visible from the street are to be maintained so as not to detract from the neighborhood.

17.54.210 Storage and repair of vehicles.

A. In any residential district and in the OR zone district, all motor vehicles incapable of movement under their own power, other than in cases of emergency, shall be stored in an entirely enclosed space, garage or carport. Vehicles with custom fitted covers may be stored in an open area when it does not create a nuisance or safety problem as determined by the Community Development Director, cause complaints from neighbors or violate any section of this title.

B. Repair of vehicles owned by the residents of the property and storage of parts shall be within an enclosed garage, or carport if no garage exists. Repair of vehicles not owned by the resident of the property is prohibited. Vehicle repair and storage of parts are prohibited in a driveway and within the front and street side setback areas.

17.54.220 Use of garages and carports.

In any residential zone district and in the OR zone district, garages and carports are to be primarily used for the parking of four-wheeled vehicles. The use of garages or carports for general storage, recreation activities or other uses that prevent the use of the garage or carport for the parking of at least one four-wheeled vehicle is prohibited, except where a garage or carport is converted for living space in accordance with Section 17.54.230.

17.54.230 Garage conversions.

A. It is the purpose of this section to allow, in certain cases and subject to specific design requirements, the conversion of garages and carports for living space in circumstances where the provisions of Section 17.54.040 cannot be met post-conversion. Such conversion is deemed acceptable if the following requirements are met:

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1. The site is being used as a single-family, detached, residence with a minimum lot size of five thousand (5,000) square feet;

2. The area converted shall be used as part of the main dwelling and shall not be used as a separate dwelling unit or accessory dwelling unit;

3. The area converted shall be subject to all applicable building code requirements;

4. The site shall be owner occupied and that such ownership shall have been in effect for a minimum of twelve (12) months prior to approval of a conversion under this section;

5. The garage door shall either be removed from the structure, or a wall shall be constructed behind the pre-existing garage door with the garage door remaining in place. The exterior elevation of the conversion shall be compatible in design with the existing dwelling;

6. If the garage door is removed, some type of buffering, such as removal of a portion of the parking area for a planter area, shall be provided between the carport or garage and the remaining parking area;

7. The remaining parking area shall have two parking spaces, each space having a minimum width of nine (9) feet and a minimum depth of eighteen (18) feet from the property line.

B. The Community Development Director shall approve or deny garage conversion requests based upon the requirements in this section through the administrative use permit process in Chapter 17.74. Interested individuals may appeal the decision in accordance with the appeal provisions in Chapter 17.70. Review shall be limited to compliance with the specified requirements.

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Chapter 17.56
SIGNS AND OUTDOOR ADVERTISING STRUCTURES

17.56.010 **Purpose.**
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17.56.030 **No discrimination against noncommercial speech.**
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17.56.010 Purpose.

A. The purpose of this chapter is to regulate signs as an information system that preserves and enhances the aesthetic character and environmental values of Hanford, its residential neighborhoods, its downtown, and commercial/industrial areas, while also providing an effective means for members of the public to express themselves through the display of signs. These regulations recognize the importance of business activity to the economic vitality of the City as well as the need to protect the visual environment. Specifically, these regulations are intended to implement the General Plan and to:

1. Provide minimum standards to safeguard life, health, property, public welfare, and traffic safety by controlling the design, quality of materials, construction, illumination, size, location and maintenance of signs and sign structures;

2. Preserve and enhance the visual attractiveness of the City for residents, businesses, and visitors;

3. Protect and enhance property values and community appearance by encouraging signs that are compatible with the architectural style, character, and scale of the building to which they relate and with adjacent buildings and businesses;

4. Restrict signs that may create visual clutter or a nuisance to nearby properties, violate privacy, create hazards or unreasonable distractions for pedestrians and drivers;

5. Provide adequate opportunity for the exercise of the free speech by display of a message or image on a sign, while balancing that opportunity with other community and public interests;

6. Ensure that commercial signs are accessory or auxiliary to a principal business or establishment on the same premises, rather than functioning as general advertising for hire; and

7. Prohibit signs that may cause traffic or pedestrian safety hazards or interfere with ingress and egress.

B. It is the City's policy to regulate signs in a constitutional manner that is content neutral as to noncommercial messages which are within the protections of the First Amendment to the U.S. Constitution and the corollary provisions of the California Constitution.

17.56.020 Applicability and severability.

This chapter regulates signs that are located or mounted on private property within the jurisdictional boundaries of Hanford. The provisions in this Chapter apply in all Zoning Districts within the City. No sign within the regulatory scope of this Chapter shall be erected or maintained anywhere in the City except in conformity with this Chapter. If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause term or word in this chapter is declared invalid, such invalidity shall not affect the validity or enforceability of the remaining portions of the chapter.

17.56.030 No discrimination against noncommercial speech.

Subject to the property owner's consent, a noncommercial message of any type may be substituted, in whole or in part, for any commercial message or any other noncommercial message provided that the sign structure or mounting device is legal without consideration of message content. Such substitution of message may be made without any additional approval or

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permitting. This provision prevails over any more specific provision to the contrary within this title. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over noncommercial speech, or favoring of any particular noncommercial message over any other noncommercial message. This provision does not create a right to increase the total amount of signage on a parcel, nor does it affect the requirement that a sign structure or mounting device be properly permitted.

17.56.040 Exempt signs.

A. The following signs are exempt from the permit requirements of this chapter and do not count toward the total sign area limit for a site, provided that they conform to applicable standards:

1. One nameplate per residence or business premises, mounted on a wall and not exceeding two (2) square feet in area, identifying the owner and/or address of the property.

2. Barber poles, not exceeding 18 inches in height, located in a non-residential zone district and containing no lettering.

3. Signs on vehicles, provided that the message pertains to the establishment of which the vehicle is an instrument or tool, and the sign does not utilize changeable copy or special illumination.

4. Holiday and cultural observance decorations on private property that do not include commercial advertising. This exemption includes strings of lights associated with a holiday decoration.

5. Official notices issued by a court or public agency and posted in the performance of a public duty; notices posted by a utility or other quasi-public agency; signs erected by a governmental agency to direct or regulate pedestrian or vehicular traffic; noncommercial bus stop signs erected by a public transit agency, or other signs required or authorized by law. This exemption also covers signs and banners for special civic events erected by the City, which may be displayed in public rights-of-way.

6. Signs that are located entirely within a building or enclosed structure and are not visible from the public right-of-way.

7. Signs located on a private area of a lot that is not accessible by the general public, such as a backyard, and are not visible from the public right-of-way.

8. Signs and menu display boards fixed to mobile vending carts, up to a maximum of eight (8) square feet of sign area, plus a menu display board.

9. Signs that are part of a vending machine.

10. Temporary signs that conform to the standards of Chapter 17.56.

11. Signs mounted on carrier vehicles such as buses, taxicabs, and limousines that legally pass through the City.

12. Window signs that conform to the standards of Chapter17.56.

B. Exempt signs that have electrical connections or engineered supports shall obtain the appropriate building permit, as required by the California Building Code.

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17.56.050 Prohibited signs.

A. The following signs shall be prohibited in all zones:

1. Signs illuminated with red, green, or amber light placed in such a position that it could reasonably be perceived to interfere with, or be confused with any official traffic control device, traffic signal, or official directional guide sign.

2. Signs placed within thirty (30) feet of the intersecting curb lines of a street, except for signs erected by a governmental agency to direct or regulate pedestrian or vehicular traffic.

3. Signs so located as to prevent free ingress and egress from any door, window, or fire escape;

4. Outdoor advertising structures located on a site other than the site on which the advertised commercial use is located or on which the advertised commercial product is produced.

5. Signs extending above or beyond the face of the building, the fascia of the roof, the peak of a pitched roof, or the parapet line of a flat roof.

6. Glaring, flashing, sparkling, glittering, twinkling, or shimmering signs.

7. Signs with open letters that can be viewed from the reverse side.

8. Streamers, balloons, blimps, or other floating, inflatable, or hanging devices secured with a rope or string, unless specifically permitted with a temporary use permit.

9. Signs located, placed, or erected in or upon any public right-of-way, except as specifically allowed by this chapter.

10. Signs located, placed or attached upon any tree, utility pole, or fence, except as specifically allowed by this chapter.

11. Signs placed on private property without permission of the property owner.

12. Nonconforming signs and sign structures associated with an activity, business, product or service that has not been sold, produced, provided or conducted on the premises for a period of ninety (90) days;

13. Signs that revolve or are animated, except public service signs, such as time and temperature units and barber poles;

14. Signs containing statements, words, symbols, or characters of an obscene nature;

15. Signs emitting sound;

16. Murals that contain commercial speech.

17. Signs located within five (5) feet of a fire hydrant, street sign, or traffic signal.

18. Can or cabinet signs.

17.56.060 Permits required.

A. No sign shall be erected, altered, reconstructed, or relocated without a sign permit. A permit is not required for ordinary maintenance and repairs to signs and for temporary signs on private property that conform to the standards of this chapter. The Community Development Director will review all applications for sign permits for consistency with this chapter.

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B. Signs that project over or extend into a public street or sidewalk shall also require approval of an encroachment permit by the City Engineer pursuant to the provisions of Title 12 of the Municipal Code.

C. Consent of the property owner or business owner is required before any sign permit may be approved.

17.56.070 Sign design principles.

A. The following sign design principles should be used as criteria for review and approval of sign permits and master sign programs.

1. Architectural Compatibility. A sign, including its supporting structure, if any, should be designed as an integral design element of a building's architecture and be architecturally compatible, including color and scale, with any building to which the sign is to be attached and with surrounding structures. A sign that covers a window or that spills over "natural" boundaries or architectural features and obliterates parts of upper floors of buildings is detrimental to visual order and will not be permitted. Common indicators of compatibility include quality sign design and construction, proportional size and scale; and use of materials, shapes and colors that complement the building's architectural style and the surrounding environment.

2. Legibility. The size and proportion of the elements of the sign's message, including logos, letters, icons and other graphic images, should be selected based on the average distance and average travel speed of the viewer. Sign messages oriented towards pedestrians may be smaller than those oriented towards automobile drivers. Colors chosen for the sign text and/or graphics should have sufficient contrast with the sign background in order to be easily read during both day and night. Symbols and logos can be used in place of words. Substantial contrast should be provided between the color and materials of the background and the letters or symbols to make the sign easier to read.

3. Readability. A sign message should be easily recognized and designed in a clear, unambiguous and concise manner, so that a viewer can understand or make sense of what appears on the sign.

4. Visibility. A sign should be conspicuous and readily distinguishable from its surroundings so a viewer can easily see the information it communicates.

5. Placement. Often, a building's architectural details create logical places for signage. Signs should not cover or interrupt architectural details or ornaments of a building's façade. On buildings with a monolithic or plain façade, signs can establish or continue appropriate design rhythm, scale and proportion. Well-designed and well-located retail signs create visual interest and continuity with other storefronts on the same or adjacent buildings.

6. Materials. Signs shall be made of sturdy, durable materials. Paper, cardboard, or other material subject to rapid deterioration can only be used for signs that comply with applicable requirements for temporary signs in Section 17.56. Fabric signs are restricted to awnings, canopies, flags, and temporary Signs.

B. Sign permits or master sign programs that are determined by the Community Development Director to be substantially inconsistent with these sign design principles may be denied.

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17.56.080 Rules for sign measurement.

A. For the purposes of this chapter, lot frontage shall be calculated as follows:

1. If a lot fronts on two streets, both frontages may be used to determine the allowable sign area.

2. If a lot fronts on three or more streets, the length of only two contiguous sides shall be added together to determine allowable sign area.

B. The building frontage shall be the building facade in which main customer access is provided to the establishment. A building's frontage is considered continuous if projections or recesses in the building facade do not exceed fifteen (15) feet in any direction. For buildings with two or more frontages, the length of the wall and allowable sign area shall be calculated separately for each building frontage.

C. The area of an individual sign shall be calculated as follows.

1. Sign area shall include the entire area within a single continuous perimeter composed of squares or rectangles that enclose the extreme limits of all sign elements, including, but not limited to, sign structures or borders, written copy, logos, symbols, illustrations, and color. Supporting structures such as sign bases and columns are not included in sign area provided that they contain no lettering or graphics except for addresses or required tags.

2. Where two faces of a double-faced sign are located two (2) feet or less from one another at all points, or located at an interior angle of forty-five (45) degrees or less from one another, the sign area shall be calculated as the area of one (1) face. Where the two (2) faces are not equal in size, the larger sign face shall be used. Where two (2) faces of a double-faced sign are located more than two (2) feet or forty-five (45) degrees from one another, both sign faces shall be counted toward sign area.

3. On a three-faced sign, where at least one interior angle is forty-five (45) degrees or less, the sign area shall be calculated as the largest and the smallest face shall. In all other situations involving a sign with three or more sides, sign area shall be calculated as the sum of all faces.

4. Three-Dimensional Signs. Signs that consist of, or have attached to them, one or more three-dimensional objects (i.e., balls, cubes, clusters of objects, sculpture, or statue-like trademarks), may have a sign area that is the sum of two adjacent sides of the smallest cube that will encompass the sign.

D. The height of a sign shall be calculated as follows.

1. The height of a sign that is not a freestanding sign shall be the vertical distance measured from the ground level directly beneath the sign to the highest point at the top of the sign, including any structural or architectural components of the sign.

2. The height of a freestanding sign shall be measured as the vertical distance from grade at the edge of the right-of-way along which a freestanding sign is placed to the highest point of the freestanding sign, including any structural or architectural components of the sign. When the grade at the edge of the right-of-way is higher than the site on which the sign is placed, that portion of the sign below the grade at the edge of the right-of-way shall not be included in determining the freestanding sign's overall height. Freestanding signs oriented towards a freeway shall be measured from the site's finished grade or pad, whichever is lower.

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E. Sign clearance shall be measured as the smallest vertical distance between finished grade and the lowest point of the sign, including any framework or other embellishments.

F. For the purpose of determining the allowed number and size of signs, an integrated shopping center shall be considered as one site.

17.56.090 Sign regulations on developed sites by zone district.

For the purpose of this section, signs are grouped into four types: building signs, freestanding signs, temporary building signs, and temporary freestanding signs.

This section establishes standards for the number of signs, size of signs, placement of signs, and illumination of signs for developed sites based on the zone district in which the signs are located. Table 17.56.090(A) establishes specific regulations by zone district for building signs, and freestanding signs. Table 17.56.090(B) establishes specific regulations by zone district for temporary building signs, and temporary freestanding signs. Signs shall not be placed on private property except in conformance with Table 17.56.090(A) and Table 17.56.090(B).

Table 17.56.090(A)

Number and Size of Permanent Signs by Zone		
Zone District	**Building Signs**	**Freestanding Signs**
AP, R-L, R-M, and R-H zones with 4 or less residences per site	1 sign per residence maximum. 4 sq.ft. maximum size per sign. Placement a maximum 8 feet high. External illumination only.	None allowed.
AP, R-M, and R-H zones with 5 or more residences per site or with non-residential uses on site	1 sign per street frontage maximum. 30 sq.ft. maximum size per sign. Placement a minimum 5 feet below roofline. External illumination only.	1 sign per site maximum. 20 sq.ft. maximum size. 6 feet high maximum. External illumination only.
OR zone	1 sign per site. 8 sq.ft. maximum size per sign. Placement a maximum 8 feet high. External illumination only.	1 sign per site maximum. 20 sq.ft. maximum size. 6 feet high maximum. External illumination only.

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Number and Size of Permanent Signs by Zone		
Zone District	**Building Signs**	**Freestanding Signs**
C-N, C-R, C-S, C-H, MX-N, MX-C, and O zones	No limit to number of signs per business establishment. Allowed square footage per building frontage is cumulative. Establishments with primary building frontage less than 300 feet: 2 sq.ft. per 1 lineal foot up to a maximum 350 sq.ft. along primary frontage. 50 sq.ft. allowed regardless of frontage length. Secondary building frontage: 1 sq.ft. per lineal foot up to a maximum 200 sq.ft. per secondary frontage. 35 sq.ft. allowed regardless of frontage length. Sites within 100 feet of State Route 198 may count the frontage facing State Route 198 as their primary frontage for the purpose of calculating maximum sign size.	1 sign per establishment maximum. 40 sq.ft. maximum sign face size. 6 feet high maximum if set back 10 feet from property line. 5 feet high maximum if set back 5 feet from property line. 4 feet high maximum if set back 0 feet from property line. Sites with an integrated shopping center: 1 additional freestanding sign up to 350 sq.ft. Maximum height not greater than 1.5 times the average height of the building.
I-L, and I-H zones	No limit to number of signs per business establishment. 500 sq.ft. maximum sign surface area per sign. 1,000 sq.ft. maximum sign surface area cumulative of all signs. 1 sq.ft. per lineal foot of property line adjoining a street, or 100 sq.ft. per acre of site area in use, whichever is greater, to a maximum of 600 sq. ft. of sign face.	1 sign per frontage maximum. 40 sq.ft. maximum sign face size. 10 feet high maximum. Sites within 100 feet of State Route 198 may increase the maximum height to 50 feet.

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Number and Size of Permanent Signs by Zone		
Zone District	**Building Signs**	**Freestanding Signs**
MX-D zone	2 sq.ft. per 1 lineal foot of building frontage up to 100 sq.ft. on primary frontage. 1 sq.ft. per 1 lineal foot up to 100 sq.ft. on secondary frontage. External illumination or exposed neon illumination only.	None allowed.
PF zone	1 sign per street frontage maximum. 30 sq.ft. maximum size per sign. Placement a minimum 5 feet below roofline. External illumination only.	1 sign per site maximum. 20 sq.ft. maximum size. 6 feet high maximum. External illumination only.
C zone	1 sign per building maximum. 4 sq.ft. maximum size per sign. Placement a maximum 8 feet high. External illumination only.	None allowed.

Table 17.56.090(B)

Number and Size of Temporary Signs by Zone		
Zone District	**Temporary Building Signs**	**Temporary Freestanding Signs**
AP, R-L, R-M, and R-H zones with 4 or less residences per site	1 sign per site 12 sq.ft. maximum per sign. Placement a maximum 10 feet high. No illumination.	Up to 4 per site maximum. 16 cumulative sq.ft. maximum sign size. First sign maximum 5 feet high, all other signs maximum 2 feet high. No illumination.

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Number and Size of Temporary Signs by Zone		
Zone District	**Temporary Building Signs**	**Temporary Freestanding Signs**
AP, R-M, and R-H zones with 5 or more residences per site or with non-residential uses on site	1 sign per street frontage. 32 sq.ft. maximum size per sign. Placement a minimum 5 feet below roofline. No illumination.	Up to 4 per site maximum. 32 cumulative sq.ft. maximum sign size. First sign maximum 5 feet high, all other signs maximum 2 feet high. No illumination.
OR zone	1 sign per site 12 sq.ft. maximum per sign. Placement a maximum 10 feet high. No illumination.	Up to 4 per site maximum. 16 cumulative sq.ft. maximum sign size. First sign maximum 5 feet high, all other signs maximum 2 feet high. No illumination.
C-N, C-R, C-S, C-H, MX-N, MX-C, O, I-L, and I-H zones	1 sign per establishment. 10 sq.ft. plus an additional 1 sq.ft. per 2 lineal feet of primary building frontage maximum size per sign. Placement a minimum 5 feet below roofline. No illumination.	1 sign per site, plus 1 additional sign for every 300 lineal feet of street frontage, rounded down to the nearest whole number. One half of signs, 32 sq.ft. maximum sign size. Other half of signs, 16 sq.ft. maximum sign size. 8 feet high maximum if more than 3 feet wide. 12 feet high maximum if 3 feet wide or less. No illumination. Sites within 100 feet of State Route 198 may increase the maximum size per sign to 50 sq.ft. and may increase the maximum height to 30 feet.
MX-D zone	1 sign per establishment. 10 sq.ft. per establishment, plus an additional 1 sq.ft. per 2 lineal feet of primary building frontage. No illumination.	1 sign per site. 10 sq.ft. maximum sign size. If placed on sidewalk the sign shall allow for a minimum 4-foot wide path of travel.

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Number and Size of Temporary Signs by Zone		
Zone District	**Temporary Building Signs**	**Temporary Freestanding Signs**
		No illumination. Freestanding banners are not allowed.
PF zone	1 sign per street frontage. 32 sq.ft. maximum size per sign. Placement a minimum 5 feet below roofline. No illumination.	Up to 4 per site maximum. 32 cumulative sq.ft. maximum sign size. First sign maximum 5 feet high, all other signs maximum 2 feet high. No illumination.
CO zone	None allowed.	Up to 4 per site maximum. 16 cumulative sq.ft. maximum sign size. First sign maximum 5 feet high, all other signs maximum 2 feet high. No illumination.

17.56.100 Sign regulations on undeveloped or developing sites.

A. Undeveloped sites shall be allowed a maximum one temporary freestanding sign of a maximum size of 32 square feet. Illumination of the sign is prohibited.

B. Developing sites, i.e. construction sites, shall be allowed a maximum two temporary freestanding signs of a maximum size of thirty-two (32) square feet each. Illumination is prohibited. Temporary signs that are not visible from any public right-of-way shall not be counted in the maximum number or size of signs.

C. Residential subdivision sites where ten (10) or more new residences are offered for sale shall be allowed one temporary sign of a maximum size of thirty-two (32) square feet. Illumination of the sign is prohibited. The sign shall not be made or constructed from cloth, bunting, plastic, paper or similar material. The sign may be mounted on a building, or may be a freestanding temporary sign of a maximum height of twelve (12) feet. Additional temporary signs, temporary freestanding signs, and flags may be maintained within the boundaries of a residential subdivision provided that they are not visible from outside the residential subdivision and do not create a safety hazard by obstructing the clear view of pedestrian and vehicular traffic.

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17.56.110 Offsite temporary signs for residential subdivisions.

A. Residential subdivision sites where ten (10) or more new residences are offered for sale shall be allowed up to four (4) offsite temporary freestanding signs with a size not to exceed thirty-two (32) square feet and a height not to exceed eight (8) feet may be permitted per residential subdivision. Signs shall be located on private, non-residential zoned parcels, or on private, residential zoned parcels that are part of an undeveloped residential subdivision (as defined in section 1 hereof) and that are unoccupied, vacant and otherwise free from any structures or buildings. Signs shall not be made or constructed from cloth, bunting, plastic, paper or similar material. Banners and flags with or without an advertising message shall not be permitted offsite.

B. In addition to any sign permitted pursuant to Subsection A. above, up to four (4) nonilluminated offsite temporary freestanding signs in an A-frame configuration, with a size not to exceed twelve (12) square feet per face or four (4) feet in height, may be permitted per residential subdivision. A-frame signs shall be located on private, non-residential property or on public property behind any existing sidewalks, and in such a manner so as to not to create a safety hazard by obstructing the clear view of, or otherwise hinder or impede, pedestrian and vehicular traffic. A-frame signs may only be displayed during the operating hours for the residential subdivision sales office, and may be located no further than one thousand five hundred (1,500) feet from the subject residential subdivision entry. A-frame signs may be allowed on residential zoned parcels within an undeveloped residential that is unoccupied, vacant and otherwise free from any structures or buildings.

C. No more than one offsite temporary subdivision sign per parcel shall be allowed.

17.56.120 Flags and flagpoles.

A. Flags on flagpoles shall not count toward the maximum sign area.

B. Flagpoles shall not be located within any required side or rear building setback areas. Flagpoles may be mounted on the ground or on the roof or wall of a building.

C. The maximum height of a flagpole shall be as follows:

1. Flagpoles located in a C-R, C-S, C-H, MX-C, I-L, or I-H zones shall have a maximum height of fifty (50) feet or a maximum height equal to twice the distance from the base of the pole to the closest lot line, to a maximum of one hundred (100) feet, whichever is greater.

2. Flagpoles located in the R-L, R-M, R-H, OR, AP, CO zones shall have a maximum height of thirty (30) feet, mounted on the ground.

3. Flagpoles located in the C-N, MX-N, O, and PF zones shall have a maximum height of fifty (50) feet.

4. Flagpoles located in the MX-D zone shall have a maximum height of fifty (50) feet or a maximum height of thirty (30) feet plus the height of a building upon which it is mounted, whichever is greater.

D. The maximum width (hoist) of an individual flag on a ground-mounted or roof-mounted flagpole shall be equal to 20% of the height of the flagpole upon which it is located. The maximum length (fly) of an individual shall be twice the allowed width (hoist.)

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D. The maximum width (hoist) of an individual flag on a wall-mounted flagpole shall be a maximum six (6) feet by twelve (12) feet.

17.56.130 Search lights and klieg lights.

17. Search lights and klieg lights are prohibited, except when used for public safety purposes or when specifically approved with a temporary use permit for a special event.

17.56.140 Signs in public rights-of-way.

The following signs are allowed in the public right-of-way:

A. Building signs in the MX-D zone that project into the public right-of-way, provided that the width of the projecting sign is a maximum of three (3) feet, and that the bottom of the sign is seven (7) feet above the sidewalk or finished grade below it.

B. Building signs located on or under awnings in the MX-D zone that meet the provisions of this chapter.

C. Temporary freestanding signs placed on the sidewalk in the MX-D zone that meet the provisions of this chapter and when a minimum 4-foot wide clear path of travel is provided.

17.56.150 Temporary sign standards.

A. Temporary freestanding signs in non-residential zones shall not be located:

1. In any public right-of-way;

2. In parking lot driving lanes, aisles or spaces;

3. On multi-use trails or sidewalks if they would block a four-foot wide pedestrian path of travel;

4. At any location where they would block pedestrian access;

5. Within one hundred (100) feet on either side, or in front of a permanent freestanding sign;

6. Within twenty (20) feet from any other temporary freestanding sign; or

7. Within thirty (30) feet from a drive approach (driveway entrance) or intersection of two streets.

B. Temporary building signs shall be removed after a period of thirty (30) days. After removal, no temporary building sign may be placed on the site for a period of thirty (30) days.

C. Feather banners and temporary freestanding signs placed on a sidewalk in accordance with this chapter shall be removed between one hour before and one hour after the site's establishment is open to the public.

D. Banners shall not be used as permanent signs.

E. Banners and feather banners shall be constructed of durable, weather-resistant materials not subject to rapid deterioration or fading, and shall be professional in appearance. Acceptable materials include but are not limited to vinyl, nylon reinforced vinyl, polyethylene or polyester-like materials, or durable fabric.

F. Temporary freestanding signs shall be affixed to supporting structures made of a durable, rigid material such as, without limitation, wood, plastic or metal. Feather banners must be

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secured and stabilized so as to withstand wind gusts, or be removed during windy conditions. Freestanding signs placed on sidewalks in conformance with this chapter are exempt from this subsection if they have a weight and mass that makes them not inadvertently movable.

17.56.160 Size of signs on windows.

Permanent signs affixed to windows shall not cover more than forty (40) percent of each window. They shall not be counted toward the maximum allowable sign size.

17.56.170 Signs with non-electronic changeable copy.

Non-electronic changeable copy shall represent no more than twenty (20) percent of the total allowable sign area. Changeable copy shall not be changed more than once every twenty-four (24) hours.

17.56.180 Signs with electronic changeable copy.

A. Electronic copy is allowed as a display medium on freestanding signs in the commercial or mixed use zone districts upon issuance of a Conditional Use Permit, issued pursuant to Chapter 17.80.

B. Signs with electronic changeable copy shall meet the following standards:

1. The electronic sign face shall be directed in a manner that is not visible from the front or side of residential properties located in a residential zone district.

2. The electronic sign face shall be an integral part of the remainder of the sign area.

3. Electronic copy shall be limited to no more than thirty (30) lumens output, measured at ten (10) feet from the sign face.

4. No portion of the electronic sign face shall change more frequently than once every six (6) seconds.

5. The electronic sign shall not emit any audible sound, buzz, or noise.

6. The electronic sign shall be operative only during the hours of operation of the associated business establishment.

7. Sign copy or electronic picture displays shall be limited to advertising related to the use(s) on the premises on which the freestanding sign is located, except for message substitution, as allowed in Section 17.56.030.

8. No change of lighting intensity may occur during a display or between displays except to respond to a change in ambient lighting conditions.

9. No display shall create a potential distraction to drivers by virtue of the frequency of changes of images (i.e. the time between images expressed in seconds), and the Planning Commission may impose limitations on the number of images that can be displayed over a specified time period for reasons of traffic safety.

17.56.190 Illumination of signs.

The illumination of signs, from either an internal or external source, must be designed to avoid negative impacts on surrounding rights-of-way and properties. The following standards apply to all illuminated signs:

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A. Sign lighting shall not be of an intensity or brightness that will create a nuisance for residential uses in a direct line of sight to the sign. Illuminated signs located adjacent to any residential area shall be controlled by a rheostat or other acceptable method to reduce glare.

B. Internally illuminated signs shall be designed with an opaque, semi-opaque, or matte finish background on the sign face.

C. Light sources for externally illuminated signs shall meet the following standards:

1. Light sources shall be so arranged and maintained so that the light source is not directly visible from a public right-of-way or adjacent property.

2. Low pressure sodium lighting is the preferred light source to minimize undesirable light into the night sky.

3. High pressure sodium, metal halide, fluorescent, quartz, LED, and incandescent light sources shall be fully shielded.

4. Metal halide and fluorescent light sources shall be filtered. Most glass, acrylic, or translucent enclosures satisfy these filter requirements.

5. Mercury vapor light sources shall be prohibited.

17.56.200 Concealed electrical systems.

External conduits, boxes, and other connections related to the function of a sign and associated lighting shall not be exposed.

17.56.210 [Reserved.]

17.56.220 Master sign program.

A. The purpose of the master sign program provisions is to provide a coordinated and flexible design approach to signage for Hanford's commercial shopping districts and office parks. A master sign program is required for any site that contains more than three (3) commercial establishments

B. A master sign program shall be reviewed by the Community Development Director as an administrative use permit. The Planning Commission shall approve a master sign program when it is proposed with a development project that requires a conditional use permit.

C. A master sign program shall not be used to grant of a special privilege nor provide more visibility or exposure than is available to similarly situated properties.

D. Master sign programs shall feature a unified and coordinated approach to the materials, color, size, type, placement and general design of signs proposed for a project or property.

E. Reasonable conditions of approval may be imposed to achieve the purposes of this section and ensure internal sign design consistency on the site.

F. After approval of a master sign program, no sign shall be erected, placed, painted, or maintained, except in conformance with such program, and such program shall be enforced in the same way as any provision in this section.

G. The master sign program and all conditions of approval shall be attached to the lease agreements for all leasable space subject to the master sign program.

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H. Approval of a master sign program does not waive the permit requirements for individual signs that are subject to the program.

I. The Community Development Director may approve minor amendments to a master sign program that are in substantial conformance with the original approval. All other amendments, including amendments to conditions of approval, shall be processed as a new application. Proposed amendments shall include written concurrence by the property owner.

17.56.230 Wall mural placement and design criteria.

A. Wall Mural Definition. "Wall mural" or "mural" means an art form consisting of paint applied to a wall surface depicting a scene, personal experience or observation. A wall mural is to be public art, not for the purpose of identifying, advertising or drawing attention to a particular business, service or economic activity.

B. Maximum Number of Murals per Site. One mural per structure. In unique circumstances, whereby the design of the mural(s) and structure are enhanced by additional murals, more than one mural per structure may be approved.

C. No Advertising. Words and/or images may not be incorporated within the mural which specifically identifies or reflects the business, products and/or services provided by any business service or economic activity.

D. Placement. Wall murals must be painted directly onto an exterior wall surface. Wall murals may not be prefabricated and thereafter mounted onto a building. Wall murals may occupy an entire single wall on which the mural is applied. The wall mural must be architecturally incorporated into the building so that it does not appear to be a sign attached to the building or have the appearance that the structure is ancillary to the mural. The wall mural may not be mounted on the building roof or extend above the cornice of a flat roof or above the roof eave of a gable or mansard roof.

E. Timing. A wall mural must be completed within ninety (90) days after the date painting commences. The final anti-graffiti protective clear-coat must be applied within this (ninety) 90-day period. Time extensions may be granted by the Community Development Director in thirty (30) day increments up to a maximum of sixty (60) days upon a showing of good cause.

F. Lighting. Wall murals shall not be illuminated unless such lighting is incidentally and indirectly illuminated from surrounding street and building lighting.

G. Ownership/Maintenance. Maintenance of the wall mural is the responsibility of the property owner. It shall be the property owner's responsibility to remove the wall mural if it is not maintained as required. Proper maintenance shall include periodic painting so that the wall mural does not exhibit chipping, pealing or fading and other required maintenance as identified in conditions of approval issued by the Community Development Director. Wall murals not maintained at all times as required shall be deemed a nuisance. In addition to its other remedies, the city shall have the right to require removal of the wall mural and if the wall mural is not removed within the time period designated by the City, the City shall have the right to remove the wall mural at the property owner's expense.

H. Application and Permitting Process. No person shall paint a wall mural on the exterior of any structure or change any existing mural on the exterior of any structure prior to the issuance

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of a wall mural permit issued by the City Council. An application for a wall mural permit shall be submitted on the form prescribed by the Community Development Director and shall include a colored detailed drawing or sketch of the mural plus any other information as prescribed on the application form. The application must be made by the owner of the structure or include the written consent of the owner of the structure consenting to the painting of the wall mural on the structure consistent with the mural identified in the application. Applications for wall murals located within the Central Parking and Business Improvement District will be submitted to the Main Street Hanford Design Review Committee for a recommendation.

I. Design Criteria. An application for a wall mural permit must satisfy the following criteria:

1. The subject matter of the wall mural shall be of historical significance regarding the growth and development of the city of Hanford and its surrounding environs. Wall murals can also include buildings, land or seascapes, crop or farm animal depictions or mechanical history depictions.

2. The colors used in the wall mural shall be complimentary and harmonious with exterior colors of the structure and consistent with historical color pallet. Fluorescent colors are not in keeping with the historical color pallet.

3. The paint and/or materials to be used and applied on the structure shall be appropriate for use in an outdoor locale for an artistic rendition and shall be of a permanent or long lasting variety.

4. The proposed wall mural shall exhibit exceptional design quality and incorporate high quality materials that enhance the overall development and appearance of the site.

5. The proposed wall mural shall be well integrated with the buildings and other elements of the property and be harmonious with surrounding historic character.

6. The proposed wall mural, by its design, construction and location, shall not have a substantial adverse effect on abutting property or the permitted use thereof, and will contribute to the city's unique character and quality of life.

7. The wall mural shall be designed and painted by, or supervised by, someone with sufficient knowledge in the design of such projects and the application of paints for such projects.

8. To the extent feasible, the mural shall be vandal and graffiti resistant.

J. Conditions of Approval. The City Council shall identify conditions of approval to the issuance of a wall mural permit.

K. Hold Harmless. As a condition of approval of any wall mural permit, the applicant, the owner of the structure and the artist shall agree pursuant to language prepared by the City to indemnify, defend, and hold the City of Hanford its officials, officers, employees and agents harmless from and against any and all damages or liabilities of whatever nature arising out of or in connection with the wall mural.

17.56.240 Variances and minor deviations.

A variance or a minor deviation to the standards in this chapter may be granted in accordance with Chapter 17.70 and Chapter 17.84.

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17.56.250 Nonconforming signs.

A sign or outdoor advertising display of any character lawfully occupying a site prior to the adoption of this zoning code or on the effective date of applicable amendments to the zoning code which as a result of the adoption or amendment to the zoning code does not conform with the standards for subject matter, location, size, lighting or movement prescribed for the district in which it is located, shall be deemed to be a nonconforming sign or outdoor advertising structure and may be displayed and maintained in said district, except as otherwise provided in this section.

17.56.260 Maintenance of signs.

A. All signs and associated supporting structures shall be maintained in like-new condition, without rips, tears, fading and similar damage that inevitably occurs as a result of normal wear and aging.

B. All signs shall be reasonably free from deterioration, rot, rust, and loosening so that they do not create a hazard to persons or property or constitute a nuisance.

C. Any sign or sign structure that is sagging, leaning, fallen, decayed, broken, deteriorated, ripped, torn, faded, or other deteriorating or dilapidated condition shall be promptly repaired, to the satisfaction of the City, or removed.

D. Graffiti on a sign shall be removed within two (2) days of notice of its placement on such sign.

17.56.270 Hazardous signs.

Whenever any sign, by virtue of its physical nature and condition, poses an immediate and serious threat to the public safety, the same may be removed by City personnel, or its physical deficiency cured, to the extent necessary to protect the public safety. The cost of such removal or repair shall be assessed against the sign owner.

17.56.280 Abandoned or obsolete signs.

An on-premise sign advertising an activity, business, service or product must be removed within ninety (90) days following the actual discontinuance of the activity, business, service or product. If the sign is not so removed, the Community Development Director may have the sign removed in accordance with the public nuisance abatement provisions of this title. A sign structure is not required to be removed, however, the sign face shall be removed or replaced with a blank face or other sign face consistent with this chapter.

17.56.290 Illegal signs.

Any sign, banner, or sign structure not erected, constructed or located in conformance with this chapter and not classified as a legal nonconforming sign is an illegal sign and is subject to abatement in accordance with the public nuisance abatement procedures of Chapter 17.94.

17.56.300 Enforcement.

Signs which do not conform to the provisions of this chapter and are erected after its effective date and signs erected after the effective date of this chapter without obtaining a permit that is required are declared to be unlawful and a public nuisance. All signs declared to be unlawful by this chapter and all persons erecting or maintaining them shall be subject to the provisions of

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Chapter 17.94. The Community Development Director shall take necessary actions or proceedings for the abatement, removal and enjoinment pursuant to Chapter 17.94. The remedies provided for in this section are cumulative and nonexclusive.

17.56.310 Definitions.

As used in this chapter, the following terms are defined in this section. The images are intended to illustrate some of the sign types that are defined in this section.

“A-Frame sign” means a sign made of wood, plastic or other lightweight and rigid material having the capability to stand on its own support(s) and being portable and movable.

"Animated sign" means a sign with action or motion, whether by flashing lights, color changes, wind, rotation, movement of any parts of the sign or letters or parts of the sign structure, or other motion.

"Awning" means a shelter supported entirely from the exterior wall of a building and composed of a collapsible frame covered completely with nonrigid material.

"Banner" means any flexible material, such as cloth, plastic, vinyl, paper, cardboard or thin metal, with or without a "message", attached outdoors to a building, structure or mounting device, or attached indoors to a building, structure or mounting device so as to be visible from the exterior of a building, or structure. This definition includes a pennant, flag, or bunting.

“Billboard” means a sign which directs attention to a business, community service or entertainment not exclusively related to the premises where such sign is located.

"Business premises" means a specific business occupancy within a building or upon a parcel of land, typically having a specific address and discrete entrance(s) and exit(s) so as to maintain a specific business identity and location.

“Can or cabinet sign” means a sign that contains all the text and/or logo symbols within a single enclosed box-shaped cabinet where the translucent face of the sign can be interchanged to change the sign message without having to remodel the cabinet. It is mounted to a wall or other surface and illuminated from within the cabinet.

"Changeable copy" refers to the display of a message that can change by means of moveable letters, slats, lights, light emitting diodes, or moveable background material.

"Erect" means and includes erect, construct, place, relocate, enlarge, substantially alter, attach, suspend, paint, post, maintain and display.

"Externally illuminated sign" means a sign which has light cast on its surface from an artificial exterior source installed for the purpose of illuminating the sign.

"Flag" is a form of "banner" that is mounted and displayed outdoors on a pole.

"Freestanding sign" means a sign which is permanently supported on the ground by one or more uprights, braces, poles, or other similar structural components that are not attached to any building. This category includes both monument and pole signs.

"Frontage, building" means the distance between the two most distant corners of a building measured in a straight line along the building face.

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"Frontage, street" means the distance between the two most distant corners of a site along a single street measured in a line along the street curb, including drive approaches, but excluding curb returns at street intersections.

"Height" means the distance measured vertically from grade to the highest point or portion of the object to be measured.

"Internally illuminated sign" means any sign whose illumination originates from within the structure of the sign and the source of which is not visible from the exterior of the sign.

"Install" or "installation" means the act by which a sign is constructed or placed on land or a structure, or the act of attaching, painting, printing, producing, or reproducing, or using any other method or process by which a visual message is presented or placed upon a surface.

"Message" means any form of visual communication presented on any type of media. It is not material whether the communication has any logical, practical, literary, or artistic significance or not. It includes any form or combination of letters, graphics, symbols or designs. The term is not intended to include mono-color paint applied to the exterior, trim, fascia, or other architectural elements of a building for protection against the elements.

"Monument sign" means a low-profile freestanding sign supported by a structural base or other solid structural features other than support poles and may contain signage on more than one side.

"Mural" means a sign painted on the exterior wall of a building consisting of graphics or images, either alone or in combination with letters.

"Off-site" or "off-site sign" refers to a sign or banner that promotes or advertises goods, services or activities located or offered on a business premises or parcel that is separate from the parcel where the sign is located, even if the two sites or parcels are contiguous to each other.

"On-site" or "on-site sign" refers to a sign or banner that promotes or advertises goods, services, or activity located or offered on the business premises or parcel of property where the sign is located.

"Outdoors" means a location on undeveloped property or to the exterior of a building or structure.

"Outdoor advertising" refers to the placement of a message on signs or banners located outdoors, or located indoors in a manner such that the message is visible from the exterior of a building or structure.

"Outdoor advertising structure" means a structure erected or maintained for the main purpose displaying commercial outdoor advertising, and located on a site other than the site on which the advertised commercial use is located or on which the advertised commercial product is produced.

“Painted Sign” refers to a sign that comprises only paint applied on a building or structure.

"Parapet wall" means an exterior wall which extends vertically above the roof line.

"Parcels" or "property" or similar references or descriptions shall refer to parcels defined or delineated by assessor parcel numbers maintained by the County tax assessor or as defined in the Glossary of this Code.

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"Pedestrian access" means a doorway which has been designed for the primary use of the patrons or customers of that particular use.

"Permanent sign" means a sign that is solidly attached to a building, structure, or the ground by means of mounting brackets, bolts, welds, or other combination of attachment methods, thereby rendering the sign non-moveable or difficult to reposition without the use of machinery, cutting devices, or mechanical devices. See also "temporary sign."

"Placed" includes constructing, erecting, posting, painting, printing, tacking, nailing, gluing, sticking, carving or otherwise fastening, affixing, or making visible in any manner whatsoever.

"Pole sign" means a permanently mounted, freestanding sign which is supported above the ground by one or more uprights, braces, poles, or other similar structural components.

"Roof line" means the highest point of a parapet wall or the main roof structure or a highest point of a parapet wall other than such architectural features as cupolas, pylons, projections or raised portions of the roof.

“Rooftop or roof-mounted sign” means a sign that extends above the ridgeline of the roof of a building or a sign attached to any portion of the roof of a building. Rooftop or roof-mounted signs are not allowed.

"Sign" means any letter or symbol made of cloth, metal, paint, paper, wood or other material of any kind whatsoever placed for advertising, identification or other similar purposes on the ground or on any wall, post, fence, building, structure, vehicle or on any place whatsoever.

"Sign area" means the geometric area of a sign including all elements such as board or frames, perforated or a solid background, ornamental embellishments, arrows or other sign media. For the purposes of a freestanding sign the structural elements necessary to support the sign are included in the sign area.

"Sign copy" means any words, letters, numbers, figures, designs, or other symbolic representations incorporated into a sign face and/or its structure with the purpose of attracting attention to the subject matter.

"Sign face" means the panel surface of a sign which carries the advertising, information, or identification message.

"Sign structure" means any structure which supports or is capable of supporting any sign. A sign structure may or may not be an integral part of a building. For the purpose of a freestanding sign, the sign structure shall include the aggregate area of the sign including the sign copy and all structural elements of the sign.

"Structural alteration" means any change to the sign structure.

"Temporary sign" means a sign that is easily moveable and which is not attached to a building, structure, or the ground in such a manner as to be rendered a permanent sign.

17.56.320 Illustrations of signs.

The following illustrations may be used to visualize the various types of signs regulated in this chapter. This section shall not have any regulatory effect.

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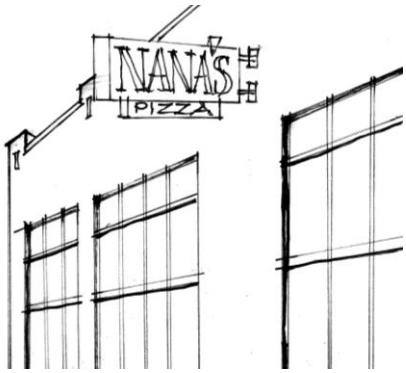
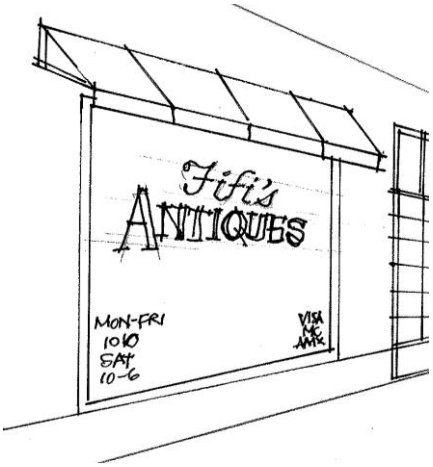
Building Sign

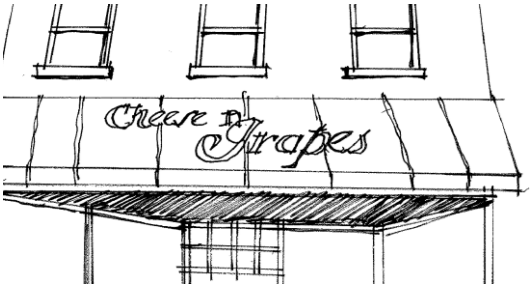
Hanging Sign



Building Sign Projecting over-Right of-Way



Permanent Sign Affixed to Window



Permanent Sign Affixed to Awning

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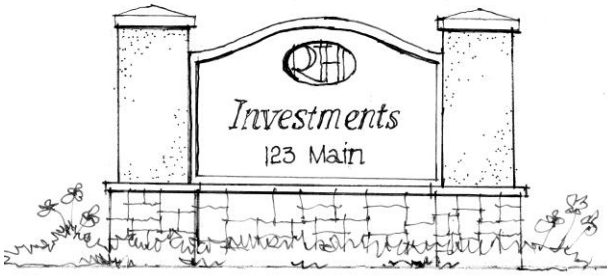
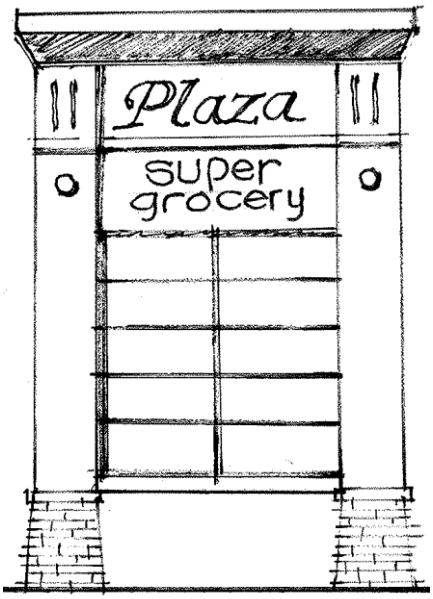


Monument Sign (Freestanding Sign)



Pylon Sign (Freestanding Sign)

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Chapter 17.60
SPECIFIC LAND USE STANDARDS

Sections:

17.60.010 Purpose.
17.60.020 Applicability.
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17.60.095 Mini-warehouses or self-storage facilities.
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17.60.010 Purpose.

This section requires certain development and operational standards for specific land uses within the city to preserve, protect and promote the public health and safety and to promote orderly growth and aesthetically pleasing urban development.

17.60.020 Applicability.

Specific land uses covered by this chapter shall conform with the provisions of the section(s) applicable to the specific use, in addition to other applicable provisions of this title, including the standards of the zone district where the use is located.

17.60.030 Accessory dwelling units.

This chapter provides standards for accessory dwelling units located on the same site as an existing single-family residence located in either the RL-5, RL-12, RL-20, or OR zone district. All accessory dwelling units shall meet the following standards:

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A. Floor Area. An accessory dwelling unit shall not exceed one thousand two hundred (1,200) square feet of floor area if separated from the existing single-family dwelling. If attached to the existing single-family residence, the floor area of the second unit shall not exceed fifty (50) percent of the existing living area of the existing single-family dwelling. A manufactured home shall not be less than eight (8) feet wide by forty (40) feet long and three hundred twenty (320) square feet in floor area. An efficiency unit shall not be less than one hundred (150) square feet in floor area and meet all space and occupancy standards of Chapter 5 of the Uniform Housing Code.

B. Location. An accessory dwelling unit shall be located either to the side or to the rear of the existing single-family residence and shall be either attached to the existing single-family dwelling or be separated from the existing single-family detached residence by not less than ten (10) feet or the separation as allowed by the Uniform Building Code, whichever is less.

C. Access. Doorway access shall be provided either to the side or rear of the accessory dwelling unit. Direct doorway access to the front yard by the second unit shall be prohibited.

E. Owner Occupancy. Either the existing single-family detached residence or the accessory dwelling unit shall be occupied by the owner of the property.

F. Off-Street Parking. A minimum one (1) additional off-street parking space shall be provided for the accessory dwelling unit. The additional parking space may be a paved tandem space on an existing driveway. The additional parking space shall be waived if in any of the following instances:

1. The accessory dwelling unit is located within one-half (0.5) miles of public transit.

2. The accessory dwelling unit is located within an architecturally and historically significant historic district.

3. The accessory dwelling unit is part of the existing primary residence or an existing accessory structure.

4. When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit.

5. When there is a car share vehicle located within one block of the accessory dwelling unit.

G. Utility Services. Accessory dwelling units shall be provided with water, sewer and other utilities as determined by the building official.

H. Architectural Appearance. An accessory dwelling unit shall be designed and constructed so as to blend with the single-family dwelling and be architecturally similar in appearance in order to be consistent with the existing single-family dwelling's design, construction, height, roofing, siding materials, and color.

J. Except as specifically set forth in this section, an accessory dwelling unit regulated pursuant to this chapter shall meet all of the requirements of the zone district in which the accessory dwelling unit is located including, without limitation, requirements regarding fences, walls and hedges; site area, frontage width, and depth of sites; coverage; yard requirements; height of structures; distances between structures; signs; and general provisions and exceptions.

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K. An application for an accessory dwelling unit shall not be denied solely based on any maximum density requirement or standard.

17.60.040 Bed and breakfast inns.

A. Bed and breakfast inns shall be limited to a maximum six (6) rooms for rent per site. No person who is paying rent in exchange for lodging shall occupy a guest room on the premises for more than fourteen (14) consecutive nights;

B. Food service at bed and breakfast inns shall be allowed for registered guests only, unless the use also qualifies as a restaurant.

C. The scale and appearance of the bed and breakfast inn shall remain primarily residential in character. All buildings and site improvements shall be similar to and compatible in design with the surrounding neighborhood and adjacent residences.

17.60.050 Cottage food operations.

A. Cottage foods operations operating in accordance with AB1616 shall be considered a home occupation and shall obtain a home occupation permit in accordance with Chapter 17.78 prior to commencement of the use.

B. Notwithstanding the provisions of Chapter 17.78, a cottage food operation is allowed to employ one full-time equivalent employee on site.

C. Notwithstanding the provisions of Chapter 17.78, a cottage food operation may sell food produced on-site directly to consumers at the site.

D. A cottage food operation shall be conducted in the residence's existing kitchen.

E. An approved home occupation permit shall not be effective until the appropriate permit is obtained from the Kings County Health Department and shall automatically expire and be null and void if County permit or approval expires, is disapproved, or is revoked.

17.60.060 Day care centers.

A. A loading and unloading area shall be provided to accommodate no less than two (2) vehicles.

B. The loading and unloading area shall be located within proximity to the main entrance. And shall not be located on the opposite side of a street from the day care center.

17.60.070 Drive-thru pick-up windows.

A. All uses with a drive-thru pick-up window shall meet the following standards:

1. Drive-thru lanes shall be located outside of all building setback areas and all required landscaped areas.

2. Drive-thru lanes shall be designed, located, and constructed in a manner that avoids trapping vehicle emissions in a confined space.

3. Drive-thru lanes shall be located a minimum of fifty (50) feet from existing residential uses and from residential zone districts and must be separated from residential areas by buildings, extensively landscaped areas, or decorative block walls.

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4. Drive-thru lanes shall be constructed with the necessary vehicle stacking capacity so that vehicles using the drive-thru lane do not overflow into the on-site parking aisles or public streets.

5. Drive-thru lanes shall be shielded in a manner approved by the city to eliminate vehicle headlight glare into adjoining land and on-coming traffic approaching the drive-thru site property.

6. The installation of a drive-thru pick-up window and associated improvements shall not reduce the number of required parking spaces below the minimum zoning requirement for parking upon the drive-thru site property.

7. Drive-thru lanes shall not be located adjacent to outdoor patio or eating areas.

8. Drive-thru lanes shall not block or interfere with access to parking lot spaces, and shall function independent of parking lots aisles.

9. Drive-thru lanes shall not extend onto adjoining property unless the owner of the drive-thru site property obtains a written easement or other irrevocable right from the adjoining landowner to construct improvements upon and use the adjoining property for the drive-thru use including, without limitations, the stacking of vehicles and the right to maintain, repair, replace and remove such improvements. The written document shall be executed by the owner of the drive-thru site property and the owner of the adjoining property and recorded against title to the adjoining property prior to commencement of construction of improvements upon the drive-thru site property.

10. A use with a single drive-thru lane shall accommodate a minimum of six (6) vehicle stacking spaces per lane with a minimum of four (4) stacking spaces before the ordering speaker and two (2) stacking spaces after the ordering speaker. Each vehicle stacking space in a drive-thru lane shall be a minimum of twenty (20) feet in length.

11. A use with drive-thru lanes on each side of the store (two (2) lanes) shall accommodate a minimum of four (4) vehicle stacking spaces per lane with a minimum of two (2) stacking spaces before the ordering speaker and two (2) stacking spaces after the ordering speaker in each drive-thru lane. Each vehicle stacking space in a drive-thru lane shall be a minimum of twenty (20) feet in length.

12. Speaker noise levels measured at the property line shall not exceed applicable city noise standards.

A. In addition to the development standards for all uses with drive-thru pick-up windows uses, a restaurant with a drive-thru pick-up window shall be located on a parcel at least one-half acre in size or in a group of adjoining parcels with reciprocal access easements that collectively are equal to or greater than one-half (0.5) acre in size.

B. In addition to the development standards for all uses with drive-thru pick-up windows and the development standards for restaurants with drive-thru pick-up windows, the following development standards are required for all uses with drive-thru pick-up windows in the Neighborhood Commercial zone district:

1. Unless otherwise restricted by a conditional use permit issued in accordance with Chapter 17.80, hours of operation of the drive-thru use shall be limited to 6:30 a.m. and 10:00 p.m. on weekdays and weekends.

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2. All buildings and drive-thru lanes shall be located a minimum of one hundred fifty (150) feet from residentially zoned property or property designated for residential uses pursuant to the General Plan.

17.60.080 Garage or yard sales.

A. The sale of personal possessions in outdoor areas or from the garage of a dwelling within an R-L, R-M, R-H, or OR zone district shall be limited to no more than two such sales per year. Commonly referred to as garage sales, such each sale shall be limited to two consecutive days and unsold possessions shall be removed from the public view and stored within the premises.

B. Materials to be sold shall be personal possessions. No materials shall be offered for sale that have been acquired solely for the purposes of the garage sale.

C. The driveway, yard, or other space used for the purposes of the sale shall be restored to its normal residential character at the conclusion of the sale, including removal of all signs.

17.60.090 Manufactured housing.

The provisions of this section shall apply to all manufactured homes not located in an approved mobile home park:

A. No manufactured home shall be installed that was manufactured more than ten (10) years from the date of application for a building permit for installation.

B. All manufactured homes shall meet the following site or architectural standards:

1. Garages and Carports. A minimum of a one-car garage or carport shall be provided for every manufactured house. The parking requirements of Chapter 17.54 shall also apply.

2. Minimum Width and Floor Area. The width and floor area of a manufactured housing unit shall be the average of other residences in the zone district in which it is located.

3. Roof Overhangs. All manufactured housing units and garages shall have a pitched roof with a minimum sixteen (16) inch roof overhang on each of the perimeter walls such that the overhang is architecturally integrated into the design of the dwelling unit.

4. Roofing Materials. All manufactured housing units and garages and carports located on the lot shall have a roof constituted of asphalt composition, clay, tile, concrete or metal tile or panels, slate or built-up asphaltic-gravel materials.

5. Siding Materials. All manufactured housing units and garages located on the lot shall have similar exterior siding materials consisting of wood, masonry, concrete, stucco, Masonite, or metal lap. The exterior siding material shall extend to the ground level, except that when a solid concrete or masonry perimeter foundation is used, the siding material need not extend below the top of the foundation.

6. Foundations. All manufactured housing units and garages and carports shall be placed on a permanent foundation which meets the applicable building code requirements and/or the provisions of Section 18551 of the State Health and Safety Code such that the floor elevation of the dwelling is reasonably compatible with the floor elevations of the surrounding dwelling units.

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7. Utility connections. The mobile home electrical, gas, water and drain connections shall be made permanent in a manner applicable to permanent buildings. Gas shut-off valves, meters and regulators shall not be located beneath the manufactured homes.

8. Deviations. The community development department may approve deviations from one or more of the standards of this subsection on the basis of a finding that the architectural style proposed provides compensating design features and that the proposed dwelling will be compatible and harmonious with existing structures in the vicinity.

C. Surrender of Registration. Subsequent to applying for a building permit, and prior to the occupancy of a mobilehome or manufactured home on a permanent foundation, a certification of occupancy is to be issued by the building official pursuant to Section 18551 of the State Health and Safety Code. Thereafter, any vehicle license plate, certificate of ownership, and certificate of registration issued by a state agency shall be surrendered back to the issuing state agency. Any mobile/manufactured home on a permanent foundation shall bear a state insignia or federal label pursuant to Section 18550 of the State Health and Safety Code.

17.60.095 Mini-warehouses or self-storage facilities.

A mini-warehouse or self-storage facility in the R-L-8 zone shall only be located on a parcel that has frontage on and adequate main access to an arterial or collector street.

17.60.100 Mobilehome parks.

A. No mobilehome shall be parked, occupied or used for any purposes, including without limitation living or sleeping purposes, unless the mobilehome is located within a licensed mobilehome park, except that a mobilehome may be used for the following temporary purposes outside of a mobilehome park: as an office for a construction project, circus or carnival; as a residence of a watchman on the site of a construction project or an industrial facility to provide temporary living quarters for personnel in accordance with the provisions of Chapter 17.76.

B. The site area standards for a mobilehome park shall be as follows:

1. The minimum area of a mobilehome park shall be five (5) acres. If the area of the mobilehome park is greater than five (5) acres, the first phase of mobilehome park development shall not be less than five (5) acres and shall include all required recreational and service amenities.

2. The maximum density shall be eight (8) mobilehome sites per gross acre.

3. Each mobilehome site shall be not less than three thousand (3,000) square feet in area, including pad, parking, private access, landscaping and private storage area.

4. No mobilehome site shall be less than thirty (30) feet in width.

B. The following clearance and setback area requirements shall apply to mobilehome parks. No mobilehome shall be located in any required building setback area, except that tow bars may extend into such setback area.

1. The front and rear building setback areas for the site shall be a minimum of twenty (20) feet.

2. The side building setback areas for the site shall be a minimum of ten (10) feet.

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3. The front, rear, and interior side setback areas for a mobilehome site shall be a minimum of ten (10) feet.

4. The street side setback areas (including driveways interior to the site) for a mobilehome site shall be a minimum of five (5) feet.

C. The following requirements for patios and pads shall apply to mobilehome parks.

1. Each mobilehome site shall have a hard-surfaced patio area of not less than two hundred (200) square feet. A permanent porch greater than twenty (20) square feet in area may be counted as a part of the required patio area.

2. Each mobilehome site shall have a support pad of concrete or asphalt concrete laid over a compacted surface base which, in combination, are adequate to support the mobilehome on a level plane.

D. The following requirements for parking shall apply to mobilehome parks.

1. Not less than two (2) off-street paved parking spaces shall be provided within each mobilehome site, one of which may be tandem to the other.

2. Not less than one (1) guest parking space shall be provided for each mobilehome site at a location central to each four (4) contiguous mobilehome sites; provided, however, guest parking shall not be required for mobilehome sites along a mobilehome park collector street constructed to the width prescribed in subsection E of this section.

3. Parking shall be provided for central recreation buildings, park offices, and other similar buildings at a ratio of one parking space for each four hundred (400) square feet of gross floor space.

4. Supplemental parking for pleasure boats, recreation vehicles, and unoccupied travel trailers shall be provided at a ratio of one parking space for each ten (10) mobilehome sites and shall be used only by the mobilehome park tenants. Such parking shall be clustered, easily accessible via interior drives, and shall be screened from view by means of a solid ornamental fence or wall and landscaping.

5. All parking areas and spaces shall be designed and constructed in accordance with the provisions of Chapter 17.54.

E. The following requirements for on-site streets shall apply to mobilehome parks.

1. Entrance streets shall be located to assure safe access to and from the public street system.

2. Minor streets within the mobilehome park shall be a minimum of thirty-two (32) feet of paved width, and collector streets shall be a minimum of forty (40) feet of paved width. Construction and paving of the streets shall be in accordance with city standards.

3. Drainage along the street shall be constructed to provide adequate drainage. Construction of concrete curbs, gutters, and sidewalks shall be in accordance with city standards.

4. Parallel parking shall be permitted on both sides of collector streets and on only one side of a minor street. Such on-street parking shall be in addition to the off-street parking requirements of this chapter.

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F. Driveways for individual mobilehome sites, street signs, interior street lighting, storm drainage facilities, and water and sewer systems shall be installed subject to the approval of the City Engineer and in accordance with city standards.

G. All public utilities shall be installed underground, including electrical, telephone, street lighting cable, community television antenna connections, and ducts for cable television. A community television antenna and cable television with underground ducts and connections to each mobilehome site shall be provided.

H. The following requirements for recreation areas and pedestrian ways shall apply to mobilehome parks.

1. Common recreation areas in an aggregate total equal to ten (10) percent of the gross area of the mobilehome park shall be provided at a location or locations which are easily accessible and convenient to park residents. The calculation of the common recreation areas shall not include yard areas, pedestrian ways, management offices, laundry and tenant storage areas, and parking areas.

2. Recreation areas shall be landscaped and maintained with all landscaped areas irrigated by an automatic underground sprinkler system.

3. Pedestrian walkways shall be provided throughout the mobilehome park connecting all mobilehome sites with each other and with common recreation areas. Such pedestrian walkways shall be provided where possible at locations away from the interior street system to avoid conflicts in pedestrian and vehicle traffic.

4. Common recreation areas may include parks and open space, playgrounds, clubhouses, community centers, and similar recreational uses.

I. Mobilehome parks shall provide permanently maintained landscaped areas and site screening as follows:

1. A landscaped border along the front setback area and along the rear setback area if it is adjacent to a public street;

2. An ornamental wall or fencing, seven (7) feet in height along all interior side property lines and along all rear property lines that do not abut a public street; and

3. An ornamental screen wall or fencing seven (7) feet in height along the street side yard and street front yard setback lines.

J. Each mobilehome park shall provide the following additional facilities:

1. A laundry building for clothes washing and drying;

2. Trash enclosures at locations along the interior street system and integrated with the guest parking areas and which are convenient for all residents and for access by municipal refuse trucks.

K. At the time of the placement on the site, all mobilehomes shall be fitted with appropriate skirts to obscure stands, pads and undercarriage equipment.

L. Mobilehomes may be displayed and sold within a mobilehome park similar to the sale of model homes within a residential subdivision, provided such mobilehomes are not sold for

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delivery to any location other than within the park in which sold and are at all times placed on mobilehome sites and connected to all utility services. No more than four (4) mobilehomes shall be offered for sale at any one time, and advertising for such sales shall be limited to one non-illuminated sign not exceeding four (4) square feet in area on the site of each mobilehome offered for sale.

17.60.110 Outdoor dining areas.

A. The purpose of this section is to promote increased business and pedestrian traffic by providing safe and visually appealing opportunities to create outdoor dining areas in certain commercial zone districts.

B. The following definitions shall apply to this section:

1. "Outdoor dining area" means the use of portions of public sidewalks, public rights-of-way and sidewalk areas within a shopping center as identified in this chapter and/or on-site open space used by a dining establishment or drinking establishment for the serving and consumption of food and/or beverages. Pass through window and sidewalk counter service is also allowed when an outdoor dining area is provided pursuant to this section.

2. "Dining establishment" means a structure whose principal use is the serving of food to the general public, including, without limitation, a restaurant, candy shop, ice cream shop, bakery, sandwich shop, coffee show/house, delicatessen, pizza parlor, hotdog/hamburger/taco/salad bar stand and the like and where the sale of any alcoholic beverage is an accessory use.

3. "Drinking establishment" means a structure whose primary use is the serving of alcoholic beverages to the general public and the serving of food is an accessory use.

C. Where Permissible. All outdoor dining areas must be located and operated adjacent to and incidental to the operation of a dining establishment or drinking establishment. Use of the sidewalk must be confined to the actual sidewalk and public right-of-way frontage of a dining establishment and must not encroach upon adjacent sidewalk or public right-of-way. Subject to the provisions of this section on-site open space areas may also be used as an outdoor dining area.

D. Required Sidewalk Width. Use of the sidewalk area for an outdoor dining area is permitted only where the sidewalk is wide enough to allow for a minimum of four (4) consecutive feet of sidewalk width at every point in front of the dining establishment which is clear and unimpeded for pedestrian and wheelchair traffic.

E. Alcoholic Beverages. The service of alcoholic beverages and its consumption by customers in an outdoor dining area shall be restricted as follows:

1. The outdoor dining area must be immediately adjacent to and abutting the dining establishment or drinking establishment.

2. The outdoor dining area, when serving alcohol and when permitted by this section to be located on a sidewalk, must be clearly delineated from pedestrian traffic with a minimum thirty (30) inch to a maximum thirty-six (36) inch tall removable open style railing, fence or roped boundary or plants and flowers in ornamental planter boxes and pots that are architecturally compatible with the structure housing the dining establishment.

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3. The operator shall post a written notice to customers as approved by the city which states that the drinking or carrying of an alcoholic beverage is prohibited and unlawful outside of the outdoor dining area.

4. The service of the alcoholic beverages in the outdoor dining area must be licensed by the California Department of Alcoholic Beverage Control and comply with all licensing requirements.

5. For drinking establishments, the service and consumption of alcoholic beverages is restricted to only on-site outdoor areas enclosed by a six (6) foot tall solid wall or fence architecturally compatible with the structure housing the drinking establishment.

F. Health Standards. Prior to serving any food or beverage in an outdoor dining area, the outdoor dining area must be inspected and approved by the Kings County Health Department. All exterior surfaces within the outdoor dining area shall be kept clean at all times. Restrooms shall be provided in the adjoining dining establishment or drinking establishment. The operator shall maintain the outdoor dining area, including without limitation, the sidewalk surface and furniture and adjacent areas, in a clean and safe condition at all times.

G. Hours of Operation. Hours of operation for outdoor dining areas are to coincide with those of the dining establishment, or drinking establishment, or the hours of operation set by the Alcohol Beverage Control license if alcohol is served, whichever is more restrictive.

H. Special Closures. The city shall have the right at any time, and from time to time to prohibit the use of the public sidewalk and public right-of-way as an outdoor dining area. Such problems and conflicts may arise from, but are not limited to, scheduled festivals and similar events, parades, marches, repairs to the street or sidewalk, or from emergencies occurring in the area.

I. Permit Issuance, Findings, and Conditions. In order to operate an outdoor dining area, a person must obtain an outdoor dining area permit issued by the Community Development Director. The application for an outdoor dining permit shall be processed as an administrative use permit as provided in Chapter 17.74. The application for the outdoor dining permit shall be accompanied by a filing fee established by the city and an accurate drawing showing the configuration of the outdoor dining area, including without limitation, table placement and the method of separating the outdoor dining area from pedestrian traffic. The following conditions must be satisfied before an outdoor dining permit can be issued:

1. The proposed operation of the outdoor dining area satisfies all of the applicable provisions of this section.

2. An outdoor dining area located on a public sidewalk or public right-of-way shall have the same floor elevation as the sidewalk or right-of-way area.

3. No signage is allowed in the outdoor dining area except for one menu display sign no larger than four (4) square feet per face. Signs with more than two (2) faces are prohibited. Only plain unmarked umbrellas may be used in an outdoor dining area. Professionally designed temporary special for the day sign may be permitted up to a total of two (2) square feet in area.

4. The applicant shall execute an indemnity agreement in a form provided by the city pursuant to which the applicant agrees to indemnify, defend and hold the city and its officials, officers, employees and agents harmless from any and all claims, damages, costs, including reasonable

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attorney fees, and losses arising from, or in any way related to the applicant's operation of the outdoor dining area.

5. If any portion of the outdoor dining area is located in the public sidewalk or public right-of-way, the applicant shall maintain, at all times during which the outdoor dining permit is in effect, a policy of general comprehensive liability insurance with limits as approved by the city and insuring against injury or death of a person and for claims of property damage resulting from the applicant's use of its outdoor dining area. The city and its officials, officers, employees and agents shall be named as additional insured under such insurance policy, and the applicant shall cause its insurer to waive the right of subrogation with respect to the City and its officials, officers, employees, and agent. The applicant will deliver to the City endorsements to the applicant's insurance policy as evidence of the satisfaction of these insurance requirements.

6. Such other conditions as the city may deem necessary, including, without limitation, conditions to ensure the public safety, to protect public improvements and provide aesthetic improvements.

7. No merchandise of any kind shall be displayed in the outdoor dining area except as specifically allowed by the outdoor dining permit.

J. All outdoor dining furniture, including tables, chairs, umbrellas, and planters, shall be movable. All outdoor furniture must be of commercial quality to withstand the wear of outdoor use; plastic tables and chairs are not permitted. Umbrellas must be secured with a minimum base of not less than sixty (60) pounds.

K. Term. An outdoor dining permit is personal to the applicant and may not be transferred, assigned or conveyed to any other person. An outdoor dining permit shall terminate on the date the applicant no longer operates the outdoor dining area or discontinues the use of the outdoor dining area for a continuous twelve (12) month period. If a dispute arises as to the date of termination, the decision of the city as to the date of termination shall be final and binding upon the applicant.

L. Violation/Revocation. The Community Development Director shall provide written notice to an applicant of any violation of its outdoor dining permit. Such written notice shall identify the violations of the outdoor dining permit and any provisions of this section. The applicant shall have seven (7) days from the date of such written notice to cure the violations identified in the written notice. If the violations are not cured to the satisfaction of the community development department within said seven (7) day period, the applicant's outdoor dining permit shall automatically terminate without further action by the city and the applicant shall immediately discontinue use of the outdoor dining area. If the city, in its sole discretion, determines that the continued operation of an outdoor dining area is an immediate threat to the health or safety of any citizen of the city, the community development department may immediately, and without written notice and opportunity to cure, revoke an outdoor dining permit. If an outdoor dining permit is terminated or revoked, the city shall not process an application for an outdoor dining permit for that same manager/owner of the premises for a period of six (6) months from the date of termination or revocation.

M. Appeal Procedures. A decision of the community development department pertaining to the outdoor dining application or permit may be appealed in accordance with the provisions of Chapter 17.70.

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O. Enforcement. The Community Development Director, Code Enforcement Officer, police department or other person authorized by the City Manager, shall be authorized to enforce provisions of this section and to take such action as may be necessary to ensure compliance with this section.

17.60.120 Outdoor storage areas.

Outdoor storage of materials or equipment that occupies a volume of more than sixty (60) cubic feet and is visible from any abutting public street or abuts property used for residential purposes, meet the following standards. This section does not apply to temporary storage, such as storage during construction.

A. Outdoor storage areas shall be enclosed by a view-obscuring fence or wall at least six (6) feet in height. All gates provided for ingress and egress in any required fence or wall shall be at least six feet in height and shall be of view-obscuring construction.

B. Materials shall be stacked in outdoor storage areas to a height no greater than that of any building, wall, fence, or gate enclosing the storage area. This subsection shall not apply to a junk yard, wrecking yard, or salvage facility.

C. No storage shall be permitted in any required front or side yard setbacks adjacent to a public street or highway.

17.60.130 Sale of furniture.

The maximum display area for furniture sales in the Regional Commercial (C-R) zone shall be 30,000 square feet.

17.60.140 Sale of new and used automobiles and trucks.

In all zone districts, the off-site sale of new and used automobiles and trucks is prohibited. New and used automobile and truck sales shall be conducted only at the permanent property address listed for the dealership on its Department of Motor Vehicles dealer license.

17.60.150 Vending machines.

The preferred location for vending machines is inside buildings. Vending machines installed outdoors shall meet the following requirements:

A. Outdoor vending machines shall be located along the face of a building or against a structure designed to accommodate them.

B. A minimum walkway of four (4) feet is required in front of all outdoor vending machines.

C. Outdoor vending machine shall not be installed in the public right-of-way or immediately adjacent such that it would cause customers to stand in the right-of-way in order to use the machine.

D. Outdoor vending machines shall be an ancillary use to an approved primary use and may not be located on an unimproved lot.

E. Outdoor vending machines shall not be placed in a location that will block parking areas or create an unsafe situation.

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F. Vending machines are permitted to cover up to a maximum of ten (10) percent of the length of the primary building frontage, or twenty (20) feet, whichever is less.

G. Vending machine installations shall not have exposed conduits, piping or overhead utility connections.

H. All outdoor machines shall be maintained in a clean and attractive condition.

I. Any graffiti on an outdoor vending machine shall be removed within twenty-four (24) hours.

J. If the outdoor machine is removed the area shall be cleaned and restored, including the removal of any conduits or other connection hardware.

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Chapter 17.62
ADULT ENTERTAINMENT ESTABLISHMENTS

Sections:

17.62.010 Purpose and intent.
17.62.020 Definitions.
17.62.030 Prohibitions.
17.62.040 Measure of distance.
17.62.050 Development and maintenance standards.
17.62.060 Application.
17.62.070 Other regulations, permits or licenses.
17.62.080 Protection of minors.
17.62.090 Private viewing rooms.
17.62.100 Regulations governing existing adult entertainment establishments.

17.62.010 Purpose and intent.

A. It is the purpose of this chapter to establish reasonable and uniform regulations to prevent the concentration of adult entertainment establishments, as defined herein, within the city.

B. It is the intent of this title that these regulations be utilized to prevent problems of blight and deterioration which accompany and are brought about by the concentration of adult entertainment establishments.

17.62.020 Definitions.

A. It is the purpose of this section to provide clear and concise definitions of those words, terms and phrases most commonly utilized in the regulations and provisions of this chapter in order to assist in the uniform interpretation of said regulations and provisions and to insure uniformity in their application.

B. It is intended that the following words, terms and phrases, whenever used in this chapter, shall be construed as defined in the following subsections, unless from the context a different meaning is specifically defined and more particularly directed to the use of such words, terms and phrases:

"Adult bookstore" means an establishment that devotes more than fifteen (15) percent of the total floor area of the premises for the display or sale of the following:

1. Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video recordings, slides, video or audio tapes, records, or forms of visual or audio

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representations that are characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas; or

2. Instruments, devices or paraphernalia which are designed for use in connection with specified sexual activities.

"Adult cabaret" means an establishment that regularly features live performances that are distinguished or characterized by an emphasis on specified sexual activities or by exposure of specified anatomical areas and/or which regularly features films, motion pictures, video cassettes, slides or other photographic reproductions which are distinguished or characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas for observation by patrons.

"Adult drive-in theater" means an open lot or part thereof, with appurtenant facilities, devoted primarily to the presentation of motion pictures, films, theatrical productions and other forms of visual productions, for any form of consideration, to persons in motor vehicles or on outdoor seats, and presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas for observation by patrons.

"Adult mini-motion picture theater" means an establishment, with a capacity of more than five (5) but less than fifty (50) persons, where, for any form of consideration, films, motion pictures, video cassettes, slides or similar photographic reproductions are shown, and in which a substantial portion of the total presentation time is devoted to the showing of material which is distinguished or characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas for observation by patrons.

"Adult model studio" means any establishment open to the public where, for any form of consideration or gratuity, figure models who display specified anatomical areas are provided to be observed, sketched, drawn, painted, sculptured, photographed so similarly depicted by persons, other than the proprietor, paying such consideration or gratuity. This definition does not include any school of art that is operated by an individual, firm, association, partnership, corporation or institution that meets the requirements established in the Education Code of the State of California for the issuance or conferring of, and is in fact authorized thereunder to issue and confer a diploma.

"Adult motel" means a motel or similar establishment offering public accommodations for any form of consideration which provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides or other photographic reproductions which are distinguished or characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas.

"Adult motion picture arcade (peep shows)" means any place to which the public is permitted or invited wherein coin or slug-operated or electronically, electrically or mechanically controlled still or motion picture machines, projectors or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by an emphasis on depicting or describing specified sexual activities or specified anatomical areas.

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"Adult motion picture theater" means an establishment, with a capacity of fifty (50) or more persons, where, for any form of consideration, films, motion pictures, video cassettes, slides or similar photographic reproductions are shown, and in which a substantial portion of the total presentation time is devoted to the showing of material which is distinguished or characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas for observation by patrons.

"Adult theater" means a theater, concert hall, auditorium or similar establishment, either indoor or outdoor in nature which, for any form of consideration, regularly features live performances which are distinguished or characterized by an emphasis on specified sexual activities or by exposure of specified sexual activities or by exposure of specified anatomical areas for observation by patrons.

"Body painting studio" means an establishment or business that provides the service of applying paint or other substance whether transparent or nontransparent to or on the human body when such body is wholly or partially nude in terms of specified anatomical areas.

"Establishing an adult entertainment business," as used in this chapter, means and includes any of the following:

1. The opening or commencement of any such business as a new business;

2. The conversion of an existing business, whether or not an adult entertainment business, to any of the adult entertainment businesses defined in this chapter;

3. The addition of any of the adult entertainment businesses defined herein to any other existing adult entertainment business; or

4. The relocation of any such business.

"General bookstore" means an establishment engaged in the buying, selling and/or trading of new and/or used books, manuscripts, and periodicals of general interest. A general bookstore does not include an establishment that is encompassed by the definition of adult bookstore.

"General motion picture theater" means a building or part of a building intended to be used for the specific purposes of presenting entertainment as defined in this chapter, or displaying motion pictures, slides or closed circuit television pictures before an individual or assemblage of persons, whether such assemblage be of a public, restricted or private nature, except a home or private dwelling where no fee, by way of an admission charge, is charged; provided, however, that any such presentations are not distinguished or characterized by an emphasis on the depiction or description of specified sexual activities or specified anatomical areas in that any such depiction or description is only incidental to the plot or story line.

"Headshop" means an establishment or place where more than fifteen (15) percent of the floor area in any room is used for the sale and display of such paraphernalia and literature, including but not limited to cocaine, and sniffing kits, glass mirrors for cutting cocaine, snorting spoons and tubes, strainers to sift cocaine, water pipes (bongs), everyday items with special removable tops that have been converted to conceal narcotics and drugs, including beer cans, oil cans, and plastic photograph film vials, roach clips (for holding marijuana cigarettes), books, and magazines extolling the use of narcotics or controlled substances. Such a place is an adult entertainment establishment. This definition does not limit licensed pharmacies in selling and

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displaying paraphernalia, that is, medicinal equipment prescribed by licensed medical practitioners.

"Legitimate or live theater" means a theater, concert hall, auditorium or similar establishment which, for any fee or consideration, regularly features live performances which are not distinguished or characterized by an emphasis on the depiction or description of specified sexual activities or specified anatomical areas in that any such depiction or description is only incidental to the primary purpose of the performance.

"Massage parlor" means an establishment where, for any form of consideration, massage, alcohol tub, fomentation, electric or magnetic treatment, or similar treatment or manipulation of the human body is administered, unless such treatment or manipulation is administered by a medical practitioner, chiropractor, acupuncturist, physical therapist or similar professional person licensed by the state of California. This definition does not include an athletic club, health club, pool, gymnasium, reducing salon, spa or similar establishment where massage or similar manipulation of the human body is offered as an incidental or accessory service.

"Private viewing room" means an area separated from the sales or display area of the establishment by a curtain, wall, door, shade or similar obstruction thus allowing establishment by a curtain, wall, door, shade or similar obstruction thus allowing the private viewing of video tapes, movies, transparencies, films or projectable motion picture by customers at the establishments.

"Religious institution" means any church, synagogue, mosque, temple or building that is used primarily for religious worship and related religious activities.

"Sale and display of paraphernalia and literature commonly associated with the use of narcotics and controlled substances (headshop)" means an establishment or place where more than fifteen (15) percent of the floor area in any room is used for the sale and display of such paraphernalia and literature, including but not limited to cocaine, and sniffing kits, glass mirrors for cutting cocaine, snorting spoons and tubes, strainers to sift cocaine, water pipes (bongs), everyday items with special removable tops that have been converted to conceal narcotics and drugs, including beer cans, oil cans, and plastic photograph film vials, roach clips (for holding marijuana cigarettes), books, and magazines extolling the use of narcotics or controlled substances. Such a place is an adult entertainment establishment. This definition does not limit licensed pharmacies in selling and displaying paraphernalia, that is, medicinal equipment prescribed by licensed medical practitioners.

"School" means an institution of learning for minors, whether public or private, which offers instruction in those courses of study required by the California Education Code of which is maintained pursuant to standards set by the State Board of Education. This definition includes a nursery school, kindergarten, elementary school, junior high school, senior high school, or any special institution of learning under the jurisdiction of the State Department of Education, but it does not include a vocation or professional institution or an institution of higher education, including a community college.

"Sexual encounter establishment" means an establishment, other than a hotel, motel or similar establishment offering public accommodations, which, for any form of consideration, provides a place where two or more persons may congregate, associate or consort in connection with specified sexual activities or the exposure of specified anatomical areas. This definition does not

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include an establishment where a medical practitioner, psychologist, psychiatrist or similar professional person licensed by the state of California engages in sexual therapy.

For the purposes of this chapter, "sexual encounter center" shall include massage or rap parlor and other similar establishments.

"Specified anatomical areas" means and includes any of the following:

1. Less than completely and opaquely covered human genitals, pubic region, buttocks, anus or female breasts below a point immediately above the top of the areolae; or

2. Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

"Specified sexual activities" means and includes any of the following:

1. The fondling or other touching of human genitals, pubic region, buttocks, anus, or female breasts;

2. Sex acts, normal or perverted, actual or simulated; or

3. Masturbation, actual or simulated; or

4. Excretory functions as part of or in connection with any of the activities set forth in this subsection.

"Transfer of ownership or control," as used in this chapter, means and includes any of the following:

1. The sale, lease or sublease of an adult entertainment business; or

2. The transfer of securities which constitute a controlling interest in such business, whether by sale, exchange or similar means; or

3. The establishment of a trust, gift or other similar legal device which transfers the ownership or control of such business, except for transfer by bequest or other operation of law upon the death of the person possessing such ownership or control.

"Video cassette sales and rentals—adult" means the same as "adult bookstore."

"Video games—adult" means coin-operated electronic game machines having visual displays and animation that depict in any manner, any sort of activity characterized by exposure of specified anatomical areas or specified sexual activities.

17.62.030 Prohibitions.

A. No person or entity shall own, establish, operate, control or enlarge, or cause or permit the establishment, operation, enlargement or transfer of ownership or control, except pursuant to Section 17.62.060, of any of the following adult entertainment establishments unless such adult entertainment establishment is greater than five hundred (500) feet from another adult entertainment establishment or greater than one thousand (1,000) feet from any religious institution, school or park located within the city or greater than five hundred (500) feet from any residentially zoned property (including office residential) located in the city, measured from property lines:

1. Adult bookstore;

2. Adult motion picture theater;

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3. Adult mini-motion picture arcade (peep shows);

4. Adult arcade;

5. Adult drive-in theater;

6. Adult cabaret;

7. Adult motel;

8. Adult theater;

9. Adult model studio;

10. Body painting studio;

11. Massage parlor;

12. Adult video games;

13. Adult video cassette sales and rentals;

14. Sexual encounter establishment;

15. Headshop: "Sale and display of paraphernalia and literature commonly associated with the use of narcotics and controlled substances (headshops)" means an establishment or place where more than fifteen (15) percent of the floor area in any room is used for the sale and display of such paraphernalia and literature, including but not limited to cocaine, and sniffing kits, glass mirrors for cutting cocaine, snorting spoons and tubes, strainers to sift cocaine, water pipes (bongs), everyday items with special removable tops that have been converted to conceal narcotics and drugs, including beer cans, oil cans, and plastic photograph film vials, roach clips (for holding marijuana cigarettes), books, and magazines extolling the use of narcotics or controlled substances.

16. Any other business which involves specified sexual activities or display of specified anatomical areas.

B. An establishment listed in this section shall not be established, operated, enlarged or transferred unless the zone district in which the site or proposed site is located permits such a use. The conduct of such establishment and the use of premises shall otherwise comply with the city's land use code and all other applicable regulations.

C. All adult entertainment establishments as listed in subsection A of this section shall only be permitted within any CC, SC or RC zone district provided the minimum distance requirements as set forth in subsection A of this section are met and also upon the prior issuance of a conditional use permit.

17.62.040 Measure of distance.

The required minimum distance between any two adult entertainment businesses shall be measured in a straight line, without regard to intervening structures, from the closest property line of each such business. The distance between any adult entertainment business and any religious institution, school, public park or residentially zoned land shall be measured in a straight line, without regard to intervening structures, from the closest property line of the adult

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entertainment business to the closest property line of the religious institution, school, public park or residential zone.

17.62.050 Development and maintenance standards.

All adult entertainment premises hereafter commenced shall, in addition to compliance with this title, be made to comply with the following specific requirements:

A. Signs. In addition to the requirements of Chapter 17.56, all sign permits shall be subject to the following regulations:

1. Each adult business shall be allowed one permanent sign, the area of which shall not exceed one square foot for each linear foot of building frontage on which the sign is to be placed. In no case can the sign exceed fifty (50) square feet in area.

2. Temporary signs of any kind are not permitted.

3. Except for theater signs, changeable copy signs are not permitted.

4. No sign shall depict or describe any specified anatomical areas or specified sexual activities.

B. Exterior Painting. Buildings and structures shall be painted or surfaced with colors or textures that are similar to neighboring buildings or structures as determined by the community development department. Buildings and structures shall not be painted or surfaced with any design that would simulate a sign or advertising message.

C. Advertisements, displays of merchandise, signs or any other exhibit depicting adult entertainment activities placed within the interior of buildings or premises shall be arranged or screened to prevent public viewing from outside such buildings or premises.

D. No outdoor loudspeakers or other outdoor sound equipment advertising or directing attention to an adult entertainment use is allowed.

E. Upon order of the city manager, graffiti appearing on any exterior surface of a building or premises, which graffiti is within public view, shall be removed and that surface shall be restored within seventy-two (72) hours of notification to the owner or person in charge of the premises.

F. No consumption of alcohol shall be allowed in conjunction with, or on the premises of, any adult entertainment establishment as defined in this chapter.

17.62.060 Application.

Notwithstanding any other provision of this code to the contrary, the provisions of this chapter shall be applicable to all land within the city.

17.62.070 Other regulations, permits or licenses.

The provisions of this chapter do not waive or modify any other provision of this municipal code.

17.62.080 Protection of minors.

The operation of adult entertainment establishments shall prohibit the admission of minors.

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17.62.090 Private viewing rooms.

It is unlawful for any person or entity that is subject to the regulations of this chapter, and that sells or rents prerecorded video tapes, movies, transparencies, films, projectable motion pictures or equipment used for showing any or all of these items, to offer or allow the viewing of these materials in private viewing rooms, as defined in Section 17.62.020.

17.62.100 Regulations governing existing adult entertainment establishments.

An adult entertainment establishment hereinafter permitted and legally operating as a conforming use is not rendered a nonconforming use by the location of a religious institution, school or public park within one thousand (1,000) feet or a residential (including office residential) zone within five hundred (500) feet of the adult entertainment establishment. This provision does not apply after a permit has expired, been suspended or revoked.

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Chapter 17.68
WIRELESS COMMUNICATION FACILITIES AND TOWERS

Sections:

17.68.010 Purpose and application.
17.68.020 Definitions.
17.68.030 Principle or accessory use.
17.68.040 Measurement of setbacks.
17.68.050 Effect on Nonconforming uses.
17.68.060 General standards.
17.68.070 Co-location of facilities.
17.68.080 Exemptions.
17.68.090 Permitted and conditional uses.
17.68.100 Application process.
17.68.110 Appeals.
17.68.120 Review criteria.
17.68.130 Federal and state regulations.
17.68.140 Removal of abandoned antennas, towers, supporting equipment and structures.

17.68.010 Purpose and application.

The purpose of this chapter is to promote and maintain the purposes and objectives of the city of Hanford zoning ordinance; to ensure the co-location of new and existing tower and antenna sites whenever possible; to ensure the location of towers and antennas are in areas where the adverse impact on the community is minimal; to ensure that towers and antennas are designed in a way that minimizes the adverse visual impact on the community; and to protect the public safety and general welfare of the community.

17.68.020 Definitions.

For the purposes of this chapter, unless otherwise defined, the following words and phrases when used in this chapter are defined as follows:

“Antenna” means a system of poles, panels, rods, reflecting discs or similar devices used for the transmission or reception of electromagnetic signals, including but not limited to, radio waves and microwaves.

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"Antenna, amateur radio" means a ground, building, or tower-mounted antenna operated by a federally licensed amateur radio operator as part of the Amateur Radio Service and as designated by the Federal Communications Commission (FCC).

"Antenna array" means one or more rods, panels, discs or similar devices used for the transmission or reception of radio frequency signals, which may include omni-directional antenna (rod), directional antenna (panel) and parabolic antenna (disc). The antenna array does not include the support structure as defined below.

"Antenna, building mounted" means: an antenna that is mounted to a building or rooftop equipment screen, and that transmits or receives electromagnetic signals.

"Antenna, direct broadcast satellite service (DBS)" means an antenna that is typically a small home receiving dish designed to receive direct broadcast from a satellite.

"Antenna, multipoint distribution services (MDS)" means an antenna designed to receive video programming services via multipoint distribution services, including multipoint multichannel distribution services, instructional television fixed services, and local multipoint distribution services.

"Antenna structure" means an antenna array and its associated support structure, such as a mast or tower, (but not to include a suspended simple wire antenna) that is used for the purpose of transmitting and/or receiving electromagnetic signals, including but not limited to radio waves and microwaves.

"Antenna structure, freestanding" means an antenna structure or mast that is not attached to a building, fence or other structure. Freestanding antenna structures include, without limitation, communications towers, wooden utility poles, standard or decorative concrete and steel monopoles. If the total height of the structure, including the antenna, exceeds twenty (20) feet, it shall be treated as a monopole.

"Antenna structure, monopole" An antenna structure, often tubular in shape, made of metal, reinforced concrete, or wood which is at least twenty (20) feet in height.

"Attached wireless communication facility (attached WCF)" means an antenna array that is attached to an existing building or structure (attachment structure), which structures shall include, but not be limited to, utility poles, signs, water towers, with any accompanying pole or device (attachment device) which attaches the antenna array to the existing building or structure and associated connection cables, and an equipment facility which may be located either inside or outside of the attachment structure.

"Co-locate or co-location" means use of a common WCF or common site by two or more wireless license holders or by one wireless license holder for more than one type of communications technology and/or placement of a WCF on a structure owned or operated by a utility or other public entity.

"Equipment facility" means any structure used to contain ancillary equipment for a WCF which includes cabinets, shelters, a buildout of an existing structure, pedestals, and other similar structures.

"FAA" means the Federal Aviation Administration.

"FCC" means the Federal Communications Commission.

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"Height" means the distance measured from ground level to the highest point on the WCF, including the antenna array.

"Pre-existing towers and antennas" means any tower or antenna for which a permit has been properly issued prior to the effective date of the ordinance codified in this chapter.

"Provider" means a person, as defined in Section 1.04.130 of the Hanford Municipal Code, pursuant to the provisions of this chapter.

"Tower" means any structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including self-supporting lattice towers, guy towers, or monopole towers. This definition includes radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers, alternative tower structures and the like.

"Wireless communication facility (WCF)" Any unstaffed facility for the transmission and/or reception of wireless telecommunications services, usually consisting of an antenna array, connection cables, and equipment facility, and a support structure to achieve the necessary elevation.

17.68.030 Principle or accessory use.

A. Antennas and towers may be considered either principle or accessory uses. A different existing use or an existing structure on the same lot shall not preclude the installation of an antenna or tower on such lot.

17.68.040 Measurement of setbacks.

For purposes of determining compliance with development standards in this title, including but not limited to setback requirements, lot coverage requirements, and other applicable requirements, the dimensions of the entire lot shall be considered, even though the antennas or towers may be located on leased areas within such lots.

17.68.050 Effect on Nonconforming uses.

Towers that are constructed, and antennas that are installed, in accordance with the provisions of this chapter shall not be deemed to constitute the expansion of a nonconforming use or structure.

17.68.060 General standards.

The following requirements and standards shall apply to the construction and installation of all new wireless communication facilities (WCF):

A. All standards set forth in this chapter;

B. Any applicable Federal, State and local laws, regulation and ordinances;

C. All applicable provisions of the Hanford Municipal Code, Hanford Zoning Ordinance, public works improvements standards, and all applicable fees that are not in conflict with the provisions of this chapter;

D. The Uniform Building Code, National Electrical Code, Uniform Plumbing Code, Uniform Mechanical Code, and Uniform Fire Code, where applicable; and

E. All FCC rules, regulations, and standards.

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17.68.070 Co-location of facilities.

A. When technically and economically feasible, a new wireless communication facility (WCF) shall be attached to an existing structure (attached WCF), shall co-locate with another WCF, or create sites that will accommodate future co-location of other WCFs in the future.

B. Any site plan review application proposed in accordance with Chapter 17.72 proposing the construction of a new WCF with a supporting structure shall specifically identify the actions taken by the applicant to locate, construct and operate the new WCF at a co-location. If co-location is not feasible, the application shall specifically identify the locations considered and the reasons why such locations are unacceptable for the construction and operation of the new WCF.

17.68.080 Exemptions.

A. The following wireless communications facilities (WCF) shall be exempt from the requirements of Section 17.68.090, and a building permit is not required.

1. Construction of an antenna under a permit issued by the California Public Utilities Commission (CPUC) or a permit issued in accordance with the rules and regulations of the Federal Communications Commission (FCC) that specifically allows for the construction of the antenna.

2. Direct broadcast satellite (DBS) antennas, multipoint distribution services (MDS) antennas and television broadcast service (TVBS) antennas that are 1 meter (3 feet 3 3/8 inches) or less in diameter or in diagonal measurement, are located entirely on-site, and are not located within the front setback area of the lot on which they are located. This locational requirement is necessary to ensure that such antenna installations do not become attractive nuisances and/or result in safety hazards.

B. The following wireless communications facilities (WCF) shall be exempt from the requirements of Section 17.68.090 of this chapter, however a building permit is required.

1. Satellite Earth Station (SES) antennas that are two meters (6 feet 6 3/4 inches) or less in diameter or in diagonal measurement, are located in a C-S, I-L, or I-H zone district, and are located on the top of buildings as far away as possible from the edges of rooftops so that they cannot be viewed from a public right-of-way.

2. Amateur radio antenna structures that are twenty-four (24) inches or less in diameter or in diagonal measurement, and where no portion of the antenna overhangs any property line.

3. Installation of buildings or other support equipment used with a previously approved WCF antenna/tower that meets all requirements of the zone district in which the building or other support equipment is to be located, and that does not result in an increase in size of the overall WCF site.

17.68.090 Permitted and conditional uses.

Wireless communications facilities that are not exempt per Section 17.68.080 shall be either permitted or conditional uses in accordance with this section. If this section appears to conflict with the table in Section 17.08.030 then this section shall apply.

A. The following wireless communications facilities (WCF) shall be permitted uses. A site plan review permit issued in accordance with Chapter 17.72 and a building permit is required.

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1. Installation of a monopole on an existing structure, located in a PF zone district, or in any commercial, mixed use, or industrial zone district, where the height of the monopole is not higher than twenty (20) feet above the height of the existing structure.

2. Installation of a concealed or disguised antenna located on the ground and/or attached to a building in the PF zone district, or any commercial, mixed use, office, or industrial zone district where the antenna does not exceed the maximum height limits of the zone district in which it is located.

3. Modification to an existing, approved antenna/tower where the modification does not result in an increase in the height of the existing, approved antenna/tower and does not provide for more than three communication providers on a single antenna/tower.

4. Installation of buildings or other support equipment used with a previously approved WCF antenna/tower that meets all requirements of the zone district in which the building or other support equipment is to be located, and that results in less than a 30 percent increase in size of the overall WCF site.

5. Installation of a new free standing antenna/tower with no guy wires in the C-S, C-H, or PF zone districts that does not exceed fifty (50) feet in height, where the height of the WCF is less than the distance of the antenna/tower to the nearest lot line.

6. Installation of a new free standing antenna/tower with no guy wires in the I-L or I-H zone districts that does not exceed seventy-five (75) feet in height.

B. The following wireless communications facilities (WCF) shall obtain a conditional use permit prior to construction or installation in accordance with Chapter 17.80. A site plan review permit issued in accordance with Chapter 17.72 and a building permit is also required:

1. Installation of a new free standing antenna/tower with no guy wires in the C-R, MX-C, MX-D, O, PF, or AP zone districts that does not exceed seventy-five (75) feet in height. The Planning Commission may approve a WCF with a height higher than seventy-five (75) feet if the height of the WCF is less than twice the distance of the antenna/tower to the nearest lot line.

2. Installation of a new free standing antenna/tower with no guy wires in the C-S or C-H, I-L, or I-H zone districts that does not exceed one hundred (100) feet in height. The Planning Commission may approve a WCF with a height higher than one hundred (100) feet if the height of the WCF is less than twice the distance of the antenna/tower to the nearest lot line.

3. Modification to an existing, approved antenna/tower where the modification results in an increase in the height of the existing, approved antenna/tower or provides for more than three communication providers on a single antenna/tower.

C. Wireless Communication Facilities that are not exempt per Section 17.62.060 are prohibited in any residential zone district and in the C-N, MX-N, OR, and CO zone districts.

D. Notwithstanding other provisions of this section, a WCF shall obtain a conditional use permit prior to construction or installation in accordance with Chapter 17.80 if it is located in the Airport Overlay District, and shall meet all requirements of Chapter 17.44.

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17.68.100 Application process.

Review of any application for construction, installation and operation of a WCF identified in Section 17.68.090 as requiring a permit shall comply with the following provisions in addition to the applicable provisions of Chapter 17.72 and 17.80:

A. Each applicant shall submit a site plan and elevation view drawn to scale and other supporting drawings, calculations, and documents, signed by appropriate licensed professionals, showing the location and dimension of all improvements, including information concerning topography, radio frequency coverage, tower height, setbacks, drives, parking, fencing, landscaping, adjacent uses, and other information deemed by the Community Development Director to be necessary to determine compliance with the provisions of this chapter.

B. Each applicant shall provide the Community Development Director an inventory of its existing towers and those towers it intends to construct within ten (10) years of the date of its application that are located or will be located within the city limits or within one-quarter mile thereof. The Community Development Director may share information with other applicants applying for permits to construct antennas/towers for the purpose of encouraging co-location, provided however, that the Community Development Director is not, by sharing such information, in any way representing or warranting that such sites are available or suitable for co-location.

C. The information requested in this Subsection B of this section shall not be made available to the general public except as may be required by Federal, State or local law, ordinances or rules and regulations related thereto.

D. The Community Development Director may retain a consultant at the applicant's expense to review the application and make determinations and recommendations on issues including, but not limited to:

1. Compliance with radio frequency emission standards;

2. Possible granting of exceptions to the development standards in this chapter;

3. The identification of alternative solutions when the Community Development Director believes that the proposed facilities may create a significant impact to the surrounding area; or

4. Proposals for the installation of new towers or antennas.

17.68.110 Appeals.

An appeal of the decision of the Community Development Director or of the Planning Commission on a WCF application shall be processed in accordance with the appeal provisions of Chapter 17.70.

17.68.120 Review criteria.

Every application must comply with the following development standards:

A. Radio Frequency. The applicant must submit documentation demonstrating that use of the WCF will not result in levels of radio frequency emissions which will exceed Federal Communication Commission (FCC) standards. Such documentation shall not be required for amateur radio antenna structures or for antennas installed for home entertainment purposes.

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B. Structural Integrity. WCF with support structures must be constructed to Electronic Industries Association/Telecommunications Industries Association (EIA/TIA) 222 Revision F Standard titled "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures" (or equivalent), as it may be updated or amended. Antenna/towers supported by guy wires are prohibited within the city.

C. Lighting. WCF shall not be artificially lighted, except for:

1. Security and safety lighting of equipment buildings if such lighting is appropriately shielded to keep light within the boundaries of the site; and

2. Lighting of the tower or antenna may be required by the Federal Aviation Administration or other applicable authority. Said lighting is to be installed in a manner to minimize impacts on adjacent properties.

D. Security. WCF with tower/antenna structures shall be enclosed by a security fence not less than six (6) feet in height and the structure shall be equipped with an appropriate anti-climbing device.

E. Noise. A description of all audible noise generating equipment, including the times and decibel levels of the noise which will be produced shall be submitted with the application for the project. No equipment shall be operated at a WCF which produces noise in excess of the applicable noise standards stated in the Hanford General Plan. In emergency situations requiring the use of a backup generator, the noise standards may be exceeded on a temporary basis as determined by the community development department.

F. Landscaping. The following requirements shall govern the landscaping surrounding WCF sites:

1. The site shall be landscaped with a buffer of plant materials that effectively screens the view of the tower compound from adjacent property. The standard buffer shall consist of a landscaped strip at least five (5) feet wide outside the perimeter of the compound's fence. In locations where the visual impact of the tower would be minimal, the landscaping requirement may be reduced or waived altogether in the discretion of the Community Development Director and where applicable, the Planning Commission.

2. Existing mature tree growth and natural land forms on the site shall be preserved to the extent feasible, as determined by the Community Development Director; provided, however, vegetation causing interference with the antennas or inhibits access to the equipment facility may be trimmed.

G. Painting. All equipment, antennas, poles or towers shall have a non-reflective finish and shall be painted or otherwise treated to minimize visual impacts. Antennas which will be viewed primarily against the skyline shall be painted light gray or light blue or other sky blending color. WCF with tower antenna structures shall be designed and painted to blend in with existing surroundings to the extent feasible as determined by the community development department, including the use of compatible colors. Equipment facilities shall, to the extent practicable, use materials, colors and textures that will blend with the natural setting and existing building environment.

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H. Visual Aesthetics. To minimize overall visual impact, new wireless communication facilities shall be co-located with existing facilities and with other planned new facilities whenever possible. In addition, service providers shall co-locate antennas with other facilities such as water tanks, light standards, and other utility structures where the co-location is found to minimize the overall visual impact. Conditions of approval shall require all applicants to cooperate in the placement of equipment and antennas to accommodate the maximum number of providers at a single site and require an applicant to allow for future co-location of additional antennas at its site. Antenna/towers with guy wires are prohibited. Cables leading from the antenna to the ground base equipment be neatly bundled and securely fastened to the antenna/tower and be underground from the antenna/tower to the equipment room.

17.68.130 Federal and state regulations.

A. All towers/antenna structures must meet or exceed current standards and regulations of the Federal Aviation Administration (FAA), the Federal Communications Commission (FCC), the California Public Utilities Commission (CPUC) and any other agency of the federal or state government with the authority to regulate towers and antennas.

B. If said standards and regulations are modified or amended and require pre-existing WCFs to comply with the new or amended standards or regulations, the owners and operators of the towers and antennas shall bring their towers and antennas into compliance with the revised standards and regulations within six (6) months of the effective date of the new standards and regulations, unless the new standards or regulations or the applicable federal or state agency identify a different and specific compliance period, in which case the owners and operators of the towers and antennas shall bring their towers and antennas into compliance within that specific compliance period.

C. Failure to bring towers and antennas into compliance with the revised standards and regulations shall constitute a violation of this chapter and the city may require removal of the tower or antenna at the owner's expense.

17.68.140 Removal of abandoned antennas, towers, supporting equipment and structures.

A. Any antenna, tower, supporting equipment and structure that is not operated for a continuous period of twelve (12) months shall be considered abandoned, and the owner of such antenna tower, or owner of the land which it is located on shall remove said antenna, tower or supporting equipment within ninety (90) days of receipt of notice from the Community Development Director notifying the owner of such abandonment. If such antenna or tower is not removed within said ninety (90) days, the City may remove such antenna or tower at the owner's expense. If there are two (2) or more users of a single tower, then this provision shall not become effective until all users cease using the tower.

B. If the cost of removal of the antenna or tower are not paid within thirty (30) days after the date on which the notice of request for payment is mailed to the owner of the property, the City Council may direct the county tax assessor to place the unpaid costs, including administrative fees associated with the removal on the county tax roll, as a special assessment against the property pursuant to Section 25845 of the Government Code of the State of California. The assessment shall be collected at the same time and in the same manner as ordinary county taxes are collected, and shall be subject to the same penalties and the same procedure and sale in case

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of delinquency as provided for ordinary county taxes. All laws applicable to the levy, collection and enforcement of county taxes shall be applicable to such special assessment.

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Chapter 17.70
PERMITS AND APPLICATIONS

Sections:

17.70.010 Permit application and review.
17.70.020 Application form and submittal items.
17.70.030 Authority to file an application.
17.70.040 Application acceptability of signatures.
17.70.050 Application filing and numbering.
17.70.060 Application withdrawal.
17.70.070 Decision processes for planning applications.
17.70.080 Environmental review.
17.70.090 Hearings.
17.70.100 Notice requirements.
17.70.110 Notice wording.
17.70.120 Hearing rules and procedures.
17.70.130 Continuation of hearing.
17.70.140 Testimony at hearing.
17.70.150 Planning Commission recommendation.
17.70.160 Review authority decision.
17.70.170 Notice of decision.
17.70.180 Effective date of decision.
17.70.190 Refiling of a denied application.
17.70.200 Appeals.
17.70.210 Permits to run with the land.
17.70.220 Subsequent permits.
17.70.230 Suspension and revocation of approved permit.
17.70.240 Expiration of approved permit.
17.70.250 Extension of expiration date of approved permit.
17.70.260 Succession to a county permit upon annexation.
17.70.270 Minor adjustment to approved permit.
17.70.280 Amendment to approved permit.

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17.70.010 Permit application and review.

An application for a permit or other land use matter required by this title shall be filed, processed, heard, and either approved, denied, or approved with conditions in accordance with the provisions of this chapter and the specific chapter within this title related to processing of that permit.

17.70.020 Application form and submittal items.

A. The Community Development Director shall prescribe and make available the form in which applications are made for a permit or other land use matter and maintain a list specifying the materials, information, and fees to be submitted with each application for a permit or other land use matter filed in accordance with this title. The list may be revised from time to time to comply with revisions to local, State, or Federal law, regulation, or policy. An application shall be made in the form prescribed by the Community Development Director on the date the application is filed, unless otherwise specified by this title or State law.

B. All filing fees required to be paid upon the filing of any application shall be set forth from time to time by City Council resolution.

17.70.030 Authority to file an application.

The following persons shall have the authority to file an application:

A. The record owner of the real property that is the subject of the permit or other matter;

B. The property owner's authorized agent;

C. Any person who can demonstrate a legal right, interest, or entitlement to use the real property subject to the application.

17.70.040 Applications acceptability of signatures.

If signatures of persons other than the owners of the property making the application are required or offered in support of, or in opposition to, an application, they may be received as evidence of notice having been served upon them of the pending application, or as evidence of their opinion on the pending issue, but they shall in no case infringe upon the free exercise of the powers vested in the City as represented by the Planning Commission and the City Council.

17.70.050 Application filing and numbering.

Applications filed pursuant to this title shall be numbered consecutively in the order of their filing, and shall become a part of the permanent official records, and there shall be attached thereto and permanently filed copies of all notices and actions, with certificates and affidavits of applicable posting, mailing or publication.

17.70.060 Application withdrawal.

Any person authorized to file an application may withdraw an application that has been filed at any time, provided the withdrawal is in writing and notification of public hearing has not been mailed. Any public hearing for which notification has been given shall be convened, and the application may be withdrawn at the hearing.

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17.70.070 Decision processes for planning applications.

A. Applications for permits or other land use matters identified in this title shall be acted upon in accordance with one of the decision processes depicted in Table 17.70.070 (Role of Review Authority Planning Permit Applications.) Table 17.70.070 determines the role of each review authority in the decision-making process, and shall not describe or limit the scope, meaning, or intent of any other provisions of this title. Table 17.70.070 only describes the processes that may be required this title, and does not describe other decision processes that may be required by other agencies. Subdivision processes and procedures are identified in Title 16.

Table 17.70.070

Role of Review Authority Planning Permit Applications			
Application Type	**Community Development Director**	**Planning Commission**	**City Council**
Non-Discretionary Applications			
Interpretation of Ordinance	Decision	Appeal	Appeal
Sign Permit	Decision	Appeal	Appeal
Administrative Use Permit	Decision	Appeal	Appeal
Site Plan Review Permit	Decision	Appeal	Appeal
Home Occupation Permit	Decision	Appeal	Appeal
Deviation	Decision	Appeal	Appeal
Discretionary Applications			
Conditional Use Permit	Recommend	Decision	Appeal
Planned Unit Development Permit	Recommend	Decision	Appeal
Variance	Recommend	Decision	Appeal
Zoning Ordinance Amendment / Zone Change	Recommend	Recommend	Decision
General Plan Amendment / Specific Plan Amendment	Recommend	Recommend	Decision

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B. All applications heard by the Planning Commission or City Council according to Table 17.70.070 shall be at public hearings in accordance with Chapter 17.70.090. The City Council shall be the final decision making body on all permits.

17.70.080 Environmental review.

All discretionary applications will be reviewed by the Community Development Department to determine if the project is subject to environmental review in accordance with the California Environmental Quality Act (CEQA) Guidelines, as currently adopted and amended from time to time. All non-discretionary applications are deemed to not be subject to environmental review, pursuant to CEQA Guidelines Section 15268.

17.70.090 Hearings.

A public hearing is a noticed session before the Planning Commission, City Council or other approval body, as appropriate, to receive original evidence or testimony from the applicant and the general public on applications regulated by this title.

17.70.100 Notice requirements.

Notice of time and place of public hearings shall be given in the following manner. Noticing may take place earlier than required if other laws or policies require a longer notice period.

A. A notice of any public hearing shall be given by at least one publication in a newspaper of general circulation in the city not less than 10 days before the date of the public hearing.

B. A notice of public hearing shall be given by mailing a written notice not less than 10 days prior to the date of such hearing to the applicant, and to owners of property within a radius of three hundred (300) feet of the exterior boundaries of the property that is the subject of the application, using for this purpose the name and address of such owners and properties, as shown on the latest adopted Kings County tax roll. Notice shall also be mailed to interested persons that have filed a written request for notification with the Community Development Director.

C. In the event that the number of owners of property to whom notice may be sent pursuant to Subsection B of this section would result in more than one thousand (1,000) notices, notice may alternatively be given at least ten (10) days prior to the hearing by either of the following procedures:

1. By placing a display advertisement of at least one-fourth page in a newspaper having general circulation within the area affected by the proposed ordinance or amendment; or

2. By placing a written notice with any generalized mailing sent by the City to property owners in the area affected by the proposed ordinance or amendment, such as billings for City services.

17.70.110 Notice wording.

Public notice of hearings shall begin with the words similar to "Notice of Proposed Change of Zone District" or "Notice of Proposed Variance" or "Notice of Proposed Conditional Use Permit," as the case may be, and set forth the description of the property under consideration, the nature of the proposed change or use, identification of the hearing body, and the time and place at which the public hearing on the matter will be held.

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17.70.120 Hearing rules and procedures.

Public hearings before the City Council and the Planning Commission shall be conducted in accordance with Section 2.04.030 of the Hanford Municipal Code.

17.70.130 Continuation of hearing.

If, for any reason, a public hearing cannot be completed on the date set for such hearing, the person presiding at such public hearing may, before adjournment or recess thereof, publicly announce the time and place at which the hearing will be continued, and no further notice shall be required.

17.70.140 Testimony at hearing.

A summary of all pertinent testimony offered at public hearings held in connection with an application filed pursuant to this title and the names of persons testifying shall be recorded and made a part of the permanent files of the application.

17.70.150 Planning Commission recommendation.

For applications requiring a final decision by the City Council, the Planning Commission shall first hold a public hearing on the matter. For such hearing, the Planning Commission shall, by resolution, recommend to the City Council approval or denial of the request, including the findings for the recommendation. Upon receipt of the recommendation from the Planning Commission, the City Council shall hold a public hearing after noticing is completed.

17.70.160 Review authority decision.

The review authority responsible for making a final determination for any application, as identified by Table 17.70.070, shall announce its findings by formal resolution, or in the case of a change to the text of this title or to the Zoning Map, by ordinance. Specific plans may be adopted by resolution or by ordinance. Site Plan Review Permits may be approved by letter. The resolution shall recite, among other things, the facts and reasons which, in the opinion of the hearing body, make the approval or denial of the permit necessary to carry out the provisions and general purpose of this title, and shall order that the permit or other action be approved, denied, or approved subject to conditions that it may impose.

17.70.170 Notice of decision.

Not later than ten days following the adoption of a resolution or other applicable document ordering that a permit or other action be approved or denied, a copy of said resolution or other applicable document shall be mailed to the applicant and to any other parties requesting notice of the action. The resolution or other applicable document shall also be filed and maintained as public record by the Community Development Director.

17.70.180 Effective date of decision.

A. The decision of the review authority identified in Table 17.70.070 for any permit or other non-legislative decision shall be effective and final ten (10) days following the adoption of the resolution, unless, within such period of time, the applicant or other interested party files a written appeal of the decision.

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17.70.190 Refiling of a denied application.

Where an application has been denied by a review authority and that action has become final, no new application for substantially the same request shall be accepted for filing for a period of one (1) year after the effective date of the denial, unless that review authority specifies in its decision that the denial is made without prejudice.

17.70.200 Appeals.

A. A decision of the Community Development Director may be appealed to the Planning Commission by any interested person within ten (10) days following the decision of the Community Development Director. Any decision of the Planning Commission, including a decision on an appeal, may be appealed to the City Council by any interested person within ten (10) days following the decision of the Planning Commission.

B. Appeals to the Planning Commission or to the City Council shall be conducted as a public hearing in accordance with the public hearing noticing and hearing procedures in this chapter.

C. A decision on an application that has been appealed may be upheld, overturned, or modified. The appeal decision shall be adopted by resolution or other applicable document.

17.70.210 Permits to run with the land.

Subject to the other provisions of this chapter, a permit that is effective and final pursuant to this chapter shall run with the land and shall continue to be valid upon a change of ownership of the site or structure that was the subject of the permit.

17.70.220 Subsequent permits.

Before any building, grading, encroachment or other development permit is issued for any building, excavation or other structures proposed as a part of an approved permit, the Community Development Director shall determine that the proposed building location, facilities and improvements are in substantial conformance with the approved permit and any conditions of approval.

17.70.230 Suspension and revocation of approved permit.

A. Upon the violation of any applicable provision of this title, the provisions of any use permit or upon the failure to comply with or satisfy any condition of approval related thereto, the permit or approval issued pursuant to this chapter shall be automatically suspended. Written notice of the suspension shall be sent by the Community Development Director to the person to whom the use permit was issued, or to their successor if known, advising them of the suspension and the violations causing the suspension.

B. No building, grading, encroachment or other development permit shall be issued for any building, excavation, or other structures proposed as a part of a permit that has been suspended. For any construction activity taking place on the site that is the subject of the suspended permit, the Building Official shall issue a Stop Work order.

C. The City Council shall hold a public hearing and hear evidence from city staff, the holder of the permit and other interested persons. Should the City Council find that there has been a violation of this title, the provisions of the permit, or a failure to comply with or satisfy any condition of approval related thereto, the City Council may either revoke the permit or take such

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other action as the City Council deems necessary to ensure compliance with the provisions of this title, the permit, and the related conditions of approval.

17.70.240 Expiration of approved permit.

A. An approved permit shall expire and shall become null and void two (2) years after the date of approval unless, prior to expiration, one of the following occurs:

1. A building permit is issued by the building official, and construction is commenced and diligently pursued toward completion on the property that was the subject of the approved permit.

2. The use for which the permit was approved has commenced

B. If a use for which a permit was approved has commenced and then is later abandoned for a continuous period of one (1) year, the permit shall expire and become null and void.

17.70.250 Extension of expiration date of approved permit.

Prior to expiration of a permit, a person having authority to file an application may file a written request with the Community Development Director for extension of a permit that may otherwise expire. The request for extension shall be taken to the Planning Commission, who may extend the expiration date of the permit by one (1) year. The Planning Commission may grant up to a total of three (3) one-year extensions.

17.70.260 Succession to a county permit upon annexation.

A. If a parcel of real property is considered for annexation to the city is subject to a permit previously approved pursuant to the provisions of the Kings County Zoning Ordinance and the use has commenced on the date that the City Council initiates annexation, then the city shall succeed to the permit and shall administer and enforce the permit in accordance with the provision of this chapter.

B. If a parcel of real property is considered for annexation that is subject to a permit previously approved pursuant to the provisions of the Kings County Zoning Ordinance and the use has not yet commenced on the date that the City Council initiates annexation, then the city shall declare in its resolution of annexation initiation whether it will or will not succeed to the permit. If the city declares that it will not succeed to a permit, then the permit shall be deemed null and void on the effective date of annexation.

17.70.270 Minor adjustment to approved permit.

A. Upon written request by a person having authority to file an application, a permit approved in accordance with this chapter that has not expired may be adjusted by the Community Development Director provided that the Community Development Director determines that the adjustment is minor, does not contradict the intent of the review authority's approval, does not increase the approved use's impact on adjacent properties, does not increase the intensity or character of the use that was approved, and is consistent with the General Plan.

B. If the Community Development Director determines that the findings in Subsection A of this section required to approve a minor adjustment cannot be met, then the applicant may apply for an amendment to the permit.

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17.70.280 Amendment to approved permit.

A person having authority to file an application may apply for an amendment to an approved permit that has not expired. The amendment application shall be processed with the same procedures as if the application was for a new permit.

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Chapter 17.72
SITE PLAN REVIEW PERMITS

Sections:

17.72.010 Purpose.
17.72.020 Applicability.
17.72.030 Site plan review committee.
17.72.040 Site plan contents.
17.72.050 Site plan review committee issuance.
17.72.060 Appeals.
17.72.070 Life of permits and extensions of time.
17.72.080 Revocation.
17.72.090 Subsequent permits.

17.72.010 Purpose.

The purpose of the site plan review permit is to assure that developments, new and remodeled buildings and structure, and improvements to land are reviewed to assure substantial compliance with the general plan, municipal code, policies, and improvement standards of the city.

17.72.020 Applicability.

A. The provisions of this chapter apply to:

1. Any development requiring a site plan review permit as per this Title.

2. New commercial, industrial and other non-residential structures or additions that add more than 100 square feet of useable floor space to the structure.

3. New multi-family residential development or additions that add more than 100 square feet of useable floor space to the structure.

4. Divisions of land or adjustments to property lines.

5. Interior alterations that increase the useable floor area of a non-residential structure by more than 100 square feet, or change the use of the structure.

6. Improvements made in the public right-of-way, except those initiated by the city, State, or a utility company.

7. Other non-residential improvements to land or buildings deemed by the Community Development Director to be subject to certain goals, policies, codes, regulations or improvement standards of the city.

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B. The provisions of this chapter do not apply to:

1. New or remodeled single-family dwellings;

2. Repairs and maintenance to the site or a structure that do not add to, enlarge, or expand the area occupied by the land use, or the floor area of the structure and that are substantially similar in design as the original construction;

3. Interior alterations that do not increase the useable floor area of the structure, or modify the use of the structure;

4. Construction, alteration, or maintenance by a public utility or public agency of underground or overhead utilities.

C. The total combined use area of the site of the proposed development shall be subject to site plan review permit procedures and all applicable goals, policies, codes, regulations, and improvement standards of the city.

17.72.030 Site plan review committee.

A. Members. The Site Plan Review Committee shall be comprised of staff representatives of the Community Development Director, City Engineer, and Building Official; in addition, the Community Development Director may request input from any other city department or public agency, subject to City Council policies.

B. Powers and Duties. The Site Plan Review Committee shall have the power to:

1. Review site plan review permit applications for consistency with the General Plan, municipal code, policies, regulations, and improvement standards of the city.

2. Apply requirements to a site to protect the public health, safety and general welfare.

3. Require revisions to the site plan to bring it into consistency.

4. Identify the city permits necessary to construct the proposed project.

5. Issue the site plan review permit subject to stated revisions.

6. Require that the site plan be resubmitted with required revisions.

17.72.040 Site plan contents.

A. The site plan shall be drawn to a scale which that clearly indicates all dimensions and includes the following information, as well as information identified in the site plan review application form:

1. Address;

2. Assessor’s parcel number;

3. Vicinity map on cover sheet;

4. Scale and north arrow;

5. Dimensions of property;

6. Location of existing and proposed buildings and/or structures showing dimensions from property lines and their intended use;

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7. Location, height and material of existing and/or proposed fences and walls;

8. Location of off-street parking. Indicate the number of parking spaces, type of paving, direction arrows and parking dimensions;

9. Location and width of drive approaches;

10. Location and direction of on-site drainage;

11. Location of existing and/or proposed public improvements (such as curbs, gutters, sidewalks, utility poles, fire hydrants, street lights, traffic signal devices, etc.);

12. Method of sanitary disposal;

13. Location of signs, their size, height, type of illumination and type of building material;

14. Location of trash refuse area;

15. Location and type of existing trees. Oak trees must have the approximate diameter size;

16. Location of areas to be landscaped;

17. Loading and storage areas indicating any fences and walls to be used as screening;

18. Location and height of all roof mounted structures;

19. Lighting, including the location and height of all exterior fixtures;

20. Such other data as may be required to permit the Site Plan Review Committee to evaluate the site plan.

B. The Site Plan Review Committee may require additional information on the site plan or as a separate document based upon the proposed development.

17.72.050 Site plan review committee issuance.

A. The Site Plan Review Committee shall declare their intention to either issue the site plan review permit or require resubmittal of the site plan at the Site Plan Review Committee meeting.

B. The Site Plan Review Committee shall, in writing to the applicant, either approve the site plan review permit with required revisions, or require resubmittal of the site plan and identify required revisions.

17.72.060 Appeals.

Appeals of the Site Plan Review Committee's decision shall be submitted and processed consistent with the procedures in Chapter 17.70.

17.72.070 Life of permits and extensions of time.

A. A site plan review permit shall expire one (1) year from its approval date, unless a building permit application has been submitted or the use has commenced.

B. Prior to expiration, the Community Development Director may extend the permit expiration date by one (1) year if there is substantial evidence that the applicant is diligently pursuing building permit approval or commencement of the use.

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17.72.080 Revocation.

Revocation of a site plan review permit shall be conducted consistent with procedures and notice requirements in Chapter 17.70.

17.72.090 Subsequent permits.

Subsequent development permits associated with the site plan review permit shall be consistent with the site plan review permit. If there is a change in the proposed development, a new site plan application shall be submitted.

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Chapter 17.74
ADMINISTRATIVE USE PERMITS

Sections:

17.74.010 Purpose.
17.74.020 Applicability.
17.74.030 Application procedure.
17.74.040 Findings.
17.74.050 Notices of decision.
17.74.060 Appeals.
17.74.070 Life of permits and extensions of time.
17.74.080 Revocation.
17.74.090 Subsequent permits.

17.74.010 Purpose.

The purpose of requiring the administrative approval of certain uses is to determine whether or not a particular use meets the standards set forth in this title that are specific to that use, with the intent that uses that meet all of the standards will be approved.

17.74.020 Applicability.

This chapter shall apply to all uses listed as permitted uses subject to administrative approval.

17.74.030 Application procedure.

Applications for an administrative use permit shall be filed pursuant to Chapter 17.70 with the Community Development Director and processed consistent with Chapter 17.70.060 and, if applicable, Chapter 17.70.070.

17.74.040 Findings.

In order for an application to receive administrative approval, the following findings must be made by the reviewing authority listed identified in Chapter 17.70.060:

A. The use meets the standards and requirements in this title that are specific to that use;

B. The use would be compatible with existing land uses and future permitted land uses within the zoning district in which the proposed use is to be located;

C. The use is consistent with the General Plan;

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D. The proposed location, size, design and operating characteristics of the use would not be detrimental to the public interests, health, safety, convenience or welfare of the city and that any incompatible impacts of the proposed use are mitigated by conditions of approval.

17.74.050 Notices of decision.

Notices of decision of an administrative use permit shall be processed consistent with Chapter 17.70.170. In addition to Chapter 17.70.170, a copy of the written decision shall be signed and dated by the Community Development Director and mailed to each property owner within three hundred (300) feet of the subject property.

17.74.060 Appeals.

Appeals to a decision of the reviewing authority of an administrative use permit shall be submitted and processed consistent with the procedures in Chapter 17.70.

17.74.070 Life of permits and extensions of time.

An administrative use permit shall expire one (1) year from its approval date, unless a building permit application has been submitted or the use has commenced.

17.74.080 Revocation.

Revocation of an administrative use permit shall be conducted consistent with procedures and notice requirements in Chapter 17.70.

17.74.090 Subsequent Permits.

Subsequent development permits associated with the administrative use permit shall be consistent with the site plan review permit. If there is a change in the proposed development, a new site plan application shall be submitted.

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Chapter 17.76
TEMPORARY USE PERMITS

Sections:

17.76.010 Purpose.
17.76.020 Temporary uses exempt from permit requirements.
17.76.030 Temporary use permit required.
17.76.040 Development standards.
17.76.050 Temporary improvements on a site.
17.76.060 Findings.
17.76.070 Conditions.

17.76.010 Purpose.

A temporary use permit provides a mechanism for administrative review and determination for proposed and qualifying short term uses and activities to ensure that such activities are consistent with the general plan and the provisions of this title.

17.76.020 Temporary uses exempt from permit requirements.

The following temporary activities and uses are allowed by right and expressly exempt from the requirement of first obtaining a temporary use permit, provided they conform to the listed development standards:

A. Construction yards, storage sheds, and construction offices (on site) in conjunction with an approved construction project where the yard and/or shed are located on the same site as the approved project.

B. Emergency public health and safety facilities established by a public agency.

C. Entertainment and assembly events held within auditoriums, stadiums, or other public assembly facilities, provided the proposed use is consistent with the intended use of the facility.

D. Entertainment and assembly events as part of an allowed permanent use (e.g., race at a raceway).

E. Events held exclusively on city property and that are in conjunction with the city use.

F. Events held exclusively at a school site that are in conjunction with the school use.

G. Events held exclusively on religious institution or facility site and that are in conjunction with that religious institution or facility use.

H. Garage and yard sales held on private property.

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I. Outdoor promotional events and seasonal sales related to an existing business with temporary outdoor display and sales of merchandise and seasonal sales in conjunction with an established commercial business that holds a valid business license and is in compliance with the development standards of this title.

J. Storage containers not in conjunction with an approved construction project when located on in a residential zone district for periods less than seventy-two (72) hours when located in nonresidential zone district for periods less than forty-five (45) days.

17.76.030 Temporary use permit required.

The following temporary activities and uses may be allowed, subject to the issuance of a temporary use permit prior in accordance with this chapter and Chapter 17.70:

A. Any use listed in Table 17.08.020 or Table 17.08.030 that is identified as a temporary use.

B. Construction yards, storage sheds, and construction offices (off site) in conjunction with an approved construction project, where the yard is located on a site different from the site of the approved construction project.

C. Entertainment and assembly events, including carnivals, circuses, concerts, fairs, festivals, food events, fundraisers, haunted houses, outdoor entertainment/sporting events, and similar events designed to attract large crowds and when not otherwise part of or consistent with a permitted use (e.g., race at a raceway).

D. Farmers markets.

E. Temporary sales, including swap meets, flea markets, rummage sales, and similar events in locations not specifically designed for such events.

F. Seasonal sales occurring outdoors when not related to an existing business.

G. Temporary sales offices.

H. Temporary land uses on unimproved or partially improved sites in a zoning district that allows that land use on a permanent basis.

I. Temporary community food banks.

J. Other temporary activities that the Community Development Director determines are similar in nature and intensity to those identified above.

17.76.040 Development standards.

Standards for height, off street parking spaces, setbacks, and other structure and property development standards that apply to the category of use or the zoning district of the subject parcel shall apply to all temporary activities. The Community Development Director may waive requirements for long term improvements that exceed the duration of the temporary use, including, but not limited to, landscaping and paving of parking lots.

17.76.050 Temporary improvements on a site.

A. Improvement to property at a level less than what is required by this title may be allowed to support temporary operations on the property yet still ensure public health, safety, and general

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welfare. This allowance shall not be used to circumvent or deviate from the requirements for public improvements required at the time of subdivision of property.

B. The allowance described in Subsection A shall be conducted through the temporary use permit process. The permit shall clearly identify what improvements are to be completed and what requirements are being waived for a limited period of time, as well as the time period for which the permit is valid. A temporary use permit allowing improvements less than required shall only be approved if the improvements to be completed are those minimally necessary to ensure public health, safety, and welfare

C. At the conclusion of the period authorized by the temporary use permit, either the property shall be brought into compliance with the requirements of this title or use of the property shall cease.

17.76.060 Findings.

The reviewing authority shall make all of the following findings to approve or conditionally approve a temporary use permit:

1. The use is a temporary use and will be limited to the specific duration of time that is identified in the temporary use permit.

2. The temporary use will not be detrimental to the health, safety, or general welfare of persons, property, or improvements in the vicinity of the proposed use, or to the general welfare of the city.

3. The temporary use will not function or be located in a manner that restricts access to required parking areas.

4. Approved measures for the removal of the use and site restoration have been required to ensure that no changes to the site would limit the range of possible future land uses otherwise allowed by this title.

5. The approval includes provisions to ensure that each site occupied by a temporary use shall be cleaned of debris, litter, or any other evidence of the temporary use upon completion or removal of the use.

6. The use is consistent with the general plan, applicable specific plans, and the provisions of this title.

17.76.070 Conditions.

The Community Development Director may place conditions on the temporary use permit, including, but not limited to, buffers, hours of operation, maintenance, lighting, improvements, parking, performance guarantees, property maintenance, signs, surfacing, time limits, and traffic circulation. Conditions must be deemed reasonable and necessary to protect the health, safety, or general welfare.

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Chapter 17.78
HOME OCCUPATION PERMITS

Sections:

17.78.010 Purpose.
17.78.020 Permit required.
17.78.030 Application.
17.78.040 Prohibited home occupation uses.
17.78.050 Operating standards.
17.78.060 Life of permits and extensions of time.
17.78.070 No transferability.
17.78.080 Revocation.

17.78.010 Purpose.

The provisions of this chapter provide for the conduct of home occupations that are incidental to and compatible with surrounding residential uses. A home occupation represents a legal income producing activity by the occupant of the dwelling.

17.78.020 Permit required.

Home occupations shall not commence without first obtaining a home occupation permit, except as provided below:

A. A home occupation permit shall not be required for an in-home educational activity, including but not limited to music lessons, academic tutoring, swimming lessons, or religious instruction, provided that no more than five students are present at any one time, and the activity complies with all of the operating standards in Section 17.78.040.

17.78.030 Application.

Applications for a home occupation permit shall be filed and processed pursuant to the applicable sections of Chapter 17.70.

17.78.040 Prohibited home occupation uses.

A. The following uses are, without limitation, example of land uses that are not incidental to nor compatible with residential activities in residential zones, and are prohibited as home occupations:

1. Barbershop, hair salon, nail care, massage therapy, or day spa
2. Fortune telling

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3. Kennel or animal boarding

4. Laboratory, general or medical

5. Mini-warehouse or self-storage facility

6. Motor vehicle repair or service, minor or major

7. Office; medical, dental, or optometry

8. Pet grooming

9. Repair shop, large appliance or equipment

10. Specialty construction or trade service where construction activities take place at the site

11. Tattooing or body art

12. Any other use determined by the Community Development Director to be not incidental nor compatible with residential activities.

B. A home occupation permit may be denied if the Community Development Director finds that land use proposed for a home occupation is listed in this section, or that the land use is not incidental nor compatible with residential activities.

17.78.050 Operating standards.

A. A home occupation shall comply with all of the following operating standards:

1. A home occupation shall not alter the appearance of the dwelling unit as seen from any public right-of-way.

2. There shall be no displays on the premises.

3. There shall be no signs other than those allowed by Chapter 17.56.

4. There shall be no advertising in any publication, on the internet, or otherwise, that identifies the home occupation by street address.

5. The home occupation shall be confined to one room located within the dwelling. A portion of a garage or carport may be used for home occupation purposes if it does not prevent the garage or carport from being used for parking of vehicles. Horticulture activities may be conducted outdoors within the rear of the lot only.

6. Only one vehicle no larger than a three-quarter ton truck may be used by the occupant directly or indirectly in connection with a home occupation.

7. The home occupation shall not encroach into any required parking, setback or open space areas.

8. There shall be no use of mechanical equipment not recognized as being part of a normal household or hobby use.

9. Activities conducted and equipment or material used shall not change the fire safety or occupancy classifications of the premises.

10. Utility consumption shall not exceed normal residential usage.

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11. The home occupation shall not create or cause noise, dust, light, vibration, odor, gas, fumes, toxic/hazardous materials, smoke, glare or electrical interference or other hazards or nuisances to an extent that would exceed the conditions of normal residential activities.

12. Only the occupants of the dwelling may be engaged in the home occupation, except as specifically modified by other sections of this title.

13. The home occupation shall not involve the use of commercial vehicles for delivery of materials to or from the premises at a frequency of more than three deliveries per week of a package or packages weighing less than one hundred (100) pounds.

14. The home occupation shall not generate pedestrian or vehicular traffic in excess of that customarily associated with the land use district in which it is located.

15. No home occupation shall commence until a current business license is obtained, pursuant to this title.

16. No more than one (1) home occupation shall be located within a dwelling unit at one time.

17. If the home occupation is to be conducted on rental property, the property owner's written authorization for the proposed use shall be obtained prior to the submittal for a home occupation permit.

18. No space shall be rented out to others in association with a home occupation.

19. A home occupation that is a cottage food operation shall meet the requirements of Section 17.60.050.

B. The Community Development Director may require additional operating standards when approving the home occupation permit if deemed necessary to carry out the intent of this title.

C. A home occupation permit may be denied if the Community Development Director finds that there is a failure or inability to meet one or more of the operating standards of this section.

17.78.060 Life of permits and extensions of time.

The initial life and subsequent extensions of time for home occupation permits are stated in Sections 17.70.240 and 17.70.250.

17.78.070 No transferability.

A. Notwithstanding Section 17.70.210, if property ownership changes on property subject to a valid home occupation permit, the home occupation permit shall not be transferable to a new property owner.

B. If the holder of a valid home occupation permit relocates to another site, the home occupation shall not transfer to the new site. A new home occupation permit shall be approved before the use may continue at the new site.

17.78.080 Revocation.

A home occupation permit may be revoked or modified in accordance with Section 17.70.230 if any one of the following findings are made:

A. The home occupation has become detrimental to the public health, safety or traffic, or constitutes a nuisance;

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B. The home occupation permit was obtained by misrepresentation or fraud;

C. The condition of the premises, or the area of which it is a part, has changed so that the home occupation is no longer justified under the meaning and intent of this title;

D. One or more of the operating standards of the home occupation permit have not been met;

E. The home occupation violates Federal, State, or local statute, ordinance, law, or regulation.

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Chapter 17.80
CONDITIONAL USE PERMITS

Sections:

17.80.010 Purpose.
17.80.020 Application procedure.
17.80.030 Findings.
17.80.040 Conditions of approval.
17.80.050 Notice of decision.
17.80.060 Appeals.
17.80.070 Life of permits and extensions of time.
17.80.080 Revocation.
17.80.090 Subsequent Permits.

17.80.010 Purpose.

In certain districts, conditional uses are permitted subject to the granting of a conditional use permit. Because of their unusual characteristics, conditional uses require special considerations so that they may be located in a proper zoning district in order that the objectives of this title are satisfied and the conditional use is compatible with the permitted uses in the zoning district.

17.80.020 Application procedure.

Applications for a conditional use permit shall be filed and processed pursuant to the applicable sections of Chapter 17.70.

17.80.030 Findings.

A. Before a conditional use permit can be approved, all of the following findings shall be made by the reviewing authority identified in Chapter 17.70:

1. The proposed use would not impair the integrity and character of the zoning district in which it is to be located;

2. The proposed use would be compatible with existing land uses and future permitted land uses within the zoning district in which the proposed use is to be located;

3. The proposed use is consistent with the general plan;

4. There will not be significant effects upon the quality of the environment and natural resources;

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5. The proposed location, size, design and operating characteristics of the proposed use would not be detrimental to the public interests, health, safety, convenience or welfare of the city and that any incompatible impacts of the proposed use are mitigated by conditions of approval.

B. A conditional use permit may be denied if the reviewing authority finds one or more of the findings in this section cannot be made.

17.80.040 Conditions of approval.

The reviewing authority may place conditions of the approval on the conditional use permit that promote the public interests, health, safety, convenience or welfare of the city or that mitigate any impacts to surrounding properties.

17.80.050 Notice of decision.

A notice of decision of a conditional use permit shall be processed consistent with Chapter 17.70.

17.80.060 Appeals.

Appeals to a decision of the reviewing authority of a conditional use permit shall be submitted and processed consistent with the procedures in Chapter 17.70.

17.80.070 Life of permits and extensions of time.

The initial life and subsequent extensions of time for a conditional use permit shall be per Chapter 17.70, except that when any conditional use permit that is approved in conjunction with a tentative subdivision map or parcel map pursuant to Title 16 the conditional use permit shall not expire unless the tentative subdivision map or parcel map also expires, and an extension of the tentative subdivision map or parcel shall be deemed to be an extension of the conditional use permit.

17.80.080 Revocation.

Revocation of an approved conditional use permit shall be conducted consistent with procedures and notice requirements in Chapter 17.70.

17.80.090 Subsequent Permits.

Subsequent development permits associated with a conditional use permit shall be submitted, reviewed, and processed consistent with Chapter 17.70.

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Chapter 17.82
PLANNED UNIT DEVELOPMENT PERMITS

Sections:

17.82.010 Purpose.
17.82.020 Application Procedure.
17.82.030 Allowed planned unit developments.
17.82.040 Prohibited planned unit developments.
17.82.050 Site area.
17.82.060 Findings.
17.82.070 Conditions of approval.
17.82.080 Notice of decision.
17.82.090 Appeals.
17.82.100 Life of permits and extensions of time.
17.82.110 Revocation.
17.82.120 Subsequent permits.

17.82.010 Purpose.

Planned unit developments (PUDs) are encouraged to achieve a more functional, aesthetically pleasing, and harmonious living and working environment within the city that otherwise might not be possible by strict adherence to the provisions of this title. In certain instances, the objectives of this title may be achieved by development that does not conform in all respects with the land use pattern designated on the zoning map or in the zone districts prescribed by this title.

17.82.020 Application Procedure.

A. Applications for a planned unit development (PUD) permit shall be filed and processed pursuant to the applicable sections of Chapter 17.70.

B. In addition to the standard application information required by the Community Development Director, the Site Plan Review Committee, after reviewing the site plan of the proposed PUD, shall list any unique, additional information necessary to review a proposed PUD in the Site Plan Review process.

17.82.030 Allowed planned unit developments.

A planned unit development may be utilized to achieve one or more of the following objectives:

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A. To permit a site within more than one zone district to mix the permitted or conditionally permitted land uses of both zones within the site without regard to the zone district boundary.

B. To permit development intensity greater than would otherwise be permitted by the implementation of the standards of the zone district in which the site is located;

C. To permit the lot patterns on size, shape, and layout that would otherwise not be permitted by the standards of the zone district in which the site is located;

D. To modify the required building setbacks, distances between structures, and landscaped areas that would otherwise be required by this title

E. To permit variations to the standard local street cross-sections;

F. To permit private streets and gated neighborhoods;

G. To permit the implementation of the mixed use provisions in the MX-N, MX-C, or MX-D zone districts; and

H. To reduce the amount of required parking spaces when spaces are shared among multiple land uses.

17.82.040 Prohibited planned unit developments.

A planned unit development is prohibited from being used to achieve one or more of the following:

A. To add land uses at are not otherwise permitted in the zone district in which the PUD is located;

B. To increase residential densities beyond the maximum allowed by the General Plan;

C. To modify sign standards or provisions in Chapter 17.56; or

D. To modify parking and loading standards or provisions in Chapter 17.54, except as stated in Section 17.82.030.

17.82.050 Site area.

A. The minimum site area for a planned unit development shall be five (5) acres, except that there shall be no minimum site area requirements if the site is an infill development site.

B. The site area may be made up of more than one parcel, however all parcels in the site area shall be contiguous.

17.82.060 Findings.

A. Before a planned unit development (PUD) permit can be approved, all of the following findings shall be made by the reviewing authority identified in Chapter 17.70:

1. The location and design of the PUD is in accordance with the purpose of this title;

2. The PUD is being proposed to achieve one or more of the objectives identified in Section 17.82.030;

3. The location and design of the PUD and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare of the community to properties or improvements in the vicinity

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4. The location and design of the PUD will not generate more traffic than the streets in the vicinity can carry without congestion, and will not overload utilities;

5. That PUD's population density, site area and dimensions, site coverage, yard spaces, height of structures, distances between structures, off-street parking and off-street loading facilities, landscaped areas and street design will produce an environment of stable and desirable character consistent with the purpose of this title;

6. The combination of different dwelling types, architectural appearance, and/or varieties of land uses in the development will complement each other and will harmonize with the existing and proposed land uses in the vicinity; and

B. A PUD may be denied if the reviewing authority finds one or more of the findings in this section cannot be made.

17.82.070 Conditions of approval.

The reviewing authority may place conditions of the approval on the planned unit development permit that promote well-planned neighborhoods, protect the public interests, health, safety, convenience or welfare of the city or that mitigate any impacts to surrounding properties.

17.82.080 Notice of decision.

A notice of decision of a planned unit development permit shall be processed consistent with Chapter 17.70.

17.82.090 Appeals.

Appeals to a decision of the reviewing authority of a planned unit development permit shall be submitted and processed consistent with the procedures in Chapter 17.70.

17.82.100 Life of permits and extensions of time.

The initial life and subsequent extensions of time for a planned unit development use permit shall be per Chapter 17.70, except that when any planned unit development permit that is approved in conjunction with a tentative subdivision map or parcel map pursuant to Title 16 the conditional use permit shall not expire unless the tentative subdivision map or parcel map also expires, and an extension of the tentative subdivision map or parcel shall be deemed to be an extension of the planned unit development permit.

17.82.110 Revocation.

Revocation of an approved planned unit development permit shall be conducted consistent with procedures and notice requirements in Chapter 17.70.

17.82.120 Subsequent permits.

Subsequent development permits associated with a planned unit development permit shall be submitted, reviewed, and processed consistent with Chapter 17.70.

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Chapter 17.84
VARIANCES AND MINOR DEVIATIONS

Sections:

17.84.010 Purposes.
17.84.020 Prohibited variances or minor deviations.
17.84.030 Application procedure.
17.84.040 Minor deviation findings.
17.84.050 Variance findings.
17.84.060 Notice of decision.
17.84.070 Appeals.
17.84.080 Life of permits and extensions of time.
17.84.090 Revocation.
17.84.100 Subsequent permits.

17.84.010 Purposes.

This section allows variances and minor deviations from the development standards of this title when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other physical conditions, the strict application of the standards denies the property owner privileges enjoyed by other property owners in the vicinity and in the same zoning district.

17.84.020 Prohibited variances or minor deviations.

A variance or minor deviation may be granted to waive or modify any development standard of this title except to:

A. Allow a land use not otherwise allowed in the zone district;

B. Increase the maximum allowed residential density;

C. Waive a specifically identified prohibition; or

D. Waive or modify a procedural requirement.

17.84.030 Application procedure.

Applications for a variance or minor deviation shall be filed and processed pursuant to the applicable sections of Chapter 17.70.

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17.84.040 Minor deviation findings.

A. Before a minor deviation may be approved, all of the following findings shall be made by the reviewing authority identified in Chapter 17.70:

1. The minor deviation is for the adjustment of a measurable development standard;

2. The minor deviation would allow an adjustment to a measurable development standard of not more than ten (10) percent.

3. The minor deviation is consistent with the purposes of this title.

4. The minor deviation will be consistent with the General Plan.

B. A minor deviation may be denied if the reviewing authority finds one or more of the findings in this section cannot be made.

C. Any application for a minor deviation that exceeds ten (10) percent of the development standard requirement shall be processed as a variance.

17.84.050 Variance findings.

A. Before a variance may be approved, all of the following findings shall be made by the reviewing authority identified in Chapter 17.70:

1. There are special circumstances applicable to the property, including size, shape, topography, location or surroundings, are such that the strict application deprives such property of privileges enjoyed by other property in the vicinity that are in the same zone district;

2. The variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the vicinity and that are in the same zone district and denied to the property for which the variance is sought;

3. The variance will not be materially detrimental to the public health, safety or welfare, or injurious to the property or improvements in the vicinity and that are in the same zone district in which the property is located;

4. The variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and that are in the same land use district in which such property is located;

5. The variance does not allow a use or activity which is prohibited in the zone district where the property is located; and

6. The variance is consistent with the purposes of this title.

7. The variance will be consistent with the general plan.

B. A variance may be denied if the reviewing authority finds one or more of the findings in this section cannot be made.

17.84.060 Notice of decision.

A notice of decision of a variance or minor deviation shall be processed consistent with Chapter 17.70.

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17.84.070 Appeals.

A. Appeals to a decision of the reviewing authority of a variance or minor deviation shall be submitted and processed consistent with the procedures in Chapter 17.70.

B. When a minor deviation is appealed, the variance findings in Section 17.84.050 shall apply to the appeal of the minor deviation.

17.84.080 Life of permits and extensions of time.

The initial life and subsequent extensions of time for a variance or minor deviation shall be per Chapter 17.70, except that when any variance that is approved in conjunction with a tentative subdivision map or parcel map pursuant to Title 16 the variance or minor deviation shall not expire unless the tentative subdivision map or parcel map also expires, and an extension of the tentative subdivision map or parcel shall be deemed to be an extension of the variance or minor deviation.

17.84.090 Revocation.

Revocation of an approved variance or minor deviation shall be conducted consistent with procedures and notice requirements in Chapter 17.70.

17.84.100 Subsequent permits.

Subsequent development permits associated with a variance or minor deviation shall be submitted, reviewed, and processed consistent with Chapter 17.70.

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Chapter 17.86
ZONING ORDINANCE AMENDMENTS

Sections:

17.86.010 Purpose.
17.86.020 Application Procedure.
17.86.030 Findings.
17.86.040 Notice of decision.
17.86.050 Appeals.
17.86.060 Life of permits and extensions of time.
17.86.070 Revocation.
17.86.080 Subsequent permits.

17.86.010 Purpose.

The purpose of this section is to provide a uniform procedure for amending the text of this title or the boundaries of the Zoning Map prescribed in this title. This title may be amended by changing the boundaries of districts or by changing any other provision thereof whenever the public necessity and convenience and the general welfare require such amendment by following the procedure set forth in this chapter.

17.86.020 Application Procedure.

A. Applications for amendment to this title shall be filed and processed pursuant to the applicable sections of Chapter 17.70.

B. An amendment or change to the boundaries of a zone district on the Zoning Map (zone change) may only be filed by a property owner or authorized agent of land that is affected by the proposed amendment, or by the City Council or Planning Commission.

C. An amendment or change to the text of this title (text amendment) may only be initiated by the City Council or the Planning Commission. Either authority may initiate such an amendment or change upon a written request by the Community Development Director or upon a written request with application fee by an interested person.

17.86.030 Findings.

A. Before a zone change or text amendment may be approved, all of the following findings shall be made by the reviewing authority identified in Chapter 17.70:

The amendment is internally consistent with the goals, objectives, and policies of the general plan and this title;

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The amendment would not be detrimental to the public health, safety, or welfare of the community;

The amendment would maintain the appropriate balance of land uses within the city;

The anticipated land uses on the subject site would be compatible with existing and future surrounding uses;

B. A zone change or text amendment may be denied if the reviewing authority finds one or more of the findings in this section cannot be made.

17.86.040 Notice of decision.

A notice of decision of a zone change or text amendment shall be processed consistent with Chapter 17.70.

17.86.050 Appeals.

The decision of the City Council regarding a zone change or text amendment is final.

17.86.060 Life of permits and extensions of time.

A zone change or text amendment is final upon its effective date and does not expire.

17.86.070 Revocation.

A zone change or text amendment may not be revoked, except by filing a new application in accordance with Chapter 17.70.

17.86.080 Subsequent permits.

Subsequent development permits associated with a zone change or text amendment shall be submitted, reviewed, and processed consistent with Chapter 17.70.

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Chapter 17.88
GENERAL PLAN AND SPECIFIC PLAN AMENDMENTS

Sections:

17.88.010 Purpose.
17.88.020 Application process.
17.88.030 Frequency of general plan amendments.
17.88.040 Findings.
17.88.050 Notice of decision.
17.88.060 Appeals.
17.88.070 Life of permits and extensions of time.
17.88.080 Revocation.
17.88.090 Subsequent permits.

17.88.010 Purpose.

The purpose of a general plan amendment is to allow for modifications to the Hanford General Plan text (e.g., goals, policies, or implementation programs), the General Plan Land Use Map, the General Plan Circulation Map, or other elements of the Hanford General Plan. The purpose of a specific plan amendment is to adopt a new or modify an existing, approved specific plan.

17.88.020 Application process.

A. Applications for a general plan or specific plan amendment shall be filed and processed pursuant to the applicable sections of Chapter 17.70.

B. A general plan amendment affecting the General Plan Land Use Map or other map in the General Plan may be filed by a property owner or authorized agent of land that is affected by the proposed amendment.

C. A specific plan amendment may be filed by a property owner or authorized agent of land that is affected by the proposed amendment.

D. A general plan or specific plan amendment may be initiated by the City Council or the Planning Commission. Either authority may initiate such an amendment upon a written request by the Community Development Director or upon a written request with application fee by an interested person.

17.88.030 Frequency of general plan amendments.

Pursuant to Government Code Section 65358, no mandatory element of the General Plan may be amended more frequently than four times during any calendar year. Subject to that limitation, an

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amendment may be made at any time and may include more than one change to the General Plan.

17.88.040 Findings.

A. Before a general plan or specific plan amendment may be approved, all of the following findings shall be made by the reviewing authority identified in Chapter 17.70:

1. The amendment is internally consistent with the goals, objectives, and policies of the General Plan and this title;

2. The amendment would not be detrimental to the public health, safety, or welfare of the community;

3. The amendment would maintain the appropriate balance of land uses within the city;

4. The anticipated land uses on the subject site would be compatible with existing and future surrounding uses;

B. A general plan or specific plan amendment may be denied if the reviewing authority finds one or more of the findings in this section cannot be made.

17.88.050 Notice of decision.

A notice of decision of a general plan or specific plan amendment shall be processed consistent with Chapter 17.70.

17.88.060 Appeals.

The decision of the City Council regarding a general plan or specific plan amendment is final.

17.88.070 Life of permits and extensions of time.

A general plan or specific plan amendment is final upon its effective date and does not expire.

17.88.080 Revocation.

A general plan or specific plan amendment may not be revoked, except by filing a new application in accordance with Chapter 17.70.

17.88.090 Subsequent permits.

Subsequent development permits associated with a general plan or specific plan amendment shall be submitted, reviewed, and processed consistent with Chapter 17.70.

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Chapter 17.90
NONCONFORMING USES, STRUCTURES, AND LOTS

Sections:

17.90.010 Purpose.
17.90.020 Applicability.
17.90.030 Nonconforming uses.
17.90.040 Nonconforming structures.
17.90.050 Nonconforming lots.
17.90.060 Discontinuance of nonconforming uses.
17.90.070 Expansion or reestablishment with conditional use permit.
17.90.080 Restoration of damaged nonconforming structures.
17.90.090 Removal of certain nonconforming uses and structures.
17.90.100 Effect of eminent domain.
17.90.110 Change of Nonconforming Uses.

17.90.010 Purpose.

Within the zones established by this title, there exist uses, structures, and lots which were lawful before this title was adopted or amended, but which would now be prohibited under the terms of this title or its future amendments. It is the intent of this title to permit these nonconforming uses to continue until they are terminated, but not to encourage their expansion. To avoid undue hardship, nothing in this Chapter shall be deemed to require a change in the plans, construction, or designated use of any building where a building permit has been issued prior to the effective date of this title, provided such permit is diligently carried to completion.

17.90.020 Applicability.

This Chapter applies to uses, structures, and lots that were lawful when they were commenced, constructed, or created, but that do not comply with one or more applicable provisions of this title. This Chapter does not apply to nonconforming signs, which are instead subject to the requirements of Chapter 17.56.

17.90.030 Nonconforming uses.

A. A use shall be deemed nonconforming if it was lawfully commenced prior to the adoption or amendment of this title, but which now does not conform to the use regulations of this title applicable to uses.

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B. A use shall be deemed nonconforming if it was lawfully commenced while under the jurisdiction of Kings County, but which, after annexation of the site into the City, does not conform to the use regulations of this title.

C. No use shall be deemed nonconforming if it was lawfully commenced and the only provision of this title not being met is the provision of the minimum amount of on-site parking or loading area.

17.90.040 Nonconforming structures.

A. A structure shall be deemed nonconforming if it was lawfully erected prior to the adoption or amendment of this title, but which now does not meet all of the provisions, standards, and requirements of this title applicable to structures.

B. Except as provided in this Chapter, no nonconforming structure shall be moved, altered, or enlarged so as to increase the amount of floor space or increase the difference between actual conditions and required standards regulating coverage, front yards, side yards, rear yards, height of structures, or distances between structures prescribed in the applicable regulations of this title, unless required by law or unless the moving, alteration or enlargement will result in the compliance of the structure with this title.

C. No structure partially occupied by a nonconforming use shall be moved, altered or enlarged in such a way as to permit the enlargement of the space occupied by the nonconforming use.

D. Routine maintenance and repairs may be performed on a nonconforming structure.

E. No new structure will be allowed if it will contribute to a nonconforming use, except in accordance with Section 17.90.070.

17.90.050 Nonconforming lots.

A. A lot shall be deemed nonconforming if it was legally created in accordance with the State Subdivision Map Act prior to the adoption or amendment of this title, but which, does not meet all of the provisions, standards, and requirements of this title applicable to lots.

B. A nonconforming lot shall not be subdivided, nor its lot lines adjusted, unless the subdivision or lot line adjustment brings the lot into conformance with the provisions, standards, and requirements of this title applicable to lots or reduces the difference between actual conditions and required standards while not creating a new nonconforming use or structure.

C. A nonconforming lot may be used for any use allowed in the zone district in which it is located.

D. A structure conforming to the provisions of this title may be constructed on a nonconforming lot.

17.90.060 Discontinuance of nonconforming uses.

A. Whenever a nonconforming use has been abandoned, discontinued, or changed to a conforming use for a continuous period of six months, the nonconforming use shall not be reestablished, and the use of the structure or site thereafter shall be in conformity with the regulations for the zone district in which it is located.

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B. An agricultural crop production use that is nonconforming due to annexation or adoption or amendment to this title shall be allowed to continue, provided that the intensity of the agricultural crop production use shall not increase.

C. An animal raising use that is nonconforming due to annexation or adoption or amendment to this title shall be allowed to continue, provided that the intensity of the animal raising use (i.e. type and number of animals) shall not change or increase. The provisions for abandonment or discontinuance shall not apply.

17.90.070 Expansion or reestablishment with conditional use permit.

A. A nonconforming use may be expanded by up to ten (10) percent of its existing floor area if a conditional use permit is granted, in accordance with Chapter 17.80. The expansion of a nonconforming use or structure may be allowed only one (1) time per use.

B. A nonconforming use that has been abandoned or discontinued for a period of more than six (6) months, but less than eighteen (18) months, may be reestablished if a conditional use permit is granted, in accordance with Chapter 17.80.

17.90.080 Restoration of damaged nonconforming structures.

A. Whenever a nonconforming structure or a structure used for a nonconforming use is destroyed by fire or other calamity to the extent of seventy-five (75) percent or more of its structural mass, or has been voluntarily razed, or is required by law to be razed, the structure may not be restored, except in full compliance the requirements of this title for the zoning district in which it is located and the nonconforming use shall not be resumed.

B. If destruction of the nonconforming structure is to an extent less than seventy-five (75) percent of the structural mass, the structure may be rebuilt and reused in its nonconforming status. The percentage of structural mass destroyed shall be determined by the building official.

C. Within one (1) year from destruction, the following may be reconstructed upon the approval of a conditional use permit, in accordance with Chapter 17.80:

1. A nonconforming single- or multi-family residential structure or use when located in a residential zone district.

2. A nonconforming commercial structure or use when located in a commercial or industrial zone district.

17.90.090 Removal of certain nonconforming uses and structures.

A. Upon receipt of a violation, the following shall be removed with thirty (30) days, unless an alternative deadline is specified in the violation notice:

B. A nonconforming use that does not occupy a structure or is using a structure having an assessed valuation of less than one thousand (1,000) dollars shall be discontinued and completely removed or converted to a conforming status.

C. Existing fences, walls and hedges that do not conform to the provisions of this title governing the placement of fences, walls and hedges in relation to street intersections or encroachment into the public right-of-way, shall be removed or modified to conform to the provisions of this title.

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17.90.100 Effect of eminent domain.

A. If the area of the lot is reduced by eminent domain, the provisions for nonconforming lots and structures shall apply, but the provisions for nonconforming uses shall not apply.

B. If a required yard or setback area is reduced or eliminated by eminent domain, any affected building or structure shall be deemed nonconforming; provided, however, such building or structure may be structurally altered so long as such alterations comply with all the other requirements of the zoning district.

C. If any required parking space on a lot is reduced or eliminated by eminent domain, the use shall not be deemed nonconforming solely because of lack of required parking spaces.

17.90.110 Change of Nonconforming Uses.

A. A nonconforming use may be changed to another nonconforming use upon approval of a conditional use permit, in accordance with Chapter 17.80.

B. A conditional use permit to change from one nonconforming use to another nonconforming use may only be granted if all of the following findings are made by the approving authority:

1. The proposed use will not alter the character of the zone district in which it is proposed to be located to any greater extent than the existing or preexisting nonconforming use;

2. The proposed use will not create more vehicular traffic than the volume created by the existing or preexisting nonconforming use;

3. The proposed use will not create more odor, dust, dirt, smoke, noise, vibration, illumination, glare, unsightliness or any other objectionable matter than the amount created by the existing or preexisting nonconforming use; and

4. The proposed use will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.

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Chapter 17.92
REASONABLE ACCOMMODATION

Sections:

17.92.010 Purpose.
17.92.020 Definitions.
17.92.030 Reasonable accommodation request.
17.92.040 Notice to the public of availability of accommodation process.
17.92.050 Requesting reasonable accommodation.
17.92.060 Medical information.
17.92.070 Application requirements.
17.92.080 Jurisdiction.
17.92.090 Findings for reasonable accommodation.
17.92.100 Appeals.
17.92.110 Fee.
17.92.120 Stay of enforcement.

17.92.010 Purpose.

In order to make specific housing available to one or more individuals with disabilities, this chapter implements the policy of the city on requests for reasonable accommodation in its rules, policies, and procedures for persons with disabilities as required by the Fair Housing Act, as amended, 42 U.S.C. Section 3604(f)(3)(B). The policy of the city is to comply fully with the provisions of the Fair Housing Act.

17.92.020 Definitions.

A. "Fair Housing Act" means The Federal Fair Housing Amendments Act of 1988, as amended.

B. "Applicant" means any person with disabilities or their representative that is requesting a reasonable accommodation pursuant to this chapter.

C. "Department" means the Community Development Department of the City of Hanford.

D. "Dwelling" means any building, structure, or portion thereof which is occupied as, or designed or intended for occupancy as, a residence by one or more families, and any vacant land which is offered for sale or lease for the construction or location thereon of any such building, structure, or portion thereof.

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E. "Person with disabilities" means any person who, as defined by applicable federal law, has a physical or mental impairment that limits one or more major life activities or anyone who is regarded as having such impairment; or anyone who has a record of such impairment.

17.92.030 Reasonable accommodation request.

A. Any person with disabilities and eligible under the Fair Housing Act or their representative may request a reasonable accommodation with respect to the various land use or zoning laws, rules, policies, practices and/or procedures of the city as provided by the Fair Housing Act pursuant to the procedures set out in this chapter.

B. Nothing in this chapter requires persons with disabilities or operators of group homes for persons with disabilities acting or operating in accordance with applicable zoning, licensing or land use laws or practices to seek reasonable accommodation under this chapter.

17.92.040 Notice to the public of availability of accommodation process.

The Department shall prominently display a notice at the counter in the Community Development Department and Finance Department advising that persons with disabilities or their representatives may request a reasonable accommodation in accordance with the procedures established in this chapter.

17.92.050 Requesting reasonable accommodation.

A. A request by an applicant for reasonable accommodation relating to land use or zoning rules, policies, practices and/or procedures may be made orally or in writing. The Department will assist the applicant with furnishing the Department all information necessary for processing the reasonable accommodation request, including that information which the Department deems necessary to complete a reasonable accommodation request.

B. The Department will provide the assistance necessary to an applicant in making a request for reasonable accommodation. The Department will provide the assistance necessary to any applicant wishing to appeal a denial of a request for reasonable accommodation to ensure the process is accessible to the applicant. The applicant is entitled to be represented at all stages of the proceedings identified in this chapter by a person designated by the applicant.

17.92.060 Medical information.

A. Should the information provided by the applicant to the Department include medical information or records of the applicant, including records indicating the medical condition, diagnosis or medical history of the applicant, the applicant may, at the time of submitting such medical information, request that the department, to the extent allowed by law, treat such medical information as confidential information of the applicant.

B. Medical Information. The Department shall provide written notice to the applicant of any request received by the Department for disclosure of the medical information or documentation which the applicant has previously requested be treated as confidential by the Department. The Department will cooperate with the applicant, to the extent allowed by law, in actions initiated by the applicant to oppose the disclosure of such medical information or documentation.

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17.92.070 Application requirements.

A. The applicant shall submit a request for reasonable accommodation in a form acceptable to the Department. The application shall include the following information:

1. The applicant's name, address and telephone number;

2. The address of the property for which the request is being made;

3. The name and address of the property owner, and the owner's written consent to the application;

4. The current actual use of the property;

5. The basis for the claim that the individual is considered disabled under the fair housing laws: identification and description of the disability which is the basis for the request for accommodation, including current, written medical certification and description of disability and its effects on the person's medical, physical or mental limitations;

6. The rule, policy, practice and/or procedure of the city for which the request for accommodation is being made, including the zoning code regulation from which reasonable accommodation is being requested;

7. The type of accommodation sought;

8. The reason(s) why the accommodation is reasonable and necessary for the needs of the disabled person(s). Where appropriate, include a summary of any potential means and alternatives considered in evaluating the need for the accommodation;

9. Copies of memoranda, correspondence, pictures, plans or other background information reasonably necessary to reach a decision regarding the need for the accommodation; and

B. If the project for which the reasonable accommodation is being requested also requires some other discretionary permit per this title or Title 16 (Subdivisions), then the reasonable accommodation request shall be acted on before proceeding with the public hearing for the discretionary permit applications.

17.92.080 Jurisdiction.

A. The community development director shall have the authority to consider and act on requests for reasonable accommodation. When a request for reasonable accommodation is filed with the department, it will be referred to the director/designee for review and consideration. The community development director shall issue a written determination within thirty (30) days of the date of receipt of a completed application and may (1) grant the accommodation request, or (2) deny the request, in accordance with federal law. Any such denial shall be in writing and shall state the grounds therefore. All written determinations shall give notice of the right to appeal and the right to request reasonable accommodation in the appeals process. The notice of determination shall be sent to the applicant by certified mail, return receipt requested and by regular mail.

B. Requests for Additional Information. If reasonably necessary to reach a determination on the request for reasonable accommodation, the director/designee may, prior to the end of said thirty (30) day period, request additional information from the applicant, specifying in detail what information is required. The applicant shall have fifteen (15) days after the date of the request for

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additional information to provide the requested information. In the event a request for additional information is made, the thirty (30) day period to issue a written determination shall be stayed. The Community Development Director shall issue a written determination within thirty (30) days after receipt of the additional information. If the applicant fails to provide the requested additional information within said fifteen (15) day period, the Community Development Director shall issue a written determination within thirty (30) days after expiration of said fifteen (15) day period.

17.92.090 Findings for reasonable accommodation.

A. A determination on the following findings shall be made before any action is taken to approve or deny a request for reasonable accommodation and must be incorporated into the record relating to such approval or denial:

1. Whether the housing that is the subject of the request for reasonable accommodation will be used by one or more persons with disabilities protected under federal fair housing laws;

2. Whether the accommodation requested may be necessary to afford one or more persons with disabilities equal opportunity to use and enjoy a specific dwelling;

3. Whether the requested accommodation would require a fundamental alteration to the city's zoning scheme;

4. Whether the requested accommodation would impose undue financial or administrative burdens on the city.

B. A request for a reasonable accommodation shall not be denied for reasons which violate the provisions of the Fair Housing Act. This ordinance does not obligate the city to grant any accommodation request unless required by the provisions of the Fair Housing Act or applicable California state law.

17.92.100 Appeals.

A. The applicant may appeal the decision within thirty (30) days of the date the mailing of the decision to the applicant.

B. Appeals shall contain a statement of the grounds for the appeal.

C. If an applicant needs assistance in appealing a decision, the department will provide the assistance necessary to ensure that the appeal process is accessible to the applicant. All applicants are entitled to be represented at all stages of the appeal proceeding by a person designated by the applicant.

D. Appeals shall be to the City Council who shall hear the matter and render a determination as soon as reasonably practicable, but in no event later than thirty (30) days after an appeal has been filed. All determinations on appeal shall address and be based upon the findings identified in Section 17.92.090 and shall be consistent with the Fair Housing Act.

E. An applicant may request reasonable accommodation in the procedure by which an appeal will be conducted.

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17.92.110 Fee.

There shall be no fee imposed in connection with a request for reasonable accommodation under the provisions of this chapter or an appeal of the decision. Nothing in this chapter obligates the city to pay an applicant's attorney fee.

17.92.120 Stay of enforcement.

While an application for reasonable accommodation or appeal of said application is pending before the city, the city will not enforce the subject zoning ordinance against the applicant.

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Chapter 17.94
ENFORCEMENT

Sections:

17.94.010 Purpose.
17.94.020 Issuance of permits, certificates and licenses.
17.94.030 Code Enforcement Officer defined.
17.94.040 Duties of the Code Enforcement Officer.
17.94.050 Infraction.
17.94.053 Public Nuisance.
17.94.057 Abatement.
17.94.060 Issuance of administrative citation.
17.94.070 Service of administrative citation.
17.94.080 Proof of service of administrative citation.
17.94.090 Abatement work—Extension of time.
17.94.100 Fines assessed.
17.94.110 Appeal of administrative citation.
17.94.120 Performance of abatement – City authority.
17.94.130 Entering property for abatement work.
17.94.140 Dangerous nuisance—Immediate abatement.
17.94.150 Administrative and abatement costs.
17.94.160 Costs of abatement—Record keeping.
17.94.170 Appeal of costs of abatement.
17.94.180 Notice of lien.
17.94.190 Collection of confirmed assessment.
17.94.200 Remedies of private parties.
17.94.210 Alternatives.
17.94.220 Enforcement authority.
17.94.230 Obstruction of enforcement.
17.94.240 Failure to comply.

17.94.010 Purpose.

The purpose of this chapter is to provide uniform provisions for the effective and fair enforcement of the provisions of this title.

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17.94.020 Issuance of permits, certificates and licenses.

A. All officials, departments and employees of the city vested with the authority or duty to issue permits, certificates, or licenses shall comply with the provisions of this title and the rest of the Hanford Municipal Code and shall issue no permit, certificate, or license which conflicts with the provisions of this title. Any permit, certificate, or license issued in error that is in conflict with the provisions of this title shall upon its issuance be void.

B. A business license for any new business or for a new location for any existing business activity shall not be issued until the Community Development Director has determined that conduct of the business activity is not in violation of any provision of this title.

17.94.030 Code Enforcement Officer defined.

The Community Development Director, the City Engineer, the Building Official, and the Fire Marshal or their assigned designee shall be the officials responsible for the enforcement of this title, and are collective referred to in this chapter as the Code Enforcement Officer.

17.94.040 Duties of the Code Enforcement Officer.

A. In the discharge of their duties, the Code Enforcement Officer shall have the right to enter any real property and any structure, building or other improvement located thereon for purposes of investigation and inspection, so long as the real property, and/or the structures, buildings or improvements thereon are open to the public, otherwise, entry must be with the permission of the owner or the owner's authorized agent. In the event permission cannot be obtained or is refused, entry shall be accomplished pursuant to an order or judgment of a court.

B. The Code Enforcement Officer, with the consent of the City Manager, may call upon the City Attorney to institute legal proceedings to enforce the provisions of this title, and the City Attorney is authorized to institute appropriate actions for that purpose.

C. The Hanford Police Department is also authorized to enforce the provisions of this title.

17.94.050 Infraction.

Any person or entity violating any provision of this title shall be guilty of an infraction. A person or entity shall be deemed guilty of a separate and distinct offense for each and every day a violation of this title is committed or continues to exist.

17.94.053 Public Nuisance.

Any violation of this title shall constitute a public nuisance.

17.94.057 Abatement.

Whenever the Code Enforcement Officer has inspected and finds that conditions constituting a public nuisance and/or a violation of this title exist, the city may use the procedures set forth in this chapter for the abatement of such nuisance or violation.

17.94.060 Issuance of administrative citation.

The Code Enforcement Officer shall issue an administrative citation, and serve the same in accordance with the provision of Section 17.94.070 on the landowner and the person, if other than the landowner, occupying or otherwise in apparent charge or control of the property. The administrative citation shall contain the following:

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A. The street address and/or assessor's parcel number and location description sufficient for identification of the property on which the violation and/or public nuisance exists;

B. A statement that the Code Enforcement Officer has determined that a violation and/or a public nuisance exists on the property, with a brief description of the conditions that render the property in violation and/or as a public nuisance and identification of the section(s) of the Hanford Municipal Code or other law or regulation violated;

C. A statement to require the violator(s) to obtain all appropriate permits and correct the violation or abate the public nuisance within the time period identified in the administrative citation which time period shall not exceed ten (10) days from the date of service of the administrative citation, unless the City Council or the Code Enforcement Officer identifies an alternative period of time on the administrative citation;

D. A statement advising that the disposal of material removed from the property in order to comply with the administrative citation shall be disposed of in the manner required by law;

E. A statement advising that if the required work is not commenced within the time specified, the Code Enforcement Officer may proceed to cause the work to be done, and bill the persons named in the administrative citation for all abatement costs and administrative expenses of the city and/or levy the costs against the property by recordation of a notice of lien in accordance with Section 17.94.180 of this chapter;

F. Amount of fine imposed for the violation(s);

G. Explanation of how the fine shall be paid and the consequences of failure to pay the fine;

H. Signature of the Code Enforcement Officer and the signature of the violator if the violator can be located. If the violator refuses or does not sign the administrative citation, the lack of such signature shall in no way affect the validity of the administrative citation and subsequent proceedings;

I. A statement advising the person or persons identified in the administrative citation that they may appeal the issuance of the administrative citation in accordance with Section 17.94.110 of this chapter.

17.94.070 Service of administrative citation.

The administrative citation, and any documents related thereto shall be served by one of the following methods:

A. Personal service; or

B. First Class mail, postage prepaid, to each person identified at the address as it appears on the last equalized assessment roll of the county, or as otherwise known to the Code Enforcement Officer. The address of the property owner shown on the assessment roll shall be conclusively deemed to be the property address for the purpose of service of the administrative citation. Service by mail in the manner described above shall be effective on the date of mailing.

C. The failure of the person with an interest in the property to receive any administrative citation served in accordance with this section shall not affect the validity of any proceedings taken under this chapter. If the owner of record, after diligent search cannot be found, the

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administrative citation may be served by posting a copy thereof in a conspicuous place upon the property for a period of ten days.

17.94.080 Proof of service of administrative citation.

Proof of service of the administrative citation shall be documented at the time of service by a declaration under penalty of perjury executed by the person effecting service, declaring the date and manner in which service was made. If the administrative citation is published, an affidavit of publication shall be obtained from the newspaper publishing the administrative citation.

17.94.090 Abatement work—Extension of time.

Upon receipt of a written request from any person required to comply with the administrative citation, the Code Enforcement Officer may grant an extension of time within which to complete the work or abatement, if the Code Enforcement Officer determines that such an extension of time will not create or perpetuate a situation imminently dangerous to life or property and if such person has begun and is diligently accomplishing the work or abatement. The Code Enforcement Officer shall have the authority to place reasonable conditions on any such extensions.

17.94.100 Fines assessed.

A. The City Council by resolution shall establish the amount of the fine to be assessed for administrative citations issued by Code Enforcement Officer.

B. If the violator or property owner fails to correct the violation, subsequent administrative citations may be issued for the same violation(s). The amount of the fine shall increase at a rate specified in the City Council resolution.

C. Payment of the fine shall not excuse the failure to correct the violation nor shall it bar further enforcement action by the city.

D. All fines assessed shall be payable to the city.

E. The failure of any person to pay a fine assessed by administrative citation within the time specified on the citation shall result in the assessment of an additional late fee to be charged. The amount of the late fee shall be ten percent of the total amount of the administrative fine owed.

F. The failure of any person to pay a fine assessed by administrative citation within the time specified on the administrative citation constitutes a debt to the city. To enforce that debt, the Code Enforcement Officer may:

1. File a claim with the small claims court;

2. Impose an assessment lien as set forth in Section 17.94.180; or

3. Pursue any other legal remedy to collect such money.

17.94.110 Appeal of administrative citation.

A. Any person receiving an administrative citation may appeal the issuance of the administrative citation to the City Council. The notice of appeal must be submitted on an appeal form provided by the community development director, must specify the basis for the appeal in detail, and must be filed with the community development director within ten (10) days after the date of service of the administrative citation. If the deadline falls on a weekend or city holiday, then the deadline shall be extended until the next regular business day.

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B. When an appeal is filed, unless the Code Enforcement Officer determines that the violations identified in the administrative citation constitute an immediate threat to the health or safety of any person, the enforcement of the violations identified in the administrative citation and the requirement to pay any fine shall be stayed until the date that the appeal hearing is held by the City Council.

C. As soon as practicable after receiving the written notice of appeal, the community development director or city manager shall fix a date, time, and place for the hearing. Written notice of the date, time, and place for the hearing shall be served at least ten (10) days prior to the date of the hearing to the party appealing the administrative citation by any one of the following means:

1. Personal service; or

2. First class mail and posting the notice of hearing conspicuously on or in front of the property on which the violation is located.

D. The failure of any person with an interest in the property to receive such notice of hearing shall not affect the validity of any proceedings taken under this chapter. Service by normal delivery mail in the manner described above shall become effective on the date of mailing.

E. Failure of any person to file an appeal in accordance with the provisions of this section shall constitute waiver of that person's rights to administrative determination of the merits of the administrative citation and the amount of the fine.

F. The City Council shall conduct a public hearing and accept oral and written evidence regarding the administration citation in the following manner:

1. The Code Enforcement Officer shall present testimony and evidence relating to the violation and the appropriate means of correcting the violation.

2. The owner, agent, or person responsible for the violation may present testimony or evidence concerning the violation and the means and time frame for correction.

G. The City Council may sustain, modify, or overrule the administrative citation.

H. The decision of the City Council regarding any appeal is the final administrative order and decision.

17.94.120 Performance of abatement – City authority.

If the violator and/or property owner fails to comply with the requirements of the administrative citation within the time periods set forth therein, the work to be performed and/or the abatement of the nuisance may, in the discretion of the Code Enforcement Officer, be performed by the city or by a contractor retained by the city.

17.94.130 Entering property for abatement work.

The Code Enforcement Officer or any employee, contractor, or authorized representative of the city may enter upon private property to abate the violation and/or nuisance in accordance with the provisions of this chapter. No person shall obstruct, impede, or interfere with any officer, employee, contractor, or authorized representative of the city whenever such person is engaged in the work or abatement, or in performing any necessary act preliminary to or incidental to such work or abatement, as authorized or directed pursuant to this chapter.

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17.94.140 Dangerous nuisance—Immediate abatement.

Whenever the Code Enforcement Officer determines that a violation or public nuisance is so imminently dangerous to life or adjacent property that such condition must be immediately corrected or isolated, the Code Enforcement Officer may institute the following procedures:

A. The Code Enforcement Officer shall attempt to make contact through a personal interview, or by telephone, with the landowner or the person, if any, occupying or otherwise in apparent charge or control of the property.

B. In the event contact is made, the Code Enforcement Officer shall notify such person or persons of the danger involved and require that such condition be immediately removed, repaired, or isolated so as to preclude harm to any person or property.

C. In the event the Code Enforcement Officer is unable to make contact as herein above noted, or if the appropriate persons, after notification by the Code Enforcement Officer, do not take action as specified by the Code Enforcement Officer, within twenty-four (24) hours or such lesser time as circumstances may warrant in the discretion of the Code Enforcement Officer, then the Code Enforcement Officer may, with the approval of the city manager, take all steps deemed necessary to repair, remove, or isolate such dangerous condition, or conditions with the use of city forces or a contractor retained by the city.

D. The Code Enforcement Officer shall keep an itemized account of the work and abatement costs and administrative expenses incurred by the city in repairing, removing, or isolating such condition or conditions. Administrative expenses may be recovered in the same manner that work and abatement costs are recovered.

17.94.150 Administrative and abatement costs.

Whenever a violation or public nuisance is found to exist as a result of an inspection, the actual work and abatement costs and reasonable administrative expenses, as determined by the Code Enforcement Officer, shall be paid by the property owner.

17.94.160 Costs of abatement—Record keeping.

The Code Enforcement Officer shall keep an itemized account of the expenses and costs incurred by the city in the work and abatement of any violation or public nuisance. Upon completion of the work and abatement, the Code Enforcement Officer shall prepare a report specifying the work and abatement performed, the itemized costs of the work on the property, including direct and indirect costs, a description of the property, and the names and addresses of the persons entitled to service per Section 17.94.070. Any such report may include expenses and costs on any number of properties, whether or not contiguous to each other. Each person named in the administrative citation shall be jointly and severally liable for such work and abatement costs and administrative expenses, and the amount of such costs and expenses shall be a debt owed to the city. Such report shall be served upon the persons identified therein in Section 17.94.090, together with a demand that the amount identified therein be paid within thirty (30) days of receipt of the report.

17.94.170 Appeal of costs of abatement.

The written demand for payment identified in Section 17.94.160 shall advise the person or persons identified in the written demand that they may appeal the demand for payment and the

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calculation of the amounts identified in the Code Enforcement Officer's report, within ten (10) days from the date of service of the written demand, which appeal must be made in accordance with the provisions of Section 17.94.120. The appeal shall be conducted in accordance with the provisions of Section 17.94.120.

17.94.180 Notice of lien.

A. If a violator fails to pay a fine within the time period identified on the administrative citation or should the violator fail to pay the costs of abatement within the time period identified in Section 17.94.160 or within ten (10) days after the date of the decision of the hearing officer should the hearing officer affirm the collection of a fine or the costs of abatement, the Code Enforcement Officer may execute and file in the office of the county recorder a notice of lien of substantially the following form:

NOTICE OF LIEN

Pursuant to the authority vested in the Code Enforcement Officer of the city of Hanford Municipal Code, said Code Enforcement Officer, by the provisions of the city of Hanford Municipal Code, and on or about _____, said Code Enforcement Officer did assess a fine and/or, on or administrative expenses and abatement costs upon that certain real property commonly known as _____ Hanford, California, and more particularly described in Exhibit "A", which is attached hereto and made a part hereof ("Real Property"), and neither the same has been paid. The city of Hanford hereby claims a lien on the Real Property for said fine and/or administrative expenses and abatement costs in the amount of $ _____. This amount shall be a lien upon the Real Property until the sum has been paid in full and discharged of record.

Dated: This _____ day of _____, 20__.

CODE ENFORCEMENT OFFICER OF THE CITY OF HANFORD

(ACKNOWLEDGMENT)

B. Immediately upon the recording of the notice of lien, the assessment shall constitute a lien on the real property assessed. Such lien shall, for all purposes, be upon a parity with the lien of state and local taxes.

17.94.190 Collection of confirmed assessment.

A. The notice of lien, after recording, shall be delivered to the tax assessor of Kings County, who shall enter the amount on the county assessment book opposite the description of the real property, and the amount shall be collected together with all other taxes levied thereon against the real property. Alternatively, the unpaid amount may be added to the tax roll instead of recording a notice of lien.

B. Thereafter, the amount set forth in the notice of lien shall be collected at the same time and in the same manner as ordinary county taxes are collected, and shall be subject to the same penalties and interest and to the same procedure under foreclosure and sale in case of delinquency as provided for ordinary county taxes. All laws applicable to the levy, collection and enforcement of county taxes are made applicable to such assessment. The amount set forth in the notice of lien shall be returned to the city to the fund designated for code enforcement activities.

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17.94.200 Remedies of private parties.

The provisions of this chapter shall not affect the rights of private parties to pursue any and all legal remedies.

17.94.210 Alternatives.

Nothing in this chapter shall prevent the City Council from requesting the city attorney to commence a civil or criminal proceeding to levy criminal or civil fines or abate a violation and/or a public nuisance as an alternative to the proceedings set forth in this chapter.

17.94.220 Enforcement authority.

Enforcement of this chapter by the city may be accomplished by the Code Enforcement Officer in any manner authorized by law. The procedures set forth in this chapter shall not be exclusive and shall not in any manner limit or restrict the city from enforcing other city ordinances or abating violations and/or public nuisances in any other manner provided by law.

17.94.230 Obstruction of enforcement.

Any person who removes any notice or order posted as required in this chapter without the consent of the city is guilty of an infraction.

Any person who obstructs, impedes or interferes with any representative or contractor of the city or with any person who owns or holds any estate or interest in real property, buildings or premises which has been ordered to be vacated, repaired, rehabilitated or demolished or brought into compliance with this chapter, when any of the aforementioned individuals are engaged in work involving the abatement, is guilty of an infraction.

17.94.240 Failure to comply.

It is unlawful for a person to violate any provision or to fail to comply with any of the requirements of this chapter. A violation of any of the provisions or failing to comply with any of the mandatory requirements of this chapter shall constitute an infraction which shall be punishable by fine as established by the resolution of the City Council.

Each such person may be charged with a separate offense for each and every day during any portion of which any violation of any provision of this chapter is committed, continued or permitted by such person and shall, upon conviction, be punished accordingly.

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Chapter 17.96
DEFINITION OF LAND USES

Sections:

17.96.010 Purpose.
17.96.020 Land use definitions.

17.96.010 Purpose.

The purpose of this chapter is to establish definitions for the identified land uses in this title.

17.96.020 Land use definitions.

The following land use definitions apply to this title. The item number in parenthesis at the end of the definition is not a part of the definition, but refers to the line item of that land use in Table 17.18.020 and Table 17.18.030.

"Accessory building or structure" means a structure which is subordinate to and the use of which is customarily incidental to, that of the main building, structure or use on the same site, including patio covers. If any accessory building is attached to the main building by a common wall or a connecting roof, such accessory building shall be deemed to be a part of the main building. (41) (A20)

"Accessory use" means a use incidental, related, appropriate and clearly subordinate to the main use of the site or building, and accessory use does not alter the principal use of the site. (41) (A20)

Adult day health care center. See Residential care facility. (H13)

"Adult entertainment establishment" means any adult bookstore, adult hotel or motel, adult motion picture arcade, adult motion picture theater, cabaret, sexual encounter establishment, adult model studio or any other business or establishment that offers its patrons services or entertainment characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas," but not including those uses or activities, the regulation of which is preempted by state law. (I1)

"Agricultural crop production" means the use of land for farming, horticulture, floriculture, viticulture, apiaries, tree and sod farms, animal and poultry husbandry, and accessory activities, including, but not limited to, storage, associated maintenance of equipment, harvesting of crops or feeding of animals and excluding dairying, stockyards, slaughtering or commercial food processing. Pursuant to Health and Safety Code Section 17021.6, any employee housing consisting of no more than thirty-six (36) beds in a group quarters or twelve (12) units or spaces designed for use by a single family or household shall be deemed an agricultural land use for zoning purposes. (D1)

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"Agricultural products packing, packaging, preparing or processing" means a facility performing any processing or packaging of crops after harvest, whether or not value is added, to prepare them for market on-site or for further processing and packaging elsewhere, including but not limited to: alfalfa and hay cubing; corn shelling; drying of corn, rice, hay, fruits or vegetables; pre-cooling and packaging of fresh or farm-dried fruits and vegetables; grain cleaning and custom grinding; custom grist mills; custom milling of flour, feed and grain; sorting, grading and packing of fruits and vegetables; canning, freezing, or preserving fruits and vegetables; tree nut hulling and shelling; and alcohol fuel production. Any of the above activities performed in the field with mobile equipment not involving permanent buildings are included under "Agricultural crop production." It includes related accessory uses such as offices, laboratories, retail sales of agricultural products produced on the premises or off-site by the operator, retail sales of agriculture-related promotional and/or educational items, and facility tours. Does not include "wineries," "commercial marijuana activity," "commercial cannabis activity," "marijuana cultivation," or sorting and packing activities conducted within a permitted roadside stand. (D2)

"Airport or heliport" means an area of land, water or a structural surface that is used for the landing and takeoff of airplanes and/or helicopters, and any appurtenant areas or buildings that are used for maintenance, servicing, or storing of aircraft, and for services provided to pilots or passengers. (K1)

"Ambulance service" means the provision by a licensed ambulance provider of ground transportation of a sick or injured person in a specially designed and equipped vehicle which includes a trained ambulance attendant who is licensed or certified as required by state law. (J1)

"Animal raising" means the care and breeding of domestic agricultural animals such as chickens and other fowl, horses, goats, or cows. (D3)

Art school. See School, charter, trade, vocational, art, business, or professional. (C13)

"Artisan food and beverage production and sales" means small scale production and/or preparation of food and/or beverages made on site with minimal automated processes involved and may include direct sales to consumers and product tasting. This definition includes uses such as small batch food producers and bakeries, small batch candy shops, cheese makers, and herbal remedies. The definition does not include production of beer, wine, or other alcoholic beverages. (B1)

Assembly, place of. See Club, lodge, or private meeting hall (C3) or Religious institution or facility. (C10)

"Assisted living, skilled nursing, or hospice facility" means a residential complex providing skilled nursing care on an intermittent, extended, or continuous basis to residents, with staff personnel and programs to assist residents with many activities of daily living. Units may or may not have kitchens, and meals can also be provided in a central location. (1) (H1)

"Athletic complex or ball field" means a field, outdoor court, outdoor swimming pool, stadium or group of these used for sporting activities such as baseball, softball, football, basketball, swimming, or other sports, and is not operated as a commercial enterprise. (G1)

"Auction or sales house" means a fully enclosed establishment where items are offered for sale through competitive bidding. It does not include foreclosure, real estate or personal property sales conducted upon the site of the estate, foreclosed or for sale property or property belonging

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to the personal property owner. It does not include "Swap meet or flea market" or "Auction or sales yard." (I2)

"Auction or sales yard" means an outdoor or open air facility where items are offered for sale through competitive bidding. Items typically include motor vehicles, heavy equipment, items of an industrial nature, livestock, or items not normally found within retail stores. It does not include "Swap meet or flea market." It may also have an indoor component similar to an Auction or sales house. (I3)

"Auditorium" means a large room or building used for public gatherings typically open to the general public to watch and/or listen to a performance, speech, or concert. It does not include "Theater, live or movie." (C1)

"Automated teller machine (ATM)" means a computer terminal that takes the place of a human bank teller and allows the user to access basic bank services, such as making deposits and cash withdrawals, from remote locations. (A1)

"Automobile and pick-up sales, new and used" means an open area that can include buildings, other than a street, used for the display, sale, or rental of new and used automobiles and pick-ups along with incidental repairs and servicing of automobiles or pick-ups. (I4)

"Automobile and pick-up sales, used only" means an open area or building, other than a street, used for the display, sale or rental of used automobiles and pick-ups and where no repair work is done except minor incidental repairs and servicing of automobiles or pick-ups to be displayed, sold or rented on the premises. (I5)

Automobile service station. See Fuel sales, retail, Motor vehicle repair or service, minor, and Motor vehicle repair service, major. (I16) (J18) (J19)

Automobile wrecking yard. See Junk yard, wrecking yard, or salvage facility. (K5)

Ball field. See Athletic complex or ball field. (G1)

"Bank or credit union, main branch" means an institution providing retail banking services that is the main branch in the city. This classification includes only those institutions engaged in the on-site circulation of money, including credit unions, but excluding a payday lender or check-cashing establishment. For administration, headquarters, or other offices of banks and credit unions without retail banking services with on-site circulation of money see Office, professional or commercial. (J2)

"Bank or credit union, secondary branch" means an institution providing retail banking services that is a secondary or satellite branch in the city and either does not provide loan officers on site or only provides merchant bank services. This classification includes only those institutions engaged in the on-site circulation of money, including credit unions, but excluding a payday lender or check-cashing establishment. For administration, headquarters, or other offices of banks and credit unions without retail banking services with on-site circulation of money see Office, professional or commercial. (J3)

"Bar, nightclub, or lounge" means an establishment that provides alcoholic beverages for consumption on the site and may or may not provide food service, and that may provide live entertainment and/or dancing. This use typically requires an ABC Type 40, 42, 48, 60, or 61 license. (B2)

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"Barbershop, hair salon, nail care, massage therapy, or day spa" means an establishment that provides personal care treatments or massage therapy of hair, skin, nails, and/or face where overnight accommodations are not provided. This use includes the application of permanent facial makeup, but does not include other forms of tattooing or body art application. (J4)

"Bed and breakfast inn" means a transient lodging establishment that is predominantly residential in character, is primarily engaged in providing overnight or otherwise temporary lodging for the general public, and where a breakfast meal is customarily included in the lodging rate. Alcoholic beverages served to overnight guests typically requires an ABC Type 67 license. (2) (H2)

"Boarding house or rooming house" means a structure where residents typically rent by the room, and where meals are typically provided. This definition does not include assisted living, skilled nursing, or hospice facility, bed and breakfast inn, or residential care facility. (3) (H3)

"Boat, recreational vehicle (RV), and truck sales" means an open area or building, other than a street, used for the display, sale, or rental of new or used boats, campers, camper trailers, recreational vehicles, trucks over one-ton class, and other vehicles or sporting equipment of similar size, and where no repair work is done except minor incidental repairs and servicing of vehicles and equipment to be displayed, sold or rented on the premises. (I6)

"Brewery, winery, or distillery" is an establishment that manufactures beer, wine, distilled spirits or similar alcoholic beverages, including processing, storage, aging, packaging, bottling, and shipping. Consumption can occur on or off the site in accordance with the establishment's ABC license restrictions, and can include tasting facilities and/or a restaurant. This use typically requires an ABC Type 01, 02, 03, or 04 license. (D4)

"Brewpub" means a restaurant that also brews limited amounts of beer (less than 5,000 barrels) for consumption on the site. This use typically requires an ABC Type 75 license. (B3)

"Building materials and supply or home improvement store" means an establishment selling a mix of lumber, building materials, tools, residential appliances, nursery items, and home furnishings. (I7)

"Bus, transit, or train station" means a terminal facility where transit vehicles load or unload passengers, along with supporting services such as ticket sales and waiting areas. Bus, transit, or train station does not include a transit stop along a route in the public right-of-way where no additional services are provided. (K2)

Business school. See School, charter, trade, vocational, art, business, or professional. (C13)

"Business support service" means an establishment providing primarily other businesses with a mix of services that can include word processing, desktop publishing, spreadsheet design, telephone answering, mail receiving and forwarding, packing and shipping, bookkeeping, and photocopying, and can include indoor storage rental, and/or small office space rental when provided with these services. (E1)

"Call center" means an office used primarily for receiving or transmitting a large volume of requests by telephone to administer product support or information inquiries from consumers or to conduct telemarketing, solicitation of charitable or political donations, debt collection, or market research. (E2)

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"Car wash, automatic or full service" means a facility for washing vehicles using conveyorized and/or mechanized equipment where the washing of the vehicle is performed by equipment, the facility's employees, or both. (J5)

"Car wash, self-service" means a facility for washing vehicles where the user of the vehicle uses handheld equipment, typically coin-operated, to wash the vehicle. (J6)

"Card room" means an establishment providing legal gambling combined with card games, and can include a restaurant, bar, or other ancillary entertainment. (C2)

"Caretaker residence or quarters" is a residence that is accessory to a primary use of the site, for housing a persons or persons who are tasked with caring for or securing the site on a part-time or full-time basis. Second dwelling unit includes caretaker residence or quarters in residential zones. (A2)

"Carnival or circus" means a temporary outdoor amusement center, bazaar or fair, either involving use of special purpose equipment or conducted by professional operators, or both, and where activities include such things as rides, exhibitions, food service, sales, or small-scale games. Carnival or circus does not include a non-profit event sponsored by a local school or religious institution. (C4)

"Carpet cleaning and dyeing" means an establishment that provides for the cleaning and dyeing of rugs, carpet, and upholstery. (J7)

"Cemetery" means land and facilities used or intended to be used for the burial or interment of the dead, and includes a columbarium, crematorium, mausoleum and/or mortuary when operated in conjunction with and within the boundary of the facility. (F1)

Charter School. See School, charter, trade, vocational, art, business, or professional. (C13)

Check cashing establishment. See Payday lender or checking cashing establishment. (J20)

Child care center. See Day care facility. (A4) (F4) (F5) (F6)

"Club, lodge, or private meeting hall" means a large room or building used for public gatherings where membership or invitation is typically required to attend. It can include a dance floor, lodge rooms, conference rooms, dining rooms, drinking establishments for members and their guests only, and exhibit rooms. Alcoholic beverage service to members and their guests typically requires an ABC Type 51, 52, or 57 license. (C3)

"Cold storage or ice house" means a facility for the storage food or other items in an artificially cooled place for the purpose of preservation, and/or for producing large amounts of ice. (K3)

"College or university, private or public" means a school or group of schools that provides post-secondary education usually resulting in a degree. (C5)

Clinic, medical. See Urgent care center or other walk-in clinic. (E9)

"Commercial recreation facility, indoor" means indoor recreational facilities that are operated as a business and open to the general public for an entry fee or pay per use. Examples include indoor uses such as, but are not limited to, a bowling alley, bounce house, skating rink, batting cage, miniature golf, swimming pool, climbing wall, arcade, and similar uses. Food and beverage service can be provided as an ancillary use. (G2)

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"Commercial recreation facility, outdoor" means outdoor recreational facilities that are operated as a business and open to the general public for an entry fee or pay per use. Examples include outdoor uses such as, but are not limited to, a batting cage, miniature golf, water slide, go-cart racing, and similar uses. Food and beverage service can be provided as an ancillary use. (G3)

Communications equipment building. See Electric distribution and transmission substation, gas regulator station, communications equipment building, public service pumping station, or elevated pressure tank. (F7)

"Community center or facility" means an assembly building used typically for non-profit social, recreational, and cultural activities. (F2)

"Community garden" means an area of land managed and maintained by an individual or group to grow and harvest food and horticultural products for personal or group consumption. The garden may be divided into separate garden plots for cultivation by one or more individuals or may be farmed collectively by members of the group. (F3)

"Construction materials recycling" means a yard or facility that collects leftover construction materials that may be recycled or reused as an alternative to disposal in landfill site. Examples of construction materials include lumber, drywall, masonry, cabinets, metals and appliances, cardboard and paper, asphalt roofing, plastic and vinyl, doors and windows, tubs, sinks, and toilets. (J8)

"Convenience store, with or without fuel sales" means an establishment with extended operating hours and in a convenient location, stocking a limited range of household goods and groceries. Retail fuel sales may or may not also be provided. (I8)

"Convention or conference center" means facilities designed and used for conventions, conferences, seminars, trade shows, product displays, and other events in which groups gather to promote and share common interests. Convention centers typically have at least one auditorium and may also contain concert halls, lecture halls, meeting rooms, and conference rooms, as well as accessory uses such as facilities for food preparation and serving and administrative offices. Convention or conference center does not include conference rooms that may be an ancillary use in a hotel and motel. (C6)

"Copy, printing, or mailing service" means an establishment providing printing, photocopying, engraving, binding, packaging, mailing and related services to both businesses and individuals. (J9)

"Cottage Food Operation" means a home-based business involving the preparation and/or packaging of certain foods in private-home kitchens for sale primarily by the resident family. (A3)

"Crematorium or columbarium" is a structure or building substantially exposed above ground intended to be used for the cremation and/or interment of the cremated remains of a deceased person or animal. (J10)

"Day care facility" means a facility providing supervision, feeding and nonmedical care of persons, usually but not necessarily children, for a time period of less than twenty-four (24) hours. Day care facilities are further divided into the following categories: up to eight (8) persons, nine (9) to fourteen (14) persons, and over fourteen (14) persons. (A4) (F4) (F5) (F6)

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Day spa. See Barbershop, hair salon, nail care, massage therapy, or day spa. (J4)

"Drive-thru pick-up window, not in conjunction with a restaurant" means the ancillary use of a window or other opening in the wall of building through which goods or services are provided directly to customers in motor vehicles. Examples of non-restaurant establishments with this ancillary use can include banks, pharmacies, and dry cleaners. (A5)

"Dry cleaning or laundromat" means an establishment providing laundry, dry cleaning, and other related services for individual customers on a pick-up and drop-off basis or where with coin-operated washing and drying machines are available for customer use. (J11)

Duplex. See Multi-family dwelling. (10) (H9) (H10) (H11)

Dwelling, multiple-family. See Multi-family dwelling. (10) (11) (12) (H9) (H10) (H11)

Dwelling, single-family. See Single-family dwelling. (16) (17) (H15) (H16)

"Electric distribution and transmission substation, gas regulator station, communications equipment building, public service pumping station, or elevated pressure tank" means the assembly of above-ground buildings or equipment on a separate lot that is part of a system for the distribution or transmission of electric power, natural gas, domestic water, or communications. Wireless communication facilities are not included in this definition. (F7)

"Electric vehicle recharging facility" means one or more publicly available parking spaces served by electric vehicle service equipment, and is typically an ancillary use in a parking garage or parking lot. (A6)

Elevated pressure tank. See Electric distribution and transmission substation, gas regulator station, communications equipment building, public service pumping station, or elevated pressure tank. (F7)

"Emergency Shelter" means a facility providing housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less where housing is not denied because of an inability to pay. (4) (H4)

"Employee housing" means a residential structure providing accommodations for six (6) or fewer farmworkers pursuant to Health and Safety Code Section 17021.5. (5) (H5)

"Equipment rental yard" means an establishment offering a wide variety of large equipment or tools for rent, much of which is stored outdoors when not being used. (J12)

"Exterminator or pest control service" means an establishment specializing in the elimination of vermin, insects, or other similar pests from a building or grounds, especially by the controlled application of toxic chemicals. (J13)

"Fairgrounds" means an area with indoor and outdoor facilities where fairs, circuses, or exhibitions are held. (F8)

"Farmers market" means a facility or area where several farmers or growers gather on a periodic basis to provide fresh fruits, vegetables, or other locally-grown agricultural products directly to consumers. (I10)

"Feed and seed store" means an establishment that provides feed, seed, and animal and agricultural supplies primarily in bulk quantities. (I11)

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"Food catering" means an establishment that prepares and delivers food and beverages for off-site consumption, typically at a special event, without provision for on-site pickup or consumption. (J14)

"Food locker" means an establishment that rents lockers, compartments, or space for the storage of frozen food. A food locker may also include the preparation or dressing of animal carcasses for consumption, but does not include the slaughtering of animals. (K4)

"Food produce stand" means an area or building set aside for the sale of agricultural produce that is grown primarily on the site. (I13)

"Food market" means an establishment that provides a wide variety of fresh produce and meat, canned and packaged food items, small household goods, and similar items that are typically consumed and used off premises. It can also contain a section where prepared foods are sold and consumed on site. (I12)

"Fortune telling" means an establishment where people's fortunes are predicted through the use of astrology, card reading, numerology, etc. (J15)

"Fuel distributing" means a facility that is a base of operations for the bulk distribution of gasoline, propane, butane, or other another site. (J16)

"Fuel sales, fleet or cardlock" means an establishment that is typically unattended and provides gasoline, propane, diesel fuel, and/or other liquid or gaseous fuels mainly for commercial fleet vehicles. (I15)

"Fuel sales, retail" means an establishment that provides gasoline, propane, diesel fuel, and/or other liquid or gaseous fuels directly to consumers. (I16)

"Funeral home or mortuary" means an establishment where deceased are prepared for burial or cremation, and funeral services may be conducted. It can include an area where funeral vehicles are stored and caskets and other funeral supplies are sold. (C7)

"Furniture store" means an establishment that primarily provides large and small furniture for living spaces such as homes and offices. Items sold normally include beds, tables, chairs, sofas, desks, and shelves. Home appliances, outdoor/patio furniture, wall cabinets, garage storage units, and home furnishing accessories are items sold that are excluded from the definition of furniture store. (I14)

"Games of skill or amusement" means machines, devices or apparatus, the operation or use of which is made possible by the deposit or placement of any currency, plate, disc, slug or key into any slot or crevice, for the purpose or use as a game or amusement. This use does not include games, machines, or devices used for a purpose that is prohibited by law. (A8) (A9)

"Garden shop" means an establishment that provides live plants and related products mainly to residential consumers, with a portion of the establishment typically located outdoors. (I17)

Gas regulator station. See Electric distribution and transmission substation, gas regulator station, communications equipment building, public service pumping station, or elevated pressure tank. (F7)

Gas station. See Fuel sales, retail. (I16)

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"Golf course or country club" means one or more golf courses, with accessory facilities and uses that can include clubhouses with bar and restaurant, locker and shower facilities; driving ranges; "pro shops" for onsite sales of golfing equipment; and golf cart storage and sales facilities. (G4)

"Government office; local, state, or federal" means a facility owned or operated by a local, state, or federal government that provides services to the public such as employment assistance, public assistance, motor vehicle registration and licensing services and similar activities commonly accustomed to having sizeable assemblages of people waiting for service, whether pedestrian or vehicular. This use does not include a government-owned facility that is more specifically defined in this chapter, such as fairgrounds, cemetery, post office, or public safety facility. (F9)

"Guest house" means living quarters without a kitchen, located on the same premises with a main residence. (34)

Hair salon. See Barbershop, hair salon, nail care, massage therapy, or day spa. (J4)

"Hazardous waste facility" means all contiguous land and structures, other appurtenances and improvements on the land used for the treatment, transfer, storage, resource recovery, disposal or recycling of hazardous waste, and may consist of one or more treatment, transfer, storage, resource recovery, disposal or recycling hazardous waste management units, or combinations of these units. (See Health and Safety Code Section 25117.1.) (D5)

"Health or fitness facility, large" means a fitness center, gymnasium, health club or athletic club that typically charges a membership fee and includes any of the following: indoor sauna, spa or hot tub facilities; a swimming pool, or a tennis, basketball or handball court. (G5)

"Health or Fitness Facility, small" means a fitness center, health club or athletic club that typically charges a membership fee and does not include any of the following: indoor sauna, spa or hot tub facilities; a swimming pool, or a tennis, basketball or handball court. (G6)

Heliport. See Airport or heliport. (K1)

"Home occupation" means a commercial business activity conducted as an accessory use within a residence. (A10)

"Hospital, general or psychiatric" means a facility that provides medical, psychiatric, or surgical service for sick or injured persons, primarily on an in-patient basis, and including ancillary facilities for out-patient and emergency treatment, diagnostic services, training, research, administration and services to patients, employees, or visitors. (E5)

"Hotel or motel" means a building or group of buildings in one complex consisting of multiple guest rooms intended or designed to be occupied on a temporary basis, and typically providing ancillary services such as a restaurant, lounge, pool or exercise room, meeting rooms, and/or other personal services. Alcoholic beverages served to overnight guests outside of a restaurant or bar/lounge typically requires an ABC Type 70 license. (6) (H6)

"Industrial or manufacturing facility, heavy" means a facility that manufactures products from extracted or raw materials or recycled or secondary materials, or the bulk storage and handling of such products and materials. This use includes operations such as biomass energy conversion; production apparel manufacturing; photographic processing plants; leather and allied product manufacturing; wood product manufacturing; paper manufacturing; chemical manufacturing; plastics and rubber products manufacturing; nonmetallic mineral product manufacturing; primary

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metal manufacturing; fabricated metal product manufacturing; and automotive and heavy equipment manufacturing. This use does not include Agricultural products processing. (D6)

"Industrial or manufacturing facility, light" means a facility that manufactures products from previously prepared materials completely within an enclosed building, and that produces minimal impacts on nearby properties. This use includes the manufacturing of finished parts or products primarily from previously prepared materials; commercial laundries and dry cleaning plants; monument works; printing, engraving, and publishing; machine and electrical shops; computer and electronic product manufacturing; furniture and related product manufacturing; and industrial services. The use also includes the preparation and/or packaging of food for off-site consumption. (D7)

"Junkyard, wrecking yard, or salvage facility" means a facility that accepts, collects, and stores junk, scrap, or salvable material, including junk metals or other scrap materials, and/or that stores, dismantles, wrecks, or allows parts removal of more than three (3) non-operating automobiles, other vehicles, or machinery for a period of more than thirty (30) days. (K5)

"Keeping of household pets" means the keeping, raising, and caring for domesticated animals that are not considered domestic agricultural animals by the definition of Animal raising, and typically including dogs, cats, birds, fish or other similar sized animals. Also, see Animal raising. (A11)

"Kennel or animal boarding" means any facility where four or more dogs, cats, or other small animals are kept overnight for profit, breeding, care, or exhibiting. This use does not include a pet store. (J17)

"Laboratory, general, medical, or dental" means a facility that conducts scientific or medical experiments, research, or teaching, typically within a completely enclosed building. (E4)

"Landscape nursery" means a facility that grows, maintains, and provides trees, plants, and other nursery products for transplant in another location typically to both retailer and wholesale customers. (I18)

"Library, museum, or cultural facility" means a facility operated entirely on a public or nonprofit basis for the purpose of providing education, information, training, and/or entertainment of a civic or cultural nature. (C8)

"Linen, diaper or uniform supply service" means an establishment providing high volume laundry and garment services, including power laundries (family and commercial), garment pressing and dry cleaning, linen supply, diaper service, and industrial laundries. This use does not include dry cleaning or laundromat. (J18)

"Liquor store" means an establishment that provides for the sale of alcoholic beverages such as beer, wine, and/or distilled spirits for consumption off the site, along with other retail items. This use typically requires an ABC Type 20 or 21 license. Limited consumption on the site can occur only when the appropriate ABC license is obtained, typically an ABC Type 86 license. (I19)

"Live/Work facility" means a building that combines a complete dwelling unit with a commercial or office work space, with both occupancies used by the same person or family. (H7)

Lodge. See Club, lodge, or private meeting hall (C3)

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Lounge. See Bar, nightclub, or lounge. (B2)

Lumberyard. See Building materials and supply or home improvement store. (I7)

"Manufactured home" means a structure that was constructed on or after June 15, 1976, is transportable in one or more sections, is eight (8) body feet or more in width, or forty (40) body feet or more in length, in the traveling mode, or, when erected on site, is three hundred twenty (320) or more square feet, and is designed to be used as a single-family dwelling when connected to the required utilities. (7)

"Manufactured home sales yard" means an establishment that stores and provides manufactured homes, typically in an open setting with a sales office. (I21)

Massage therapy. See Barbershop, hair salon, nail care, massage therapy, or day spa. (J4)

"Meat packing or slaughterhouse" means a facility used for the killing or dressing of animals, including cattle, sheep, swine, goats, horses, or poultry, and the storage, freezing, curing, or packaging of meat or meat products. (D8)

"Marijuana cultivation" means any activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of marijuana. (A13)

"Marijuana dispensary or sales" means a facility that provides marijuana or marijuana products to a customer or patient. (I20)

"Marijuana manufacture" means a facility that compounds, blends, extracts, infuses, or otherwise makes or prepares a marijuana product. (D8)

"Meat packing or slaughterhouse" means a facility that slaughters animals and/or packages animal meat for food. (D9)

"Microbrewery" means an establishment that produces small batches of beer for sale on or off of the site, and may or may not include food service. Typically, a microbrewery produces fewer than fifteen thousand (15,000) barrels of beer or ale per year. This use typically requires an ABC Type 23 license. (B4)

"Mining, quarry, or sand and gravel excavation" means an area of land where rock, ore, stone and similar materials are excavated and processed for sale for use off-site. (D10)

"Mini-warehouse or self-storage facility" means an establishment providing rental space, such as rooms, lockers, or containers for the storage of goods and materials, typically on a monthly basis. This use does not include Food locker or Warehouse or distribution center. (56) (K6)

"Mobilehome" means a structure that was constructed prior to June 15, 1976, is transportable in one or more sections, is eight (8) body feet or more in width, or forty (40) body feet or more in length, in the traveling mode, or, when erected on site, is three hundred (320) or more square feet, and is designed to be used as a single-family dwelling when connected to the required utilities. (8)

"Mobilehome park" means an area of land where two or more mobilehome sites are rented or leased, or offered for rent or lease, to accommodate mobilehomes or manufactured homes used as a residence. (9) (H8)

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"Mobile vending or food truck" means a motorized vehicle that periodically parks to provide food or foodstuffs to customers. (A14)

Motel. See Hotel or motel. (H6)

"Motor vehicle repair or service, major" means an establishment that provides major repair or servicing of motor vehicles, such as body, chassis, engine, transmission, or exhaust repair or modification. (J19)

"Motor vehicle repair or service, minor" means an establishment that provides minor repair or servicing of motor vehicles, such as the replacement of tires or batteries, smog inspection, oil and filter change, wheel alignment, and fluid flushing, refill, or replacement. (J20)

"Multi-family dwelling" means a building or group of buildings in one complex with multiple separate housing units. A multi-family dwelling can have two units (a duplex,) three units (a triplex,) four units (a fourplex,) or five or more units. Multi-family dwelling includes a mixed use building that also provides separate space for commercial or office use, but does not include an attached single-family dwelling. (10) (11) (12) (H9) (H10 (H11)

Nail care. See Barbershop, hair salon, nail care, massage therapy, or day spa. (J4)

"News, magazine, or flower stand, outdoor" means an establishment that provides newspapers, magazines, flowers, or other similar goods, typically to pedestrians passing by, in a permanent structure open to the outdoors. This use does not include sales from temporary booths or structures. (I22)

Nightclub. See Bar, nightclub, or lounge. (B2)

"Office; medical, dental, or optometry" means an establishment that provides services, typically by appointment, dealing with human health including dental, chiropractic, medical, optometry, physical therapy, psychology, psychiatry, family counseling, or therapy. This use does not include Barbershop, hair salon, nail care, massage therapy, or day spa. (E6)

"Offices, professional or commercial" means an establishment that provides administrative, clerical, technical, professional or similar business services and typically where products or goods are not provided. Examples include escrow and title, insurance, mortgage, real estate, accounting, architecture, graphic design, finance, consulting, engineering, legal, and similar services. (E7)

"Optical retailer" means an establishment that provides prescription eyeglasses and contact lenses, and where optometry services are not provided on the site. Prescription eyeglasses and contact lenses may be made on the premises. (I23)

"Outdoor advertising structure" means a structure of any kind or character, erected or maintained for outdoor advertising purposes, upon which a sign may be placed that advertises a use, product, or service that is not provided off-site. (A15)

"Outdoor storage" means the storage of goods or materials outside of any building or structure, but not including storage of a temporary or emergency nature. (A16)

"Park or playground" means an open area typically landscaped and containing play equipment that provides rest and recreation, usually owned by a public agency or homeowner's association. (57) (G7)

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"Parking facility, off-site" means an area, lot, or structure with one or more levels, other than a street or other public right-of-way, that provides for the parking of motor vehicles as a primary use on the site. This use does not include parking areas or lots that are ancillary and specifically intended to provide parking for the primary use on the site. (K7)

"Pawn shop" means an establishment that provides secured loans to customers, with items of personal property used as collateral. (I24)

"Payday lender or check cashing establishment" is an establishment that cashes checks, warrants, or money orders for a fee, and/or provides short term loans, usually at a high interest rate, that must be paid in full when the borrower receives their next pay check. This use does not include Bank or credit union. (J21)

"Pet grooming" is a personal service establishment that, for a fee, trims, cleans or curries domestic pets such as dogs and cats and which may sell pet supplies. This use does not include Kennel or animal boarding. (J22)

"Pet store" means an establishment where dogs, cats, or other small animals are kept and offered for sale. (I25)

"Pharmacy" means an establishment that provides prescription drugs under the supervision of a pharmacist, and can also provide other retail products. (E8)

"Photography studio" means an establishment where customers can have their portraits taken professionally. (J23)

"Pool hall or billiard parlor" means an establishment where pool and/or billiard games are played for a fee. (C9)

"Post office" means a facility that accepts, processes, and sorts mail, operated by the United States Postal Service. (F10)

Private meeting hall. See Club, lodge, or private meeting hall (C3)

Professional school. See School, charter, trade, vocational, art, business, or professional. (C12)

Produce stand. See Food produce stand. (I13)

"Public corporation yard, utility yard, or vehicle and heavy equipment maintenance and storage yard" means a facility that provides for maintenance, servicing, or storage of fleet vehicles, equipment, or supplies, or for the dispatching of service vehicles; or distribution of supplies or construction materials required in connection with a business activity, public utility service, transportation service, government service, or similar activity. (F11)

"Public safety facility or station" means a facility that is a base for providing public safety and emergency services, including police, fire protection and emergency services. This use does not include Ambulance service. (F12)

Public service pumping station. See Electric distribution and transmission substation, gas regulator station, communications equipment building, public service pumping station, or elevated pressure tank. (F7)

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"Recreational vehicle park" means a lot or area of land where two or more spaces are rented to users of recreational vehicles for overnight parking and use, and that typically provide support services, such as utility hookups and sewer dump facilities. (13) (H12)

"Recycling, large collection facility" means a facility located in an area of over five hundred (500) square feet that accepts recyclable materials from the public by donation, redemption, or purchase for temporary storage and transport to a processing and sorting facility. (J25)

"Recycling, processing or sorting facility" means a facility used for the collection, processing and preparation of recyclable material for efficient shipment, or to an end-user's specifications, by such means as bailing, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning, and remanufacturing. (J26)

"Recycling, small collection facility" means facility located in an area of not more than five hundred (500) square feet that provides for the redemption of California CRV redeemable beverage containers by means of a kiosk, container, mobile unit, reverse vending machine or other collection method. (J24)

"Religious institution or facility" means a facility used primarily to gather for religious worship and related religious activities. (58) (C10)

"Repair shop, large appliance or equipment" means an establishment that restores or repairs major appliances or equipment that generally cannot be easily moved by a single person and is typically placed on the floor. This use typically provides all of its service on-site, and includes repair of large motorized equipment that are not vehicles. (J27)

"Repair shop, small appliance or equipment" means an establishment that restores or repairs small appliances or equipment that generally can be moved by one person and is typically repaired on a table or work bench. This use typically provides all of its service on-site, and includes services such as gunsmithing, lawnmower repair, and home computer repair. (J28)

"Research and development facility" means a facility that is primarily used for the research, design, development, and testing of biological, chemical, electrical, magnetic, mechanical, and/or optical components in advance of product manufacturing. This use does not involve the fabrication, mass manufacture, or processing of products. (D11)

"Residential care facility" means a single-family dwelling, group care facility, or similar facility licensed by the State of California for twenty-four (24) hour non-medical care of persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual. (14) (15) (H13)

"Residential dwelling located in the same building with office or commercial use" means a building that contains a mix of both residential dwelling units and space used for commercial or office uses. (H14)

"Restaurant, full service" means an establishment providing preparation and sale of a variety of food and beverages with full table service by wait staff. Takeout or delivery service and/or live entertainment may also be provided. If alcoholic beverages are served, this use typically requires an ABC Type 41 or 47 license. (B5)

"Restaurant, limited service with drive-thru pickup window" means an establishment providing preparation and sale of a variety of food and beverages for consumption on or off the site by

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ordering and paying at a counter or drive-thru window. Delivery service and/or live entertainment may also be provided. (B6)

"Restaurant, limited service without drive-thru pickup window" means an establishment providing preparation and sale of a variety of food and beverages by ordering and paying at a counter. Takeout or delivery service and/or live entertainment may also be provided. Drive-thru pickup windows are not provided. If alcoholic beverages are served, this use typically requires an ABC Type 41 or 47 license. (B7)

"Retail sales store" means an establishment providing retail products. This use includes all retail sales establishments that are not more specifically defined in this chapter. (I26)

"Retail sales solely via internet, direct mail, or telephone" means an establishment providing retail products for sale and delivery only via internet, direct mail, or telephone communication, with a floor space for storage of products of less than five thousand (5,000) square feet. This use does not include a Call center or a Warehouse or distribution center. If alcoholic beverages are sold, this use typically requires an ABC Type 85 license. (I27)

Rooming house. See Boarding house or rooming house. (3) (H3)

"School, private (kindergarten to 12th grade)" means a facility owned and/or operated by a private entity that educates minors in courses of study required by the California Education Code. This use includes a kindergarten, elementary school, middle school, high school, special institution of education, or combination of these, and includes a technical, vocational, or art school only when the students are primarily minors. This use does not include home schooling at a residence. (59) (C11)

"School, public (kindergarten to 12th grade)" means a facility owned and/or operated by a publicly funded school district that educates minors in courses of study required by the California Education Code. This use includes a kindergarten, elementary school, middle school, high school, special institution of education, or combination of these, and includes a technical, vocational, or art school only when the students are primarily minors. This use does not include a charter school. (60) (C12)

"School; charter, trade, vocational, business, or professional" means a facility that is operated either with public funds under a charter contract or with private funds, and that offers specific educational instruction to children and/or adults. This use includes charter schools, secretarial schools, beauty and cosmetology schools, modeling schools, language schools, computer or electronics training schools, arts schools, and automotive repair schools, and similar specialized schools. (C13)

Scrap metal processing. See Junk yard, wrecking yard, or salvage yard. (K5)

"Secondhand or thrift store" means an establishment that accepts donations of secondhand items and clothing, and is typically operated for charitable purposes. (I28)

Service station. See Fuel sales, retail, and Motor vehicle repair or service, minor. (I16) (J19)

"Shooting range, indoor" means an establishment that is used for archery or firearms practice in a fully-enclosed facility. (J29)

"Shooting range, outdoor" means an establishment that is used for archery or firearms practice, either wholly or partially outdoors. (J30)

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"Single-family dwelling, attached" means a building with two residential dwelling units located on portions of two lots with a building firewall along the lot line, such that the dwelling units may be sold separately. (16) (H15)

Single-family dwelling, detached" means a building with one residential dwelling unit located on one lot. (17) (H16)

"Single-room occupancy (SRO)" means a residential facility of two or more separate individual rooms with typically less than five hundred (500) square feet of floor space, with or without separate kitchen or bathroom facilities for each room, rented on a weekly or monthly basis. Single-room occupancy does not include Hotel or motel. (18) (H17)

"Social service office, assistance center, or guidance center" means a facility that provides counseling, guidance, recuperative, or similar services for persons requiring rehabilitation assistance as a result of economic hardship, mental disability, alcoholism, detention, drug addiction, or similar conditions. This use does not include facilities that provide overnight stay. (F13)

"Specialty construction or trade service" means an establishment that provides construction, installation or maintenance services activities that are typically specialized trade activities, and where some of the service may be provided off-site. This use includes establishments that provide services such as plumbing, electrical work, painting, irrigation, heating/air conditioning, and masonry. This use does not include Repair shop or Motor vehicle repair or service. (J31)

"Storm drainage basin, with or without a park" means a facility that collects storm water from off-site locations into a sunken basin. The facility may be inaccessible to the public, or may be designed to provide partial public access for recreational use. (61) (F14)

"Studio for martial arts, music, dance, yoga, exercise, gymnastics or similar" means a facility that provides group or individualized instruction in a specific activity typically related to the arts. This use does not include Health or fitness facility. (C14)

"Supportive housing" is defined in Section 50675.14 of the Health & Safety Code and has no limit on the length of stay, is linked to onsite or offsite services, and is occupied by a target population as defined in Health & Safety Code Section 53260 (i.e., low income persons with mental disabilities, AIDS, substance abuse or chronic health conditions or persons whose disabilities originated before the person turned 18). Services typically include assistance designed to meet the needs of the target population in retaining housing, living and working in the community, and/or improving health and may include case management, mental health treatment, and life skills. (19) (H18)

"Swap meet or flea market" means a facility that provides typically compartmentalized space, either indoors or outdoors, to vendors who sells or barter merchandise. This use does not include 'Farmers market,' 'Auction or sales house,' or 'Auction or sales yard.' (I29)

"Tailoring or clothing alterations" means an establishment that provides custom making or altering of clothing when not an ancillary use in a clothing store. (J32)

"Tattooing or body art" means an establishment that provides tattooing, body piercing, and other forms of body art allowed by the California Health and Safety Code, except that body art involving ear piercing and permanent cosmetic application are not included and are considered

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ancillary uses in other establishments. This use does not include any use that is more specifically defined in Section 17.62.020. (J33)

"Temporary materials or equipment storage yard" means a facility that is used to store, park, house, or prepare equipment, dirt, materials, or temporary offices or shops to support a construction or demolition activity occurring on another site. (A17)

"Temporary sales office" means a facility that provides temporary office space to support the sale of residences or other structures, and can include related parking. (A18)

"Theater, live or movie" means a facility with an auditorium for viewing movies, plays, acts, or other performances. (C15)

"Tobacco or smoke shop" means an establishment that provides tobacco products or tobacco related paraphernalia in an area greater than forty (40) percent of its total available retail floor space. (I30)

Trade school. See School, charter, trade, vocational, art, business, or professional. (C13)

Transit station. See Bus, transit, or train station. (K2)

Travel center. See Truck stop or Travel center. (K7)

"Transitional housing" means buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. (20) (H19)

"Truck stop or travel center" means an establishment or group of establishments designed to operate together that provide fuel, overnight parking, lodging, food, convenience goods, or other services primarily to truckers and travelers. (K8)

"Trucking or transportation terminal" means a facility designed specifically for large trucks or other vehicles to load, unload, or transfer freight, cargo containers, or other items being shipped, along with associated fueling areas, maintenance facilities, and offices. (K9)

"Urgent care center or other walk-in clinic" means a facility that provides medical treatment of injuries or illnesses that do not require treatment typically provided in an emergency room, typically without an appointment. This use includes urgent care centers, free clinics, hospital-based health clinics, and community health clinics, but does not include ancillary retail clinics located within a retail store, food market, or pharmacy. (E9)

"Vehicle impound yard" means a facility that provides temporary storage of vehicles that have been removed or impounded from public or private property at the direction of a peace officer or because of local ordinance or judicial order. (K10)

"Vending machines" means a device that dispenses a product or service upon activation by the receiver of that product or service. Products can include items such as ice; food and beverages, movies and video games, lottery tickets, newspapers, or similar items, but does not include fueling pumps. (A19)

"Veterinary clinic or office" means a facility where animals are examined, diagnosed, or treated, but typically not kept overnight. (J34)

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"Veterinary hospital" means a facility where animals are kept for observation, diagnosis, treatment, or medical care, and can include overnight surveillance. (J35)

Vocational school. See School, charter, trade, vocational, art, business, or professional. (C13)

"Warehouse or distribution center" means a facility for storage of goods or materials that will eventually be redistributed to retailers, wholesalers, or directly to consumers. This use does not include Mini-warehouse or self-storage facility. (K11)

Winery. See Brewery or winery. (D4)

"Wireless Communication Facility" means an unstaffed facility that transmits and receives wireless telecommunications, and typically consists of an antenna array, connection cables, and equipment room, and an antenna support structure tower, or pole. (F15)

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Chapter 17.98
DEFINITION OF TERMS

Sections:

17.98.010 Applicability
17.98.020 Definition of terms.

17.98.010 Applicability

The terms, words, and phrases defined in this chapter shall apply to this title.

17.98.020 Definition of terms.

"Abutting" means two (2) or more parcels sharing a common boundary at least at one point.

"Abandoned" means failure to develop, maintain or use a building, structure or improvement or failure to conduct a use upon real property for a stated period of time.

"Access" means safe, adequate and usable ingress or egress to real property, structures or improvements.

"Action" means the decision made by the review authority on a land use application, including appropriate findings, environmental determination and conditions of approval, where applicable.

"Addition" means any construction which increases the size of a building or facility in terms of site coverage, height, length, width, or gross floor area.

"Alley" is a public thoroughfare for the use of pedestrians and/or vehicles, producing only a secondary means of access to the abutting property.

"Alteration" means any construction or physical change in the internal arrangement of rooms or the supporting members of a building or structure or change in the appearance of any building or structure.

"Antenna" means a device for transmitting or receiving radio, television or any other transmitted signal.

"Applicant" means owner(s) of property, or their agent(s) who are seeking privileges provided by this title.

"Attached" means any structure that has a wall or roof in common with another structure.

"Basement" means a portion of building partly or wholly underground and having more than one-half (1/2) of its height below the average level of the adjoining ground.

"Berm" means a mound or embankment of earth.

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"Block" means a parcel of land surrounded by public streets, highways, freeways, railroad rights-of-way, flood control channels, creeks, washes, rivers or unsubdivided acreage or any combination thereof.

"Building" means a permanently located structure, having a roof, for the housing or enclosure of persons, possessions, or property of any kind. Mobile homes, travel trailers and other vehicles, even though permanently immobilized, shall not be deemed to be buildings.

"Building area" means the net portion of the lot remaining after deducting all required setbacks from the gross area of the lot.

"Building coverage" means the percent of lot area which may be covered by roof covered buildings, structures or improvements located on a lot.

"Building height" means the vertical distance between the average finished ground surface adjacent to the structure and to the highest point of the structure, excluding architectural features and appurtenances such as, but not limited to, chimneys, vents, antennas, elevators, and similar mechanical equipment.

"Building, main" means a building in which the principal use of the real property is conducted.

"Building setback area, front" means an area extending across the full width of the lot between the front lot line or the existing or future street right-of-way and a structural setback line parallel thereto. On corner lots, the shortest street frontage shall be the front building setback area.

"Building setback area, interior side" means an area extending from the required front building setback area or, where there is no required front building setback area, from the front lot line to the required rear building setback area or, where there is no required rear building setback area, to the rear lot line and from the interior side lot line to a setback line parallel thereto.

"Building setback area, rear" means an area extending across the full width of the lot between the rear lot line and a setback line parallel thereto.

"Building setback area, side" means a building setback area between the side lot line and a line parallel thereto and extending from the front building setback area to the rear building setback area.

"Building setback area, street side" means an area extending from the required front building setback area or, where there is no required front building setback area, from the front lot line to the rear lot line, and from the side street lot line, or the existing or future side street right-of-way (whichever is greater) to a structural setback line parallel thereto.

"Building site" means the ground area of a building together with all open spaces required by this title.

"Carport" means a permanent roofed structure not completely enclosed to be used for vehicle parking.

"City" means the City of Hanford.

"Commercial vehicle" means a vehicle customarily used a part of a business for the transportation of goods or people.

"Commission" means the Planning Commission of the City of Hanford.

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"Conditional use" means a use that may locate within a zone only upon taking measures to address issues that may make the use detrimental to the public health, safety and welfare and will not impair the integrity and character of the zoned district.

"Conditional use permit (CUP)" means a discretionary entitlement which may be granted under the provisions of this title and which when granted authorizes a specific use to be made of a specific property, subject to compliance with all terms and conditions imposed on the entitlement.

"Construction commencement" means the start of construction of a substantial portion on-site and off-site structural improvements after a building permit has been issued.

"Council" means the City Council of the City of Hanford.

"County" means the County of Kings.

"Court" means an open, unoccupied space, other than a yard, unobstructed from ground to sky on the same lot with a building or buildings and which is bounded on two or more sides by the walls of a building.

"Days" means consecutive calendar days unless otherwise stated.

"Decibel (dB / dBA)" is a unit for describing the amplitude of sound, as it is heard by the human ear.

"Density" means the number of dwelling units per gross acre, unless otherwise stated, for residential uses.

"Density Bonus" means an increase in the allowable number of residences granted by the city or county in return for the project's providing low- or moderate-income housing. A housing development that provides 20 percent of its units for lower-income households, ten percent of its units for very-low income households, or 50 percent of its units for seniors is entitled to a density bonus and other concessions (See California Government Code section 65915).

"Design" means the planning and engineering of the following: street alignments, grades and widths; drainage and sanitary facilities and utilities, including alignment and grades thereof; location and size of all required easements and rights-of-way; fire roads and fire breaks; lot size and configuration; traffic access; grading; land to be dedicated for park or recreational purposes; building, structures and improvements and other such specific physical requirements.

"Detached" means any building or structure that does not have a wall or roof in common with any other building or structure.

"Development" means any change or alteration of real property or its boundary lines, and including, without limitation, the placement or erection of any solid material, structure or improvement thereon; discharge or disposal of any dredged material or any gaseous liquid, solid or thermal waste; grading, removing, dredging, mining or extraction of any soil or materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition or alteration of the size of any structure including any facility of any

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private, public or municipal utility; and the removal of any major vegetation. As used in this title, “structure” includes but is not limited to any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line. A “project,” as defined in Government Code Section 65931, is included with this definition.

“Development agreement” means a binding contract between a developer and a city or county establishing the conditions under which a particular development may occur. The local government "freezes" the regulations applicable to the site for an agreed upon period of time. (see California Government Code section 65864)

“Development permit” means a discretionary entitlement which may be granted under the provisions of this title and which when granted authorizes a specific use to be made of specific property, subject to compliance with all terms and conditions imposed on the entitlement.

“Display area” means the area of a building in a retail sales store used to display goods that are for sale.

“Driveway” means a permanently surfaced area providing direct access for vehicles between a street and a permitted off-street parking or loading area.

“Dwelling” or “Dwelling Unit” means a room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), which constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

“Easement” means a grant of property rights by the property owner to the public, or any specific person.

“Electric vehicle” means a vehicle that uses a plug-in battery to provide all or part of the motive power of the vehicle, including battery electric, plug-in hybrid electric, or plug-in fuel cell vehicle.

“Electric vehicle service equipment” means an electric component assembly or cluster of component assemblies designed specifically to charge batteries within electric vehicles by permitting the transfer of electric energy to a battery or other storage device in an electric vehicle.

“Establishment” means land, buildings, rooms, space, and/or equipment necessary for conducting business.

“Façade” means the exterior wall of a building exposed to public view or that wall viewed by persons not within the building.

“Family” is an individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind.

“Facility” means land, buildings, rooms, space, and/or equipment necessary for doing something.

“FAR (Floor Area Ratio)” is a measure of development intensity. FAR is the ratio of the floor area of a building to the area of its site. For instance, both a two-story building that covers an entire lot and a four-story building that covers 1/2 of a lot have a FAR of 2.

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"Fence" means a barrier surrounding or located upon a parcel of real property or a portion thereof and intended to prevent escape or intrusion therefrom or to identify a boundary identity, including without limitation, screened, solid (ninety percent (90%) or more closed to air, light and vision), open (fifty percent (50%) or more), or temporary and which may be constructed from wood, metal or masonry material or any combination thereof.

"Floor area" means the gross area included within the surrounding exterior finish wall surface of a building or portion thereof, exclusive of courtyards.

"Furniture" means the things placed in a room which equips it for living. This normally includes beds, tables, chairs, sofas, desks, and shelves. Home appliances, outdoor/patio furniture, wall cabinets, garage storage units and home furnishing accessories are excluded from the definition of furniture.

"Garage" means an enclosed building, or a portion of an enclosed building used for the parking of vehicles.

"General Plan" means a document adopted by the City Council containing statement of policies, including text and diagrams, setting forth objectives, principles, standards, and plan proposals, for the future physical development of the City of Hanford.

"Glare" means the effect produced by brightness sufficient to cause annoyance, discomfort, or loss in visual performance and visibility.

"Grade" means the degree of rise of descent of a sloping surface.

"Grade, finished" means the final elevation of the ground surface after development.

"Grade, natural" means the elevation of the ground surface in its natural state before man-made alterations.

"Grading" means the stripping, cutting, filling, stockpiling of earth or land, including the land in its cut or filled condition.

"Gross acreage" means the total area within the lot lines of a lot or parcel of land before public streets, easements or other areas to be dedicated or reserved for public use are deducted from such lot or parcel, and does not include adjacent lands already dedicated for such purposes.

"Hazardous waste" means either of the following:

1. A waste, or combination of wastes, which because of its quantity, concentration or physical, chemical or infectious characteristics may either:

a. Cause, or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness, or

b. Pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported or disposed of, or otherwise managed;

2. A waste which meets any of the criteria for the identification of a hazardous waste adopted by the State Department of Health Services pursuant to Health and Safety Code Section 25117 or any other federal, state or local law or regulation;

3. Resource Conservation and Recovery Act hazardous wastes;

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4. Unless expressly provided otherwise, the term "hazardous waste" shall be understood to also include extremely hazardous waste and acutely hazardous waste. (Health and Safety Code Section 25117.)

"Improvement" means any item which becomes part of, placed upon, or is affixed to real estate.

"Infill development site" means a parcel or group of parcels that make up a site that is vacant or underutilized and is surrounded by developed land or parcels on at least seventy-five (75) percent of its perimeter. Infill development sites include previously developed sites that may/will be redeveloped.

"Integrated shopping center" means a combination of three (3) or more business establishments permitted or conditional permitted in the zone district in which they are located where off-street parking, landscaping, lighting, or other features are developed, managed and maintained jointly.

"Kitchen" means any room, all or any part of which is designed and/or used for cooking and the preparation of food.

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

"Land use" means a description of how land (real estate) is occupied or utilized.

"Loading Space" means an off-street space or berth on the same lot with a building or contiguous to a group of buildings for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials.

"Lot" means a parcel, tract or area of land established by plat, subdivision, or as otherwise permitted by law, to be used, developed or built upon. The classifications of lots are:

1. "Corner" means a lot located at the intersection of two or more streets at an angle of not more than one hundred thirty-five (135) degrees. If the angle is greater than one hundred thirty-five (135) degrees, the lot shall be considered an interior lot.

2. "Flag" means a lot having access or an easement to a public or private street by a narrow, private right-of-way.

3. "Interior" means a lot abutting only one street.

4. "Key" means a lot with a side line that abuts the rear line of any one or more adjoining lots.

5. "Reverse corner" means a corner lot, the rear of which abuts the side of another lot.

6. "Through" means a lot having frontage on two generally parallel streets, with only one primary access. (See "Illustration of Terms.").

"Lot area" means the net horizontal area within bounding lot lines after dedication.

"Lot coverage" means the area of a lot covered by buildings excluding eaves, projecting balconies, ground-level paving, landscaping, and open recreational facilities.

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"Lot depth" is the horizontal distance between the midpoint of the front lot line and the midpoint of the rear lot line.

"Lot frontage" means the portion of the lot contiguous to the street.

"Lot line" means any boundary of a lot. The classifications of lot lines are:

1. "Front" means on an interior lot, the line separating the parcel from the street. On a corner lot, the shorter lot line abutting a street. (If the lot lines on a corner lot are equal in length, the front lot line shall be determined by the director). On a through lot, the lot line abutting the street providing the primary access to the lot.

2. "Interior" means any lot line not abutting a street.

3. "Rear" means a lot line, not intersecting a front lot line, which is most distant from and most closely parallel to the front lot line.

"Lot Width" means the horizontal distance between side lot lines, measured at the front setback line.

"Mall" means a large building or series of connected buildings containing a variety of retail stores, restaurants, and entertainment activities including, but not limited to, such activities as theaters, arcades, amusement rides, rock-climbing and other indoor recreation opportunities that serve a regional population.

"Median" means a paved or planted area separating a street or highway into two (2) or more lanes of opposite directions of travel.

"Nonconforming lot" means a lot, the area, frontage or dimensions of which do not conform to the provisions of this zoning code.

"Nonconforming structure" means a structure, lot or use which did conform to applicable laws when constructed or initiated, and which does not now conform to the provisions of this zoning code.

"Nonconforming use" means a use complying with applicable laws when established but which does not conform to the provisions of this zoning code.

"Open space" means any parcel or area of land or water essentially unimproved and set aside, dedicated, designated, or reserved for public or private use or enjoyment or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space. Does not include area covered by buildings or accessory structures (except recreational structures), paved areas (except recreational facilities), proposed and existing public and private streets or driveways, and school sites.

"Open space, common usable" means recreational or leisure space for the shared use of residents of a multi-unit development with no dimension less than 20-feet and may include gardens, playgrounds, courtyards, swimming pools, sitting areas, court games, recreation rooms, exercise rooms or gyms, spas, community rooms, lawn/turf used for open play, ponds, fountains, atriums, picnic areas, rooftop gardens or green roofs, or similar uses or facilities.

"Overhang" means the part of a roof or wall that extends beyond the façade of a lower wall.

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"Overlay district" is a district established by this zoning code which may be applied to a lot or portion thereof only in combination with a base district.

"Parapet" means the extension of the main walls of a building above the roof level.

"Parcel" means a parcel of land under one ownership that has been legally subdivided or combined and is shown as a single parcel on the latest recorded map in the Kings County recorder's office.

"Parking area" means any public or private land area designed and used for parking motor vehicles including parking lots, garages, private driveways, and legally designated areas of public streets.

"Parking lot" is an off-street, ground-level area, usually surfaced and improved, for the temporary storage of motor vehicles.

"Parking ratio" means the number of parking spaces provided per 1,000 square feet of floor area.

"Parking, shared" means a public or private parking area used jointly by two or more uses.

"Parking space" is the space marked for the parking of a motor vehicle within a public or private parking area.

"Parking structure or structured parking" means a multi-story car park (also called a parking garage or indoor parking) designed for car parking and where there are a number of floors or levels on which parking takes place.

"Parkway" means that portion of the public street right-of-way between the curb or curb line and the adjacent sidewalk or property line, as applicable, used for or which may be used for the purpose of planting and maintaining street trees, shrubs, hedges, or other plants. In some areas within the city, park strips may extend into a private property's yard beyond the sidewalk. Park strips may be located on private property or may abut private property.

"Performance standards" means zoning regulations that permit uses based on a particular set of standards of operation rather than on particular type of use. Performance standards may provide specific criteria to limit noise, air pollution, emissions, odors, vibration, dust, dirt, glare, heat, fire hazards, wastes, traffic impacts, or visual impact of a use.

"Permit" means a written governmental permission issued by an authorized official, empowering the holder thereof to do some act not forbidden by law, but not allowed without such authorization.

"Person" means any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, company, joint stock association, corporation, estate, trust, organization, business, business trust, public agency, school district, state of California, and its political subdivisions or instrumentalities, receiver, syndicate or any group or combination thereof, acting as a unit, including any trustee, receiver or assignee.

"Permitted use" means any use allowed in a land use zoning district and subject to the provisions applicable to that district.

"Planned unit development (PUD)" means the development of a parcel(s) or structure(s) with two or more different land uses such as, but not limited to a combination of residential, office,

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manufacturing, retail, public or entertainment in a single or physically integrated group of structures.

"Principal use" means the primary or predominate use of any lot, building or structure.

"Project" means the total development within the boundaries as defined on the development plan.

"Public right-of-way" means a strip of land acquired by reservation, dedication, prescription, voluntary purchase and sale, or condemnation and intended to be occupied by a road, trail, water line, sanitary sewer and/or any other public uses.

"Recreational vehicle" means a vehicle or trailer capable of human habitation or designed or used for recreational camping or travel use, whether self-propelled or mounted on or drawn by another vehicle, or any structure inspected, approved and designated a recreational vehicle and bearing the insignia of the state of California or any other state or federal agency having the authority to approve recreational vehicles. RVs include, without limitation, any of the following: camp trailer, as defined by the California Vehicle Code Section 324; house car, as defined by California Vehicle Code Section 362; trailer coach, as defined by California Vehicle Code Section 635; mobile home, as defined by California Vehicle Code Section 396; bus, as defined by California Vehicle Code Section 233, whether altered or unaltered or for commercial or private use; boat, watercraft, and/or trailer for a boat or watercraft; trailers designed to carry persons, property or animals on its own structure and to be drawn by a motor vehicle; and recreational vehicle, as defined by the California Health and Safety Code Section 18010.

"Recycling" means the process by which waste products are reduced to raw materials and transformed into new reused or reconstructed products which meet the quality standards necessary to be used in the market place.

"Review authority" means the person, committee, commission or council responsible for the review and/or final action on a land use entitlement.

"Right-of-way" means a strip of land acquired by purchase, reservation, dedication, forced dedication, prescription, or condemnation and intended to be occupied or occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer, and other similar uses.

"Rounding of quantities" means the consideration of distances, unit density, density bonus calculations, or other aspects of development or the physical environment expressed in numerical quantities which are fractions of whole numbers; the numbers are to be rounded to the nearest highest whole number when the fraction is.5 or more, and to the next lowest whole number when the fraction is.5, except as otherwise provided in this zoning code.

"Screened or screening" means shielded, concealed, and effectively hidden from view by a person standing at ground level on an abutting site, or outside the area, screened by a fence, wall, hedge, berm, or similar architectural or landscape feature that is at least 90% view obscuring.

"Setback" means the area between the setback line and property line.

"Setback line" is a line within a lot parallel to and measured from a corresponding lot line, forming the boundary of a required yard and governing the placement of structures and uses on the lot.

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"Sign" means any letter or symbol made of cloth, metal, paint, paper, wood or other material of any kind whatsoever placed for advertising, identification or other similar purposes on the ground or on any wall, post, fence, building, structure, vehicle or on any place whatsoever.

"Site" the land or area that is the subject of a development project or use, and may include more than one lot or parcel.

"Site area" means the net horizontal area included within the boundary lines of a site, not including the area within the established right-of-way of a public street, future public street, or railroad, or any other area dedicated or to be dedicated for a public use.

"Site plan" means a plan, prepared to scale, showing accurately and with complete dimensioning all of the buildings, structures, and uses and the exact manner of development proposed for a specific parcel of land.

"Slope" means the degree of deviation of a surface from the horizontal, usually expressed in percentage or degrees.

"Solar facilities" means the airspace over a parcel that provides access for solar energy system to absorb energy from the sun.

"Specific plan" means a plan consisting of text, maps and other documents and exhibits regulating development within a defined area of the city, consistent with the General Plan and the provisions of Government Code Section 65450 et seq.

"Story" means that portion of a building included between the surface of any floor and the surface of any floor next above it, or if there be no floor above it, then the space between such floor and ceiling next above it.

"Street" means any public or private thoroughfare with a width of twenty feet (20') or more which affords a primary means of access to abutting property.

"Street, private" means a street in private ownership, not dedicated as a public street, which provides the principal means of vehicular access to a property and not to be construed to mean driveways, alleys, or parking areas.

"Street, public" is a street owned and maintained by the City, the County, or the State. The term includes streets offered for dedication which have been improved or for which a bonded improvement agreement is in effect.

"Structural Alterations" means any change in the supporting members of a structure such as the bearing walls or partitions, columns, beams, or girders.

"Structure" means anything constructed or built. An edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

"Structure, accessory" means a subordinate building which is incidental and not attached to the main building or use on the same lot. If an accessory building is attached to the main building or if the roof is a continuation of the main building roof, the accessory building shall be considered an addition to the main building. Includes structures regardless of whether a Building Permit is required, including, but not limited to, enclosed and unenclosed patios, barns, guesthouses, second dwelling units, garages, carports, storage buildings/sheds, trellis, gazebos, decks, and real or artificial rockscapes.

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"Structure, temporary" means a structure without any foundation or footings and which is removed when the designated time period, activity, or use for which the temporary structure was erected has ceased.

"Target population" means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

"Temporary structure" is a structure without any foundation or footings, and which is removed when the designated time period, activity, or use for which the temporary structure was erected has ceased.

"Temporary use" means a use established for a designated period of time, with the intent to discontinue the use at the end of the designated time period.

"Traffic safety sight area" means a space that is set aside on a corner lot in which all visual obstructions, such as structures and plantings, which inhibit visibility and thus cause a hazard to traffic and pedestrian safety are prohibited.

"Transient basis" means a continuous period of two (2) weeks or less.

"Underutilized land" means land with a structure or structures that occupy only a small portion of the land and is being used significantly below its potential use.

"Use" means the purpose (type or extent) for which land or a building is arranged, designed or intended or for which either land or a structure is occupied or maintained.

"Use initiation" means the implementation of a use on a parcel or occupancy of a structure, or construction of substantial site improvements after a building permit has been issued, subject to determination by the director.

"Use, accessory" means a use which is incidental to, and customarily associated with, a specified principal use and which meets the applicable conditions set forth in this ordinance.

"Use, allowed" means a use listed by the regulation of any particular district as a permitted use within that district and permitted therein as a matter of right when conducted in accord with the regulations established by this Ordinance.

"Use, conditional" means a use listed by the regulations of any particular district as a conditional use within that district and allowable therein, solely on a discretionary and conditional basis, subject to development/design review or to a Conditional Use Permit, and to all other regulations established by this Code.

"Use, principal" means a use which fulfills a primary function of a household, establishment, institution, or other entity.

"Use, temporary" means a use established for a fixed period of time with the intent to discontinue such use upon the expiration of the time period.

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"Variance" means a discretionary entitlement which permits the departure from the strict application of the development standards contained in this zoning code.

"Vehicle" means self-propelled device by which persons or property may be moved upon a highway, excepting a device moved by human power or used exclusively upon stationary rails or tracks.

"Wildlands" means any area of land that is essentially unimproved, in a natural state of hydrology, vegetation and animal life, and not under cultivation.

"Yard" means an open space that lies between the principal or accessory building or buildings and the nearest lot line.

"Zero Lot Line" means the location of a building on a lot in such a manner that one or more of the building's sides rest directly on a lot line.

"Zoning certificate of occupancy" means a permit issued by the community development department which allows the occupancy of a structure which conforms to all applicable provisions of this chapter and any and all conditions or requirements issued by the city or any of its departments, or by any other federal, state or local agency or body.

"Zoning district" means a portion of the city within which certain uses of land and structures are defined, and regulations are specified.

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PLANNING COMMISSION STAFF REPORT AND RESOLUTIONS

AGENDA
STAFF REPORT

MEETING DATE: 3/14/2017	**AGENDA SECTION:** 1

SUBJECT:
GENERAL PLAN AMENDMENT NO. 2017-02, is a request by the City of Hanford to comprehensively update the General Plan, including the following elements: Land Use, Circulation, Conservation, Open Space, Noise and Safety. The purpose of the General Plan Update to guide future growth and development in the City through 2035. The project covers the proposed City limits as well as the proposed Primary and Secondary Sphere of Influences. MUNICIPAL CODE AMENDMENT No. 2017-01, is a request by the City of Hanford to update the City's Zoning Ordinance to be consistent with the proposed 2035 General Plan. ENVIRONMENTAL IMPACT REPORT, State Clearinghouse Number 2015041024, prepared for the 2035 General Plan Update. The program level Environmental Impact Report and Statement of Overriding Considerations will be considered that evaluates the environmental impacts associated with the proposed 2035 General Plan Update. The Planning Commission will be requested to consider the following: 1. Resolution 2017-02 recommending Certification of the Final Environmental Impact Report prepared for the 2035 General Plan Update, adopting the Findings of Fact, and adopting a Statement of Overriding Considerations and required by the California Environmental Quality Act. 2. Resolution 2017-03, recommending adoption of the 2035 General Plan Update (General Plan Amendment 2017-02). 3.Resolution 2017-04, recommending adoption of the Municipal Code Amendment 2017-01.

FISCAL IMPACT:

ATTACHMENTS:
Planning Commission Staff Report
Resolution 2017-02 FEIR
Resolution 2017-03; GPA 2017-02
Resolution 2017-04: MCA 2017-01
Draft Zoning Ordinance Update - March 2017

CITY OF HANFORD
PLANNING COMMISSION

MEETING DATE: MARCH 14, 2017

GENERAL PLAN AMENDMENT NO. 2017-02, is a request by the City of Hanford to comprehensively update the General Plan, including the following elements: Economic Development; Land Use and Community Design; Transportation and Circulation; Open Space, Conservation and Recreation; Public Facilities and Services; Health, Safety and Noise. The purpose of the General Plan Update to guide future growth and development in the City through 2035. The project covers the proposed City limits as well as the proposed Primary and Secondary Sphere of Influences.

MUNICIPAL CODE AMENDMENT No. 2017-01, is a request by the City of Hanford to update the City's Zoning Ordinance to be consistent with the proposed 2035 General Plan.

ENVIRONMENTAL IMPACT REPORT, State Clearinghouse Number 2015041024, prepared for the 2035 General Plan Update. The program level Environmental Impact Report and Statement of Overriding Considerations will be considered that evaluates the environmental impacts associated with the proposed 2035 General Plan Update.

The Planning Commission will be requested to consider the following:

1. Resolution 2017-02 recommending Certification of the Final Environmental Impact Report prepared for the 2035 General Plan Update, adopting the Findings of Fact, and adopting a Statement of Overriding Considerations and required by the California Environmental Quality Act.
2. Resolution 2017-03, recommending adoption of the 2035 General Plan Update (General Plan Amendment 2017-02).
3. Resolution 2017-04, recommending adoption of the Municipal Code Amendment 2017-01.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission hold a public hearing, receive a staff presentation and public testimony and consider recommending to the City Council certify the Final Environmental Impact Report, adoption of the 2035 General Plan and adoption of the Zoning Ordinance Update by approving the following:

1. Resolution 2017-02 recommending Certification of the Final Environmental Impact Report prepared for the 2035 General Plan Update, adopting the Findings of Fact,

and adopting a Statement of Overriding Considerations and required by the California Environmental Quality Act.

2. Resolution 2017-03, recommending adoption of the 2035 General Plan Update (General Plan Amendment 2017-02).

3. Resolution 2017-04, recommending adoption of the Municipal Code Amendment 2017-01.

RECOMMENDED MOTION

4. I move the approve Resolution 2017-02 recommending Certification of the Final Environmental Impact Report prepared for the 2035 General Plan Update, adopting the Findings of Fact, and adopting a Statement of Overriding Considerations and required by the California Environmental Quality Act.

5. Resolution 2017-03, recommending adoption of the 2035 General Plan Update (General Plan Amendment 2017-02).

6. Resolution 2017-04, recommending adoption of the Municipal Code Amendment 2017-01.

BACKGROUND INFORMATION

The work on the 2035 General Plan Update began in 2013. The General Plan Background Report and Draft Policy document was prepared and reviewed in coordination with the General Plan Update Citizens Advisory Committee appointed by the City Council. The City Council appointed a Joint Committee consisting of the Planning Commission and the City Council to review the Zoning Ordinance Update.

The 2035 General Plan Background Report was finalized in January 2014. A Draft General Plan policy document was reviewed at a Joint City Council and Planning Commission meeting in October 2015.

GENERAL PLAN

The 2035 General Plan is a long range vision of the City of Hanford's future development through the year 2035, at which time the population is projected to be 90,000.

The Hanford General Plan is comprised of the General Plan Background Report and the General Plan Policy Document, which together make up the General Plan. The General Plan Background Report summarizes information on the issues addressed in the General Plan, focusing on existing conditions and trends as they existed in the year 2013 when the General Plan Update process began. The General Plan Policy Document includes goals, policies, maps, and tables that describe how Hanford plans to grow and develop during the Planning period, which is 2015 to 2035.

This document contains all the required elements of the General Plan, with the exception of Housing and Air Quality. The elements within the General Plan are follows:

Economic Development; Land Use and Community Design; Transportation and Circulation; Open Space, Conservation and Recreation; Public Facilities and Services; Health, Safety and Noise. The Housing Element and Air Quality Element were not included as the Housing Element was updated in accordance with State requirements in 2016 and the Air Quality Element was prepared and adopted in 2010 and was not included in the update.

Economic Development

The Economic Development Element intends to ensure that Hanford grows and develops in a manner that is economically sustainable, resilient, and successful. Economic sustainability requires policies that incorporate wise fiscal thinking into public decision making. The Economic Development Element establishes goals and policies by which the City of Hanford has and will continue to institutionalize economic development as a core function of the City.

The City of Hanford intends the Economic Development Element to establish the long-term goals for the growth and development of the local economy, elaborate the public policies needed to achieve the goals, and identify key implementation actions. The goals and policies are targeted to Hanford's desires for more and better-paying jobs, quality of life improvements, and sound fiscal management.

Land Use and Community Design Element

As per California Government Code Section 65302(a), this Land Use and Community Design Element includes the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. This chapter describes the extent the area planned for future growth of Hanford, as well as the purpose, general density and location of each type of land use designation.

Transportation and Circulation Element

The Transportation and Circulation Element of the General Plan describes the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, airports, and railroads. The chapter also responds to the new State requirement to plan for "complete streets." Hanford must plan for "a balanced, multimodal transportation network that meet the needs of all users of streets, roads, and highways for safe and convenient travel in a manner that is suitable to the rural, suburban, or urban context of the general plan." Users include bicyclists, pedestrians, children, motorists, persons with disabilities, the elderly, users of public transportation, and commercial goods movers. The Transportation and Circulation Element focuses on improving mobility for all forms of transportation in existing transportation networks as well as identifying new routes and systems to support future growth during the planning period.

Open Space, Conservation, and Recreation Element

Hanford's natural and open space environment forms an important part of the city's unique character. The Open Space, Conservation, and Recreation Element addresses four basic areas: 1) open space for the managed production of resources, such as agricultural and mineral resources; 2) open space for outdoor recreation, including parks and recreational facilities; 3) open space for public health and safety, such as flood prone and wildfire areas; and 4) open space for the preservation of natural resources, such as natural habitat for plants, fish, and wildlife. The Open Space, Conservation, and Recreation Element is required to address issues such as preservation of waterways, soils, wildlife, natural and riparian habitats, and historical and cultural resources. This chapter combines both elements together, and also includes recreational topics such as provision of parks and recreational programs.

Public Facilities and Services Element

The Public Facilities and Services Element is an optional element of the General Plan designed to address the physical and fiscal impacts associated with development. Public facilities covered in this element include water distribution, wastewater collection and disposal, storm water collection, and solid waste collection. This element also includes City services including police and fire protection, schools, libraries, and other government facilities.

Health, Safety, and Noise Element

The protection of life and property from natural and human-made hazards are issues to be addressed in the General Plan. Some of these hazards may occur naturally, such as earthquakes or drought. Other hazards, like floods, can result from a combination of human alteration of the natural environment with a naturally occurring event. Additional hazards are completely human-made, such as structure fires and exposure to hazardous materials. The purpose of the Health, Safety, and Noise Element is to identify public health and property risks and improve living conditions to foster the physical health and well-being of Hanford's residents. It comprises the Health, Safety, and Noise Element and safety element, as well as policies for healthy living and environmental justice.

General Plan Document Organization

The City's General Plan is intended to be used by all members of the Hanford community, including residents, businesses, land developers, City staff, Planning Commissioners, and Councilmembers. The General Plan is composed of both text, maps, and tables. The text includes statements of goals and policies, some of which determine how the maps are to be drawn. The maps define the goals and policies in pictorial form. The General Plan is intended to present a clear and concise statement of the City's goals and policies regarding the physical growth and development of Hanford. Some of the goals and policies have been carried over from the previous General Plan. For this General Plan, goals and policies are defined as follows:

- A goal is a description of the general desired result that the City of Hanford seeks to achieve through the implementation of its General Plan.

- A policy is a specific statement that regulates activities of the City, guides decision making, and directs on-going efforts toward the achievement of the goals. The policies set out the general standards that will be used by the City of Hanford in their review of land development projects and in their own City actions related to the physical development of Hanford.

In the Policy Document, goals are grouped under a topic heading and then numbered consecutively in each chapter with the first letter of the chapter's title preceding the number.

Policies are also numbered consecutively with the first letter of the chapter's title preceding the number. Each policy has a topic heading.

General Plan Principles

Hanford is a unique community that has become what it is today through the innumerable decisions made over many years by the individuals, groups, and businesses that have chosen to make Hanford their home, and who have chosen to invest their time, money, and efforts in its success. Over time, sometimes by purpose, and sometimes without specific intention, a number of shared overarching principles have emerged that are generally accepted by the majority of the Hanford community. Many of these principles were discussed at meetings held during the preparation of this General Plan. Many others can be seen in the City of Hanford's description of itself and its purpose on the City of Hanford official website.

These principles have served as a guide in formulating the goals and policies of the General Plan. The principles are listed below and in Table 1-1 of the General Plan Policy document. The table in the General Plan Policy document also includes an illustration of how each principle is related to the elements in the General Plan. The X's in Table 1-1 identify principles that are especially important to the development of that element. The principles related to each element are also stated at the introduction of each chapter in the Policy Document.

Hanford's Overarching Principles

- A prosperous community
- Opportunities for housing and jobs that benefit the existing and future community
- Enhancement of small town charm
- Facilitation of a successful business environment
- Downtown area as the physical, cultural, civic, and commercial center of Hanford
- Hanford as the regional commercial, service, and government center of Kings County
- Diversification of Industry
- Enhancement of quality of life
- Orderly growth and development, concentrically located around the historic center of the City
- Responsible management of land resources
- Coordinated land use and circulation systems

- Respect for private property rights
- Enhancement of the historic center of the City
- Preservation of farmland resources
- A well-designed, physically integrated, livable community
- Safe, reliable, efficient movement of people and goods
- Less reliance on private motorized transportation
- Safe and secure recreational facilities
- Superior, innovative recreational opportunities
- Collaborative local government relationship with citizens
- Protection and preservation of natural, cultural, and historic resources
- Respectful provision of government services
- Efficient provision of utility services
- Clean, useable city facilities
- Safety, peace of mind, and high quality of life
- Protection from conditions that would pose a threat to life, environment, and property
- Safe, swift, and efficient response to emergencies
- Healthy and active citizens

CHAPTER 2: ECONOMIC DEVELOPMENT ELEMENT

The Economic Development Element is an optional element. The intent of the element is to establish long-term goals for the growth and development of the local economy, elaborate on the public policies needed to achieve the goals and identify key implementation actions. The goals target Hanford's desire for more and better paying jobs, quality of life and sound fiscal management.

Guiding Principles

- A prosperous community
- Opportunities for housing and jobs that benefit the existing and future community
- Enhancement of small town charm
- Facilitation of a successful business environment
- Downtown area as the physical, cultural, civic, and commercial center of Hanford
- Hanford as the regional commercial, service, and government center of Kings County
- Diversification of Industry
- Enhancement of quality of life
- Orderly growth and development, concentrically located around the historic center of the City
- Respect for private property rights Policy Document
- Enhancement of the historic center of the City
- Preservation of farmland
- An increase in the number of high-paid, high skilled jobs
- A range of employment opportunities
- A well-designed, physically integrated, livable community

- Safe, reliable, efficient movement of people and goods
- Safety, peace of mind, and high quality of life
- An expanded and diversified tax base

CHAPTER 3: LAND USE AND COMMUNITY DESIGN ELEMENT

The Land Use and Community Design Element includes the proposed general distribution and general location of uses including housing, business, industry, open space, education, public uses and other categories of public and private uses of land. The element also describes the general density and location of each type of land use designation. The element includes the Land Use Map, which is a graphic depiction of the various land use categories and reflects the goals and policies in the element.

Guiding Principles

- A prosperous community
- Enhancement of quality of life
- Orderly growth, concentrically located around the historic center of Hanford
- Responsible management of land resources
- Coordinated land use and circulation systems
- Respect for private property rights
- Enhancement of the historic center of Hanford
- Preservation of farmland
- A well-designed, physically integrated, livable community
- Opportunities for housing and jobs that benefit the existing and future community
- Enhancement of small town charm
- Facilitation of a successful business environment
- Downtown area as the physical, cultural, civic, and commercial center of Hanford
- Hanford as the regional commercial, service, and government center of Kings County
- Diversification of industry

The Land Use Element used a growth rate of 2.1 percent and projects a population of 90,000 in 2035 and a need for an additional 15,695 units between 2013-2035. The Land Use Element contains policies that establish a Planned Area Boundary, which is also the Primary Sphere of Influence. It also contains policies regarding the 2035 Growth Boundary and policies establishing criteria for the expansion of the boundary.

The Element establishes policies for all the land use categories that guide the decisions about the type and intensity of development during the life of the General Plan. Ultimately, zoning districts are required to be consistent with the land use designations in the General Plan. Table 3-4, found below, identifies the differences in the land use categories between the 2002 General Plan and the 2035 General Plan.

TABLE 3-4

2035 General Plan Land Use Designations		2002 General Plan Land Use Designations
RESIDENTIAL USES		
Low Density Residential		Low Density & Very Low Density Residential
Medium Density Residential		Medium Density Residential
High Density Residential		High Density Residential
COMMERCIAL USES		
Neighborhood Commercial		Neighborhood Commercial
Regional Commercial		Planned Commercial & Community Commercial
Service Commercial		Service Commercial
Highway Commercial		Planned Highway Development
EMPLOYMENT USES		
Office Residential		Office/Residential
Office		Office
MIXED USES		
Neighborhood Mixed Use		(new)
Downtown Mixed Use		Downtown Commercial
Corridor Mixed Use		Mixed Commercial
INDUSTRIAL USES		
Light Industrial		Light Industrial
Heavy Industrial		Industrial
OTHER USES		
Airport Protection		Agriculture
Open Space		Conservation and Open Space
Public Facilities		Public Facilities
Educational Facilities		Public Facilities
Area of Interest		(new)

One of the newest features of the 2035 General Plan is the addition to three land use categories the concept of mixed use. Mixed use is intended to allow a mixture of stores, services, offices and homes in close proximity to each other. Mixed use can be either vertical or horizontal. The mixed use category allows for reduced length of trips, reduces auto dependency and can provide a wider range of housing choices. The mixed

designation was added to Neighborhood, Downtown and Corridor mixed use. For a comparison to previous designations, see Table 3-4 above.

The Element also includes policies that establish density ranges for residential development in the low, medium and high density residential categories. A range of 2 – 10 units per gross acre for Low Density Residential, 7-20 units per gross acre for Medium Density Residential, and 14-29 units per gross acres for High Density Residential.

The Land Use Map has been prepared to be consistent with the goals and policies of the text document and reflects the different land uses throughout the City Planned Area Boundary.

Additional policies worth noting are the policies regarding growth and the utilization of growth boundaries to ensure that the City grows in a managed pattern, which will limit premature agricultural conversion of lands and will guide the City in infrastructure investments. Specifically Policy L5 establishes that the 2035 Growth Boundary can only be expanded after making three findings. It also contains policies regarding infill development and annexation.

CHAPTER 4: TRANSPORTATION AND CIRCULATION ELEMENT

The Transportation and Circulation Element describes the general location and extent of existing and proposed major roads, routes, terminals, airports and railroads. The element was also prepared to comply with the State requirement for including a plan for "complete streets". The Element identifies a balanced, multimodal transportation network that meets the needs of all uses including bicyclists, pedestrians, children, motorist, persons with disabilities, elderly, users of public transportation and commercial goods transporters.

Guiding Principles

- Coordinated land use and circulation systems
- Safe, reliable, efficient movement of people and goods
- Less reliance on private motorized transportation
- A prosperous community
- Downtown area as the physical, cultural, civic, and commercial center of Hanford
- Hanford as the regional commercial, service, and government center of Kings County
- Enhancement of quality of life
- Respect for private property rights
- Enhancement of the historic center of the City
- A well-designed, physically integrated, livable community

The Transportation and Circulation Element identifies highways, arterial, collector and local streets and alleys. The primary circulation system is found in Figure 4-1, the Circulation Map in the General Plan. Complete street policies are found in Section 4.2.9, Policies T38-42. The complete streets framework is required to be include by State law.

The Element also includes policies established Level of Service (LOS) for City streets. Policy T29 states that the City will maintain a peak LOS of D on City streets and highways, with the exception of allowing LOS E in the area bounded by Highway 198, 10th Avenue, 11th Avenue and Florinda. Essentially the core of the City where expanded City roadways would be difficult and/or costly.

CHAPTER 5: OPEN SPACE, CONSERVATION AND RECREATION ELEMENT

The Open Space, Conservation and Recreation Element addresses open space for the managed production of resources, such as agricultural, open space for recreation, open space for public safety and open space for the preservation of natural resources. The Element addresses issues such as preservation of waterways, soils, wildlife, natural and riparian habitats, and historical and cultural resources. The element also addresses park and recreation programs.

Guiding Principles

- Safe and secure recreational facilities
- Superior, innovative recreational opportunities
- Collaborative relationship with citizens
- Protection and preservation of natural resources
- A prosperous community
- A strong sense of place and community image
- Public open space as an integral part of new development
- A diversity of passive and active facilities and recreational uses
- Enhancement of small town charm
- Enhancement of quality of life
- Responsible management of land resources
- Respect for private property rights
- Enhancement of the historic center of the City
- Preservation of farmland
- Preservation of existing City parkland
- A well-designed, physically integrated, livable community
- Recreational opportunities for all residents of all ages and abilities
- Healthy and active citizens
- Enhanced pedestrian mobility and interconnectivity

The Element contains policies intended to preserve farmland and the ability of land to be farmed that surround the City. An additional policy, Policy 05 was added following the publication of the Draft EIR, states that the City shall, as part of a coordinated effort between the County and the incorporated cities, establish an agricultural land mitigation program.

Policies regarding the preservation of water, open space, biological and cultural and historic resources are also included in the Element.

Open space includes natural and man-made open spaces, parks and school play areas. Goal O9 establishes a standard of 3.5 acres per 1,000 residents for park lands. Section 5.7.1 describes the types of park lands and policies regarding where parks and open space are to be provided. Specifically Policy O52 states that the parkland ratio will include city-owned mini, neighborhood, community, regional, special use and storm water basin parks, along with 50% of the acres of school playgrounds and play areas within the Planned Area Boundary. Not included in the calculation of parkland are natural and man-made open spaces areas such as sloughs and agricultural areas and indoor recreational facilities.

CHAPTER 6: PUBLIC FACILITIES AND SERVICES ELEMENT

The Public Facilities and Services Element is an optional element. The element addresses the physical and fiscal impacts associated with development. Public facilities include water distribution, wastewater collection and disposal, storm water collection and sold waste collection.

Guiding Principles

- A prosperous community
- Respectful provision of government services
- Efficient provision of urban services and public utilities
- Clean, useable city facilities
- Enhancement of quality of life
- Orderly growth and development, concentrically located around the historic center of the City
- Enhancement of the historic center of the City
- A well-designed, physically integrated, livable community
- Collaborative relationship with citizens

CHAPTER 7: HEALTH, SAFETY AND NOISE

The Health, Safety and Noise Element address the protection of life and property from natural and human-made hazards. Hazards such as earthquake, flood, drought, fires and exposure to hazardous materials. The purpose of the element is to identify health and property risks and improve living conditions to foster the physical health and well-being of Hanford residents.

Guiding Principles

- A prosperous community
- Safety, peace of mind, and high quality of life
- Protection from conditions that would pose a threat to life, environment, and property
- Safe, swift, and efficient response to emergencies
- Healthy and active citizens

PUBLIC OUTREACH

The overall work effort on the General Plan Update included 16 meetings of the Citizens Advisory Committee, including one bus tour, three Joint meetings of the Planning Commission and City Council, a Town Hall meeting and a public information booth at the Thursday Night Market.

CITIZENS ADVISORY COMMITTEE

- John Lehn, Chair
- Pauline Hershey, Vice Chair
- David Ayers
- Lindsey Calvillo
- Joe Camara
- Jim Clark
- Joanne Doerter
- Richard Douglas
- Glenda Dwyer
- Lee Fausett
- Jen Gudmundsson
- Carol Hernandez
- Michael Johnston
- Bob Keenan
- Robert Ramos
- Shelly Talbert
- Rick Telegan
- Dennis Tristao
- Mark Ulibarri
- Catherine Willis

The General Plan Citizens Advisory Committee (CAC) completed their work and recommended a Draft Genera Plan Policy Document and Land Use Map in September of 2015. As part of that work effort, the Committee reviewed specific land owner requests for various land uses. Those recommendations were included if recommended by the Committee. The CAC presented the Draft General Plan Policy document and Land Use Map to the City Council and Planning Commission on October 13, 2015. In addition, three additional property owner requests were presented to the Joint Council/Commission. The Draft General Plan Policy Document and Land Use Map were accepted and the consultant was directed to move forward with the document as presented to prepare the environmental document. No additional property owner requests have been received since October 2015.

The Joint committee of the City Council and the Planning Commission formed to review the Zoning Ordinance Update held six public meetings on the Zoning Ordinance Update and one Town Hall meeting.

ZONING ORDINANCE UPDATE

The Zoning Ordinance Update was reviewed by a joint Committee comprised of the City Council and Planning Commission. The Committee met six times to review sections of the Zoning Ordinance and in October 2016 completed the review of a Draft Zoning Ordinance.

The Zoning Ordinance Update was prepared to be consistent with the Proposed 2035 General Plan Update as required by State law.

The Zoning Ordinance has been updated comprehensively upon the approval of each previous General Plan Update. Major updates to the Zoning Ordinance occurred in 1985, 1994, and 2003.

A Zoning Ordinance is comprised of the following components:

Uses of Land	Design of Land and Buildings	Procedures
Zone Districts	Lot Sizes	Conditional Use Permits
Allowed Uses	Building Setbacks	Temporary Use Permits
Conditional Uses	Building Height	Variances & Exceptions
Temporary Uses	Fences and Walls	Zone Changes
Nonconforming Uses	Off-Street Parking	Site Plan Review
Definitions of Uses	Landscaping	Enforcement
Overlay Districts	Density Bonuses	General Plan Amendments
ZONING MAP	Signs	PUD's

Major changes to the Zoning Ordinance are to the allowable densities, the addition of small lot standards, a new sign ordinance and better defined processes.

NEW RESIDENTIAL ZONES

R-L-12	Low Density Residential -12,000 SF Min.
R-L-8	Low Density Residential - 8,000 SF Min.
R-L-5	Low Density Residential - 5,000 SF Min.
R-M	Medium Density Residential
R-H	High Density Residential

NEW COMMERCIAL, OFFICE AND INDUSTRIAL ZONES

C-N	Neighborhood Commercial
C-R	Regional Commercial
C-S	Service Commercial
C-H	Highway Commercial
MX-N	Neighborhood Mixed Use
MX-C	Corridor Mixed Use
MX-D	Downtown Mixed Use
O-R	Office Residential
O	Office
I-L	Light Industrial
I-H	Heavy Industrial
AP	Airport Protection
PF	Public Facilities
CO	Conservation

The following Zoning Compatibility Matrix shows the 2035 General Plan land uses and the associated zoning categories that are consistent with each land use.

ZONING COMPATIBILITY MATRIX

Consistency between the General Plan and the Zoning Ordinance ☐ = consistent blank = inconsistent	**Residential Zones**					**Commercial Zones**				**Mixed Use Zones**			**Office and Industrial Zones**				**Other Zones**		
General Plan Land Use Designations	R-L-1	R-L-8	R-L-5	R-M	R-H	C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO
Low Density Residential	☐	☐	☐																
Medium Density Residential				☐															
High Density Residential					☐														
Neighborhood Commercial						☐													
Regional Commercial							☐												
Service Commercial								☐											
Highway Commercial									☐										
Office Residential													☐						
Office														☐					
Neighborhood Mixed Use										☐									
Downtown Mixed Use												☐							
Corridor Mixed Use											☐								
Light Industrial															☐				
Heavy Industrial																☐			
Airport Protection																	☐		
Open Space																			☐
Public Facilities																		☐	

Consistency between the General Plan and the Zoning Ordinance ☐ = consistent blank = inconsistent	Residential Zones					Commercial Zones				Mixed Use Zones			Office and Industrial Zones				Other Zones		
General Plan Land Use Designations	R-L-1	R-L-8	R-L-5	R-M	R-H	C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO
Educational Facilities																		☐	
Area of Interest																			

The addition of a master table in Chapter 17.08 to identify permitted, conditional, administrative, temporary uses and well as to clearly identify uses not permitted was also a major change from the previous zoning ordinance.

Established three overlay zones, Historic, Downtown East and Airport Overlay zones. These overlay zones clearly identify the prevailing regulations for these areas.

The revised sign ordinance was prepared to comply with recent case law, Reed V. Town of Gilbert as described below:

REED V. TOWN OF GILBERT 9-0 decision

U.S. Supreme Court, June 18, 2015 135 S. Ct. 2218, 192 L.Ed.2d 236, 83 USLW 4444

- Sign Ordinances must not violate the provisions of the First Amendment's Free Speech clause.
- Governments cannot regulate the content of speech, including signs that contain speech, but they can regulate the time, place, and manner of that speech.
- If you have to read the sign in order to determine how to regulate it, then the regulation is probably content-based.

Staff recommends that the Planning Commission recommend approval of the Updated Zoning Ordinance, Municipal Code Amendment 2017-01 based on its consistency with the Draft 2035 General Plan.

ENVIRONMENTAL DOCUMENT

Staff recommends that the Planning Commission recommend certification of the Final Environmental Impact Report (EIR), including a Finding of Fact and Statement of Overriding Considerations to the City Council.

In accordance with the California Environmental Quality Act (CEQA) the City prepared an Environmental Impact Report to evaluate the impacts associated with the implementation of the 2035 General Plan.

The 45-day review period for the Draft Environmental Impact Report began on July 29, 2016 and closed on September 12, 2016. Seven comment letters were received during

the public comment period. City staff and the consultant responded to the comments received , The Final EIR includes the Draft EIR, technical appendices, responses to comments, and errata or minor revisions to the EIR.

Because there are impacts that cannot be mitigated to a level that is less than significant and remain significant and unavoidable, a Statement of Overriding Considerations has been prepared and is included in the resolution. Those areas are Agriculture and Forestry Resources (program and cumulative), Air Quality (cumulative), Biological Resources (program and cumulative). Cultural Resources (program and cumulative), Greenhouse Gases (cumulative), and Population and Housing (program and cumulative).

PURPOSE

The City has prepared an EIR to analyze the impacts to the environmental that would occur if the General Plan was to be adopted and implemented. A Program EIR will be the baseline for all future CEQA documents, which will "tier" from this document. This is an important document for all city and private projects that will require further analysis under CEQA.

The EIR will also be used for evaluation of the approval of the Zoning Ordinance Update, Subdivision Ordinance Update, Sewer Master Plan, Water Master Plan, Storm Drain Master Plan, Sphere of Influence Update and the Development Impact Fee Update. Those individual plans to be processed following the 2035 General Plan Update.

ALTERNATIVES

The EIR evaluated the proposed project and two alternatives as required by CEQA. Alternative 1: the No Project/Existing 2002 General Plan and Alternative 2: the Reduced Intensity. A summary and comparison of the alternatives are found on Pages 1-36 and 37 of the Draft EIR. Alternative 1 met some, but not all, the project objectives and did not reduce significant and unavoidable impacts. Alternative 2 met the project objectives, but did not reduce significant and unavoidable impacts.

SUMMARY OF IMPACTS

The EIR evaluated impacts to all areas required by CEQA. The complete summary of impacts can be found in the Draft EIR. The following areas had impacts that were determined to be less than significant or could be reduced to less than significant with mitigation: Aesthetics, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Public Services, Recreation, Transportation and Traffic, and Utilities and Service Systems.

Impacts that were determined to be significant and unavoidable are: Agriculture and Forestry Resources (program and cumulative), Air Quality (cumulative), Biological Resources (program and cumulative). Cultural Resources (program and cumulative), Greenhouse Gases (cumulative), and Population and Housing (program and cumulative)

A Mitigation Monitoring and Reporting Program (MMRP) is included in the Final EIR, Appendix A, which will be adopted as part of the certification of the FEIR.

STATEMENT OF OVERRIDING CONSIDERATIONS

Pursuant to the CEQA Guidelines Section 15043, 15091 and 15092, the City may still approve a project for which an EIR has been prepared and identified significant unavoidable impacts by adopting a Statement of Overriding Considerations. In order to adopt a Statement of Overriding Considerations, the decision must be supported by the documentation in the record and it must be determined that there is no feasible way to lessen or avoid the impact, and that the benefits from the project outweigh the significant impacts. The Statement of Overriding Considerations is included in the resolution presented to the Commission for approval.

PLANNING COMMISSION PROCESS

In accordance with the Municipal Code, the Planning Commission is required to hold a public hearing on the General Plan Amendment and Municipal Code Amendment, the General Plan Update and Zoning Ordinance Update respectively. The Planning Commission is also required to consider the Final EIR prior to making a decision on the project and forward a recommendation to the City Council. The Planning Commission stop is the first step in the public hearing process, culminating in a final decision by the City Council. As part of the deliberation, the Planning Commission is charged with reviewing the Final EIR, which includes the responses to comments, and consider any testimony received during the public hearing. Following the closure of the public comment portion of the public hearing, it is anticipated that the Commission will vote to make a recommendation to the City Council on the Final EIR, the General Plan Update and the Zoning Ordinance Update. The Planning Commission staff report, minutes of the meeting, including public testimony and any evaluation will be forwarded to the City Council for a final decision.

DOCUMENT AVAILABILITY

Copies of the following documents could not be attached to the staff report due to the size of the electronic files. Copies are available for review at City Hall, 317 N. Douty Street, Hanford CA 93230 or on the City of Hanford website: http://www.cityofhanfordca.com/depts/cd/planning/general_plan_update/default.asp

- 2035 General Plan Background Report
- 2035 General Plan Draft Policy Document
- Final Environmental Impact Report prepared for the 2035 General Plan

The following document is too large for the website and can be reviewed in hard copy at City Hall, 317 N. Douty Hanford CA 93230 or available by purchasing a CD for $5:

- Draft Environmental Report prepared for the 2035 General Plan (Volume 1 and 2)

RESOLUTION NO. 2017-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD RECOMMENDING CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT SCH #2015041024 PREPARED FOR THE 2035 GENERAL PLAN UPDATE.

STATE CLEARINGHOUSE #2015041024

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on March 14, 2017, at 7:00 p.m., it was moved by Commissioner **PADEN**, and seconded by Commissioner **HAM**, and duly carried, that the following resolution be adopted:

WHEREAS, the Planning Commission of the City of Hanford has reviewed and considered the Final Environmental Impact report prepared for the 2035 General Plan Update, a vision and a plan for growth to guide development to the year 2035. The Draft 2035 General Plan Policy document was accepted by the City Council in October of 2015 and directed that an environmental impact report be prepared to analyze the impacts to the environment that result from the adoption of the 2035 General Plan Update; and,

WHEREAS, the Draft Environmental Impact Report (Draft EIR) was released on July 29, 2017, for circulation for a 45-day review period; and,

WHEREAS, written comments on the Draft EIR were received during the 45-day public review period; and,

WHEREAS, the Planning Commission of the City of Hanford , after 10 days published notice did hold a public hearing for consideration of the Final Environmental Impact Report for recommendation to the City Council on March 14, 2017; and,

WHEREAS, the Final Environmental Impact Report was released on March 3, 2017, and consists of the Draft EIR and the revisions of or additions to, the Draft EIR, the written comments, responses to comments by the City of Hanford to significant environmental points raised in the review and consultation process, errata to the foregoing and other information added by the City of Hanford as specified in the EIR; and,

WHEREAS, the California Environmental Quality Act (CEQA) requires that, in connection with the approval of a project for which an environmental impact report is prepared which identified one or more significant effects, the decision making body makes certain findings regarding those effects.

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission finds that the Final Environmental Impact Report, SCH 2015041024 was prepared consistent with the California Environmental Quality Act and the City of Hanford Municipal Code.

BE IT FURTHER RESOLVED, that the Planning Commission recommends the certification of the Final Environmental Impact Report, SCH 2015041024, prepared for the 2035 General Plan Update based on the following findings, and the findings in Attachment 1, and based on the evidence presented:

1. That full and fair public hearings have been held on the Final Environmental Impact Report and the Planning Commission having considered all comments received thereon, said Final Environmental Impact Report is hereby determined to be adequate and complete; and said Environmental Impact Report, SCH#2015041024 is hereby incorporated herein by reference.

2. That the Planning Commission hereby determined that the Final Environmental Impact Report, SCH #2015041024 has been prepared in compliance with the California Environmental Quality Act (CEQA) and the state and local environmental guidelines and regulations , that is has independently reviewed and analyzed the information contained therein, including the written comments received during the EIR review period and the oral comments received at the public hearing; and that the Final EIR represents the independent judgment of the City of Hanford, as the Lead Agency for the project.

3. That the Planning Commission does hereby find and recognize that the Final Environmental Impact Report, SCH #2015041024, contains additions, clarifications, modification and other information in its responses to comments on the Draft EIR and also incorporates text changes to the Draft EIR based on information obtained by the City since the Draft EIR was issued. The Planning Commission does hereby find and determine that such changes and additional information are not significant new information as that term is defined under the provisions of the California Environmental Quality Act because such changes and additional information do not indicate that any new or increased significant environmental impacts, not already evaluated, would result from the project; no feasible mitigation measures considerably different from those previously analyzed in the Draft EIR have been proposed that would lessen significant environmental impact of the project, and no feasible alternatives considerably different from those analyzed in the Draft EIR have been proposed that would lessen the significant impacts of the project.

4. That the Planning Commission does hereby make the following findings attached to this resolution as Attachment 2 with respect to the unavoidable significant effect on the environmental resulting from the project, as identified in the Final Environmental Impact Report, SCH #2015041024 with the stipulation that all the information in these findings is intended as a summary of the full administrative record supporting the Final Environmental Impact Report.

5. MITIGATION MONITORING PROGRAM – Included in the Final EIR, Appendix A, and incorporated and adopted as part of this resolution herein is the Mitigation and

Monitoring Program for the Project. The program identifies the impacts of the project and corresponding mitigation measures and designates responsibility for monitoring the implementation of the identified mitigation measures to ensure they are carried our as intended.

BE IT FURTHER RESOLVED that the City of Hanford Planning Commission adopts the Statement of Overriding Considerations for the project contained in Attachment 2. In adopting the Statement of Overriding Consideration, the Planning Commission hereby finds that the Project has eliminated, or substantially lessened all significant effects on the environmental where feasible, and finds that the remaining significant unavoidable impacts resulting from the project are acceptable in light of the environmental, economic, social or other considerations set forth herein because the benefits of the project outweigh the significant and adverse effects of Impacts that were determined to be significant and unavoidable are: Agriculture and Forestry Resources (program and cumulative), Air Quality (cumulative), Biological Resources (program and cumulative). Cultural Resources (program and cumulative), Greenhouse Gases (cumulative), and Population and Housing (program and cumulative) identified in the Final Environmental Impact Report.

The Planning Commission has, in determining whether or not to recommend approval of the project to the City Council, has considered the Environmental Impact Report, the public record of the proceedings on the project as well as oral and written testimony and does hereby determine that the implementation of the Project as specifically provided in the project documents would result in the substantial public benefits as identified in Attachment 2.

The Planning Commission has weighed the above benefits of the proposed project against its unavoidable impacts identified in the Environmental Impact Report and hereby determines that those benefits outweigh the risks and adverse environmental effects and further determines that those risks and environmental effects are acceptable.

BE IT FURTHER RESOLVED that the Planning Commission hereby recommends that the City Council certify the Final Environmental Impact Report prepared for the 2035 General Plan Update as adequate and complete pursuant to the requirements of the California Environmental Quality Act.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Hanford held on the 14th day of March, 2017, by the following vote:

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

I, **Darlene Mata**, Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 14th day of March 2017.

Darlene Mata, Secretary

ATTACHMENT 1

FINDING OF FACT

FINDINGS OF FACT IN SUPPORT OF conclusions RELATED TO SIGNIFICANT ENVIRONMENTAL IMPACTS

CEQA Guidelines Section 15091 for 2035 General Plan Update

Final Environmental Impact Report SCH# 2015041024

Lead Agency: City of Hanford

INTRODUCTION

The following findings of fact are based in part on the information contained in the final Environmental Impact Report (EIR) for the City of Hanford 2035 General Plan Update (General Plan Update or Project), as well as additional facts found in the complete record of proceedings. The draft EIR is incorporated by reference into the final EIR, and the final EIR is hereby incorporated by reference in the following findings of fact. All environmental documentation for this General Plan Update is available for review at the City of Hanford Planning Division office, 317 North Douty Street, Hanford, CA 93230, during normal business hours.
Section 15091 of the CEQA Guidelines states:

(a) No public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. The possible findings are:

(1) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the final EIR.

(2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

(3) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.

(b) The findings required by subdivision (a) shall be supported by substantial evidence in the record.

(c) The finding in subdivision (a)(2) shall not be made if the agency making the finding has concurrent jurisdiction with another agency to deal with identified feasible mitigation measures or alternatives. The finding in subsection (a)(3) shall describe the specific reasons for rejecting identified mitigation measures and project alternatives.

(d) When making the findings required in subdivision (a)(1), the agency shall also adopt a program for reporting on or monitoring the changes which it has either required in the project or made a condition of approval to avoid or substantially lessen significant environmental effects. These measures must be fully enforceable through permit conditions, agreements, or other measures.

(e) The public agency shall specify the location and custodian of the documents or other material which constitute the record of the proceedings upon which its decision is based.

(f) A statement made pursuant to Section 15093 does not substitute for the findings required by this section.

FINDINGS REGARDING THE POTENTIAL ENVIRONMENTAL IMPACTS OF THE PROJECT

The City of Hanford (City) issued a notice of preparation of a draft EIR on April 7, 2015. Based on the initial study and notice of preparation, a determination was made that the final EIR would contain a comprehensive analysis of environmental issues not screened out during the notice of preparation. With respect to all impacts identified as "less than significant" or as having "no impact" in the final EIR, the City Council finds that those impacts have been described accurately and are less than significant or have no impact.

In addition, some impacts in the final EIR were found to be "significant" but were able to be mitigated to less-than-significant levels. The City Council finds that those impacts have been described accurately and are less than significant with the implementation of mitigation. Additionally, impacts were found to be "significant and unavoidable," even with incorporation of all reasonable and feasible mitigation, and the City Council finds that those impacts have been described accurately. Per CEQA Guidelines Section 15093, a Statement of Overriding Considerations will be developed for the General Plan Update.

Aesthetics

ENVIRONMENTAL IMPACTS OF THE PROJECT FOUND TO HAVE NO IMPACT ON THE ENVIRONMENT, OR HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not have a substantial adverse effect on a scenic vista, **impacts would be less than significant** (Impact 4.1-1).

The Project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway, and impacts would be less than significant (Impact 4.1-2).

The Project would not substantially degrade the existing visual character or quality of the site and its surroundings, and impacts would be less than significant (Impact 4.1-3).

The Project would not create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area. Impacts would be less than significant (Impact 4.1-4).

ENVIRONMENTAL IMPACTS OF THE PROJECT THAT ARE POTENTIALLY SIGNIFICANT, BUT THAT CAN BE MITIGATED TO LESS THAN SIGNIFICANT LEVELS.

There are no aesthetics impacts as a result of the Project that are potentially significant, but that can be mitigated to less than significant.

ENVIRONMENTAL EFFECTS OF THE PROJECT THAT CANNOT BE MITIGATED TO A LEVEL LESS THAN SIGNIFICANT.

The Project would not have any environmental effects on aesthetics that cannot be mitigated to a less-than-significant level.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Cumulative impacts related to aesthetics would result in a less-than-significant impact on the environment.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not have any cumulative effects on aesthetics that would have a significant impact.

Agriculture and Forestry Resources

ENVIRONMENTAL IMPACTS OF THE PROJECT FOUND TO HAVE NO IMPACT ON THE ENVIRONMENT, OR HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned timberland production (Impact 4.2-3).

The Project would not result in the loss of forest land or conversion of forest land to non-forest use (Impact 4.2-4).

ENVIRONMENTAL IMPACTS OF THE PROJECT THAT ARE POTENTIALLY SIGNIFICANT, BUT THAT CAN BE MITIGATED TO LESS THAN SIGNIFICANT LEVELS.

There are no agriculture and forestry resources impacts as a result of the Project that are potentially significant, but that can be mitigated to less than significant.

ENVIRONMENTAL EFFECTS OF THE PROJECT THAT CANNOT BE MITIGATED TO A LEVEL LESS THAN SIGNIFICANT.

Significant Impact

The Project would 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. (Impact 4.2-1).

Description of Significant Impact

The Study Area is larger than the area that would ultimately be needed for growth over the life of the General Plan Update, but has been determined to give decision-makers the greatest flexibility in making determinations about where and how the City should grow. The build out of the Planned Area as a result of the General Plan Update would, over the 2014 to 2035 planning period, convert approximately 2,706 acres of Prime Farmland, Farmland of Statewide Importance, and Unique Farmland, as shown on the maps prepared pursuant to the FMMP, to non-agricultural use.

In response to comments Kings County Farm Bureau voiced during the General Plan Update Committee meetings, the City increased urban densities for the various land uses within the General Plan Update. Additionally, the proposed City limits and SOI were designed to break along arterial roads in order to create a logical buffer between proposed urban uses and adjacent agricultural lands.

In addition, Policy O5 (Farmland Mitigation Program) has been included in the General Plan Update to foster collaboration with the County of Kings and other cities in Kings County to develop a countywide farmland conversion mitigation program outside adopted urban growth boundaries (i.e., the City's Planned Area, also the Primary SOI). It is assumed that because expansion of the urban area proceeds in an orderly manner under the General Plan Update and is a logical result to accommodate anticipated future population growth, it is expected that the Planned Area would be converted to a nonagricultural land use as the natural progression of urban growth. The policy to work on developing a countywide farmland mitigation program for the urban conversion of agricultural lands that are outside adopted urban growth boundaries (in this case the Planned Area) is warranted due to the expectation that this conversion would occur as development continues in the City. It is also warranted that the City collaborate rather than unilaterally develop a farmland mitigation program because conversion of farmland is a regional issue that should be collectively developed by the County and all cities in Kings County. Mitigation Measure MM 4.2-1 has been developed that mandates that the City work with the County and other cities to develop a countywide farmland mitigation program, and this mitigation includes performance criteria.

Finding

All feasible and reasonable changes or alterations have been required in, or incorporated into, the Project to substantially lessen the potentially significant effects identified in the EIR. No feasible

mitigation measure exists to reduce this impact to a less-than-significant level, and impacts would be significant and unavoidable.

Brief Explanation of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce agriculture and forestry resources impacts. Implementation of Mitigation Measure MM 4.2-1 would reduce impacts, but not to less-than-significant levels. Because there are no feasible mitigation measures that can be implemented to reduce the impacts, agriculture and forestry resources impacts would be significant and unavoidable.

MM 4.2-1: COLLABORATE ON DEVELOPMENT OF COUNTYWIDE FARMLAND MITIGATION PROGRAM

The City shall work with the County of Kings and other cities in Kings County to consider adoption of a countywide farmland mitigation program that is tailored to the needs and goals of the Kings County agricultural region to mitigate the urban conversion of agricultural lands that are outside adopted urban growth boundaries. Specific performance criteria for the development of the countywide farmland mitigation program shall include:

- The City shall take the lead in forming a committee that consists of the County of Kings and other cities' representatives to develop the program by January 2019.
- The City shall develop and sign a Memorandum of Understanding or other applicable agreement with County of Kings and the other cities in Kings County to work collaboratively in developing the program by January 2020.
- The City shall develop and sign a Memorandum of Understanding with Department of Conservation in the development of the program by January 2020.
- By January 2022, if a program has been developed, the City shall implement the agreed upon program and codify the adopted program language into its Municipal Code.
- If by January 2022, the program has not been developed, the City shall independently develop its own program and codify the adopted program language into its Municipal Code by 2023.

Significant Impact

The Project would conflict with existing zoning for agricultural use, or a Williamson Act Contract (Impact 4.2-2).

Description of Significant Impact

The existing Williamson Act Contracts are limited to the outskirts of the Planned Area. Build out of the Planned Area would affect 1,136 acres currently under a Williamson Act land use contract. These areas would be affected by development of proposed land uses for these lands under the General Plan Update. This would ultimately result in the General Plan Update conflicting with existing land under Williamson Act land use contracts, which is a potentially significant impact.

Finding

All feasible and reasonable changes or alterations have been required in, or incorporated into, the Project to substantially lessen the potentially significant effects identified in the EIR. No feasible

mitigation measure exists to reduce this impact to a less-than-significant level, and impacts would be significant and unavoidable.

Brief Explanation of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce agriculture and forestry resources impacts. Implementation of Mitigation Measure MM 4.2-1 would reduce impacts, but not to less-than-significant levels. Because there are no feasible mitigation measures that can be implemented to reduce the impacts, agriculture and forestry resources impacts would be significant and unavoidable.

Significant Impact

The Project would 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 (Impact 4.2-5).

Description of Significant Impact

The General Plan Update would involve other changes to the environment which, due to their location or nature, would result in the conversion of farmland to non-agricultural use and impacts would be significant and unavoidable. It is important to note that, due to Chapter 16.40.110 (Right to Farm) of the Hanford Municipal Code, advises that adjacent uses to future development could result in "potential inconveniences and discomforts often associated with agricultural activities and operations, including, but not limited to, equipment and animal noise; farming activities conducted on a 24-hour a day, 7-days a week basis; odors from manure, fertilizers, pesticides, chemicals, or other sources; the aerial and ground application of chemicals and seeds; dust; flies and other insects; and smoke from agriculture operations." Therefore, this acknowledgment establishes the right of adjacent landowners to continue to farm and therefore precludes to indirect conversion of adjacent farmland as a result of potentially incompatible land uses as a result of the General Plan Update.

Finding

All feasible and reasonable changes or alterations have been required in, or incorporated into, the Project to substantially lessen the potentially significant effects identified in the EIR. No feasible mitigation measure exists to reduce this impact to a less-than-significant level, and impacts would be significant and unavoidable.

Brief Explanation of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce agriculture and forestry resources impacts. Implementation of Mitigation Measure MM 4.2-1 would reduce impacts, but not to less-than-significant levels. Because there are no feasible mitigation measures that can be implemented to reduce the impacts, agriculture and forestry resources impacts would be significant and unavoidable.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Cumulative impacts on agriculture and forestry resources would not be less than significant.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Significant Impact

The project would result in a cumulatively significant impact on agriculture and forestry resources.

Description of Significant Impact

Build-out of the General Plan Update would result in significant and unavoidable impacts to farmland conversion and conflicts with land under Williamson Act land use contracts. Thus, future development as a result of the General Plan update would be cumulatively considerable in light of the cumulative impacts of past, present, and reasonably foreseeable future projects. The overall impact would be cumulative significant and unavoidable.

Finding

Impacts of the Project will combine with impacts of past, present, and reasonably foreseeable projects to result in significant and unavoidable cumulative agriculture and forestry resources impacts on the environment. All feasible and reasonable changes or alterations have been required in, or incorporated into, the project that would substantially reduce the potentially significant impacts identified in the EIR.

Brief Explanation of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce the impacts caused by the Project that result in a cumulative agriculture and forestry resources impact. Implementation of Mitigation Measure MM 4.2-1 would reduce impacts to the greatest extent possible. However, despite these mitigation measures, implementation of the Project would result in a cumulatively considerable and significant agriculture and forestry resources impact. The cumulative agriculture and forestry resources impact is considered significant and unavoidable.

Air Quality

ENVIRONMENTAL IMPACTS OF THE PROJECT FOUND TO HAVE NO IMPACT ON THE ENVIRONMENT, OR HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not conflict with or obstruct implementation of the applicable air quality plan, **and impacts would be less than significant (Impact 4.3-1)**.

The Project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation, **and impacts would be less than significant (Impact 4.3-2).**

The Project would not 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, **and impacts would be less than significant (Impact 4.3-3).**

ENVIRONMENTAL IMPACTS OF THE PROJECT THAT ARE POTENTIALLY SIGNIFICANT, BUT THAT CAN BE MITIGATED TO LESS THAN SIGNIFICANT LEVELS.

Significant Impact

The Project may expose sensitive receptors to substantial pollutant concentrations (Impact 4.3-4).

Description of Significant Impact

Sensitive receptors are those individuals who are sensitive to air pollution, which may include children, the elderly, and persons with pre-existing respiratory or cardiovascular illness. The San Joaquin Valley Air District considers a sensitive receptor to be a location that houses or attracts children, the elderly, people with illnesses, or others who are especially sensitive to the effects of air pollutants. Examples of sensitive receptors include hospitals, residences, convalescent facilities, and schools.

Toxic air contaminants (TACs) are injurious in small quantities and are regulated despite the absence of criteria documents. The identification, regulation, and monitoring of TACs is relatively recent compared to that for criteria pollutants. Unlike criteria pollutants, TACs are regulated on the basis of risk rather than specification of safe levels of contamination. The ten TACs are acetaldehyde, benzene, 1,3-butadiene, carbon tetrachloride, hexavalent chromium, para-dichlorobenzene, formaldehyde, methylene chloride, perchloroethylene, and diesel particulate matter (diesel PM).

In addition, the U.S. Environmental Protection Agency identified seven compounds with significant contributions from mobile sources that are among the national and regional-scale cancer risk drivers from their 1999 National Air Toxics Assessment. These are acrolein, benzene, 1,3-butidiene, diesel particulate matter plus diesel exhaust organic gases (diesel PM), formaldehyde, naphthalene, and polycyclic organic matter.

Finding

The Project may expose sensitive receptors to substantial pollutant concentrations. These impacts would be reduced to a less-than-significant level with the implementation of the mitigation measures described below. With regard to these impacts, the City Council finds that changes or alterations have been required in, or incorporated into, the proposed Project which avoid or substantially lessen the significant effect as identified in the final EIR.

Brief Explanation of the Rationale for the Finding

When an agency approves a project, CEQA requires that it adopt mitigation measures, when feasible, to avoid or substantially lessen significant Project impacts. Implementation of Mitigation Measures MM 4.3-1 and MM 4.3-2 would reduce impacts to less-than-significant levels.

MM 4.3-1: APPRORIATE SITING OF SENSITIVE RECEPTORS

The City of Hanford shall require residential development projects and projects categorized as sensitive receptors to be located an adequate distance from existing and potential sources of toxic emissions such as freeways, major arterials, industrial sites, and hazardous material locations. In addition, the City of Hanford should require new air pollution point sources such as, but not

limited to, industrial, manufacturing, and processing facilities to be located an adequate distance from residential areas and other sensitive receptors (see table below).

Recommendations on Siting New Sensitive Land Uses Such As Residences, Schools, Daycare Centers, Playgrounds, or Medical Facilities

Source Category	Advisory Recommendations
Freeways and High-Traffic Roads	-Avoid siting new sensitive land uses within 500 feet of a freeway, urban roads with 100,000 vehicles/day, or rural roads with 50,000 vehicles/day.
Distribution Centers	-Avoid siting new sensitive land uses within 1,000 feet of distribution center that accommodates more than 100 trucks/day, more than 40 trucks with operating transport refrigeration units (TRU)/day, or where TRU operations exceed 300 hours/week. -Take into account the configuration of existing distribution centers and avoid locating residences and other sensitive land uses near entry and exit points.
Rail Yards	-Avoid siting sensitive land uses within 1,000 feet of a major service and maintenance rail yard. -Within 1 mile of a rail yard, consider possible siting limitations and mitigation approaches.
Ports	-Avoid siting new sensitive land uses immediately downwind of ports in the most heavily affected zones. Consult local air districts or California Air Resources Board on the status of pending analyses of health risks.
Refineries	-Avoid siting new sensitive land uses immediately downwind of petroleum refineries. Consult local air districts or other agencies to determine appropriate separation.
Chrome Platers	-Avoid siting new sensitive land uses within 1,000 feet of chrome platers.
Dry Cleaners Using Perchroloethylene	-Avoid siting new land uses within 300 feet of any dry cleaning operation. For operations with two or more machines, provide 500 feet. For operations with three or more machines, consult local air district. -Do not site new sensitive land uses in the same building with perchloroethylene dry cleaning operations.
Gasoline Dispensing Facilities	-Avoid siting new sensitive land uses within 300 feet of a large gas station (defined as a facility with a throughput of 3.6 million gallons/year or greater). A 50-foot separation is recommended for typical gas dispensing facilities.

MM 4.3-2: APPRORIATE SITING OF SENSITIVE RECEPTORS

The table in Mitigation Measure MM 4.3-1 depicts the California Air Resources Board recommended buffer distances associated with various types of toxic air contaminants (TACs). Future development and infrastructure projects that are similar in nature to freeways and high-traffic roads, distribution centers, rail yards, refineries, chrome platers, dry cleaners, and gasoline dispensing facilities shall require assessment to determine whether sensitive receptors would be exposed to TACs. The City of Hanford shall require or perform air toxic risk assessments to determine air toxic impacts on an as-needed basis.

Significant Impact

The Project may create objectionable odors affecting a substantial number of people (Impact 4.3-5).

Description of Significant Impact

Implementation of the General Plan Update would not directly create or generate objectionable odors. Persons residing in the immediate vicinity of future land use developments may be subject to odors typically associated with construction activities (diesel exhaust, hot asphalt, etc.), and odor-generating land uses. Any odors generated by construction activities would be minor and would be short and temporary in duration. However, objectionable odors generated by future land uses; especially land uses such as landfills, wastewater treatment plants, or industrial processing facilities, may occur. This is considered a potentially significant impact.

Finding

The Project may create objectionable odors affecting a substantial number of people. These impacts would be reduced to a less-than-significant level with the implementation of the mitigation measure described below. With regard to these impacts, the City Council finds that changes or alterations have been required in, or incorporated into, the proposed Project which avoid or substantially lessen the significant effect as identified in the final EIR.

Brief Explanation of the Rationale for the Finding

When an agency approves a project, CEQA requires that it adopt mitigation measures, when feasible, to avoid or substantially lessen significant Project impacts. Implementation of Mitigation Measure MM 4.3-3 would reduce impacts to less-than-significant levels.

MM 4.3-3: ODORS ASSESSMENT

The City of Hanford shall require an assessment of new and existing odor sources for future land use development projects to determine whether sensitive receptors would be exposed to objectionable odors and apply recommended applicable mitigation measures as defined by the San Joaquin Valley Air Pollution Control District and best practices. Additionally, the City shall require conditions related to Conditional Use Permit approval associated with odors when necessary and on a case-by-case basis.

ENVIRONMENTAL EFFECTS OF THE PROJECT THAT CANNOT BE MITIGATED TO A LEVEL LESS THAN SIGNIFICANT.

The Project would not have any environmental effects on air quality that cannot be mitigated to a less-than-significant level.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Cumulative impacts on air quality would not be less than significant.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Significant Impact

The project would result in a cumulatively significant impact on air quality.

Description of Significant Impact

As growth continues in the San Joaquin Valley, attainment of air quality standards would become more difficult, even though overall air quality continues to improve. Proposed cumulative development planned in Fresno, Tulare, Kings and Madera counties would result in thousands of new homes and millions of square feet of new retail uses. Vehicle trips associated with this development would contribute to existing air quality impacts in the San Joaquin Valley Air Basin (SJVAB).

The new development as a result of the General Plan Update is not expected to exceed the San Joaquin Valley Air Pollution Control District (SJVAPCD) regional significance thresholds. However, all new development would be reviewed and individually accessed for its potential to generate air quality impacts pursuant to the CEQA guidelines. Full build-out may contribute to cumulative air emissions by allowing for additional development within the Study than what currently exists. The cumulative air quality impacts of the Project, together with other foreseeable development throughout the San Joaquin Valley air basin, would be cumulatively considerable and as such, significant and unavoidable.

Finding

Impacts of the Project will combine with impacts of past, present, and reasonably foreseeable projects to result in significant and unavoidable cumulative air quality impacts on the environment. All feasible and reasonable changes or alterations have been required in, or incorporated into, the project that would substantially reduce the potentially significant impacts identified in the EIR.

Brief Explanation of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce the impacts caused by the Project that result in a cumulative air quality impact. Implementation of Mitigation Measures MM 4.3-1 through MM 4.3-3 would reduce impacts to the greatest extent possible. However, despite these mitigation measures, implementation of the Project would result in a cumulatively considerable and significant air quality impact. The cumulative air quality impact is considered significant and unavoidable.

Biological Resources

ENVIRONMENTAL IMPACTS OF THE PROJECT FOUND TO HAVE NO IMPACT ON THE ENVIRONMENT, OR HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife

corridors, or impede the use of native wildlife nursery sites, and impacts would be less than significant (Impact 4.4-4).

The Project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, and there would be no impact (Impact 4.4-5).

The Project would not conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or State habitat conservation plan, and there would be no impact (Impact 4.4-6).

ENVIRONMENTAL IMPACTS OF THE PROJECT THAT ARE POTENTIALLY SIGNIFICANT, BUT THAT CAN BE MITIGATED TO LESS THAN SIGNIFICANT LEVELS.

There are no biological resources impacts as a result of the Project that are potentially significant, but that can be mitigated to less than significant.

ENVIRONMENTAL EFFECTS OF THE PROJECT THAT CANNOT BE MITIGATED TO A LEVEL LESS THAN SIGNIFICANT.

Significant Impact

The Project would 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 (Impact 4.4-1).

Description of Significant Impact

There is no mitigation provided for the indirect impacts to special-status species through the loss of common (i.e., non-sensitive) habitats. Special-status species are dependent on a variety of habitat types (comprised of both common and sensitive habitats), and the conversion of common habitat types as a result of new development would result in the overall reduction of habitat and resources to support special-status species. Thus, due to the loss of common habitats capable of supporting special-status species and diminished resource availability, impacts to special-status species remain significant as a result of the General Plan Update.

Finding

All feasible and reasonable changes or alterations have been required in, or incorporated into, the Project to substantially lessen the potentially significant effects identified in the EIR. No feasible mitigation measure exists to reduce this impact to a less-than-significant level, and impacts would be significant and unavoidable.

Brief Explanation of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce biological resources impacts. Implementation of Mitigation Measure MM 4.4-1 would reduce impacts, but not to less-than-significant levels. Because there are no feasible mitigation measures that can be implemented to reduce the impacts, biological resources impacts would be significant and unavoidable.

MM 4.4-1: MITIGATION RECOMMENDATIONS TO REDUCE IMPACTS TO SPECIAL-STATUS SPECIES AND HABITAT(S)

New development shall implement all reasonable and feasible mitigation imposed by the City of Hanford in order to reduce impacts to special-status species and their habitat(s). The following is a list of possible mitigation that the City of Hanford could impose on new development on a case-by-case basis, as needed:

- Prepare biological assessment(s) that include recommendations to reduce impacts to special-status species and habitat(s), including avoidance, minimization, and/or mitigation measures.
- Perform preconstruction survey(s) for special-status species to identify the potential for construction-related impacts and need for avoidance, minimization, and/or mitigation measures.
- If, after all avoidance, minimization, and/or mitigation measures have been exhausted or are determined to not be feasible, then new development would have to consult with the applicable wildlife agencies in order to determine how to compensate for direct impacts to special-status species, including, but not necessarily limited to, the possibility of acquiring incidental take permits, developing conservation plans, agree upon phasing of new development to avoid certain sensitive breeding seasons, and/or compensating for the loss of habitat at an agreed upon ratio with the applicable wildlife agency.

Significant Impact

The Project would have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service (Impact 4.4-2).

Description of Significant Impact

New development as a result of the General Plan Update would impact various common and possibly sensitive habitat types, including riparian habitat, other sensitive plant communities, and federally-protected wetlands. The General Plan Update could result in the loss of riparian habitat and sensitive natural communities similar to the potential to result in the loss of common (i.e., non-sensitive) habitats.

Finding

All feasible and reasonable changes or alterations have been required in, or incorporated into, the Project to substantially lessen the potentially significant effects identified in the EIR. No feasible mitigation measure exists to reduce this impact to a less-than-significant level, and impacts would be significant and unavoidable.

Brief Explanation of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce biological resources impacts. Implementation of Mitigation Measure MM 4.4-2 would reduce impacts, but not to less-than-significant levels. Because there are no feasible mitigation measures that can be implemented to reduce the impacts, biological resources impacts would be significant and unavoidable.

MM 4.4-2: MITIGATION RECOMMENDATIONS TO REDUCE IMPACTS TO RIPARIAN HABITAT, SENSITIVE NATURAL COMMUNITIES, AND/OR WETLANDS

New development shall implement all reasonable and feasible mitigation imposed by the City of Hanford in order to reduce impacts to riparian habitat, sensitive natural communities, and/or wetlands. The following is a list of possible mitigation that the City of Hanford could impose on new development on a case-by-case basis, as needed:

- As part of the biological assessment(s) preparation, include analysis of, and recommendations to reduce impacts to, riparian habitat, sensitive natural communities, and/or wetlands, including avoidance, minimization, and/or mitigation measures.
- Perform wetland delineation(s) in compliance with current wildlife agency standards.
- If, after avoidance, minimization, and/or mitigation measures have been exhausted or are determined to not be feasible, then new development would have to consult with the applicable wildlife agencies in order to determine how to compensate for direct impacts to riparian habitat, sensitive natural communities, and/or wetlands including, but not necessarily limited to, obtaining Clean Water Act 401 and 404 permits, acquiring Lake and Streambed Alteration Agreement(s), and compensating for the loss of riparian habitat, sensitive natural communities, and/or wetlands at an agreed upon ratio with the applicable wildlife agency.

Significant Impact

The Project would 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 (Impact 4.4-3).

Description of Significant Impact

Similar to Impact 4.4-2, the General Plan Update could have a substantial adverse effect on federally-protected wetlands as defined by Section 404 of the CWA (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

Finding

All feasible and reasonable changes or alterations have been required in, or incorporated into, the Project to substantially lessen the potentially significant effects identified in the EIR. No feasible mitigation measure exists to reduce this impact to a less-than-significant level, and impacts would be significant and unavoidable.

Brief Explanation of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce biological resources impacts. Implementation of Mitigation Measure MM 4.4-2 would reduce impacts, but not to less-than-significant levels. Because there are no feasible mitigation measures that can be implemented to reduce the impacts, biological resources impacts would be significant and unavoidable.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Cumulative impacts on biological resources would not be less than significant.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Significant Impact

The project would result in a cumulatively significant impact on biological resources.

Description of Significant Impact

As discussed above, the General Plan Update would have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species; could have a substantial adverse effect on any riparian habitat or other sensitive natural community; and could have a substantial adverse effect on federally-protected wetlands. These are all potentially significant and unavoidable impacts. Mitigation Measures 4.4-1 and MM 4.4-2 reduce these impacts to the greatest extent feasible. However, even with mitigation, new development as a result of the General Plan Update, coupled with current and future projects in the vicinity of the Study Area, would result in impacts to special-status species and could result in impacts to riparian habitat, sensitive natural communities, and federally-protected wetlands that are cumulatively considerable and would contribute to a significant and unavoidable cumulative impact regarding biological resources.

Finding

Impacts of the Project will combine with impacts of past, present, and reasonably foreseeable projects to result in significant and unavoidable cumulative biological resources impacts on the environment. All feasible and reasonable changes or alterations have been required in, or incorporated into, the project that would substantially reduce the potentially significant impacts identified in the EIR.

Brief Explanation of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce the impacts caused by the Project that result in a cumulative biological resources impact. Implementation of Mitigation Measures MM 4.4-1 and MM 4.4-2 would reduce impacts to the greatest extent possible. However, despite these mitigation measures, implementation of the Project would result in a cumulatively considerable and significant biological resources impact. The cumulative biological impact is considered significant and unavoidable.

Cultural Resources

ENVIRONMENTAL IMPACTS OF THE PROJECT FOUND TO HAVE NO IMPACT ON THE ENVIRONMENT, OR HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5, and impacts would be less than significant (Impact 4.5-2).

The Project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, and impacts would be less than significant (Impact 4.5-3).

The Project would not disturb any human remains, including those interred outside of formal cemeteries, and impacts would be less than significant (Impact 4.5-4).

ENVIRONMENTAL IMPACTS OF THE PROJECT THAT ARE POTENTIALLY SIGNIFICANT, BUT THAT CAN BE MITIGATED TO LESS THAN SIGNIFICANT LEVELS.

The Project would not have any environmental effects on cultural resources that cannot be mitigated to a less-than-significant level.

ENVIRONMENTAL EFFECTS OF THE PROJECT THAT CANNOT BE MITIGATED TO A LEVEL LESS THAN SIGNIFICANT.

Significant Impact

The Project could cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 (Impact 4.5-1).

Description of Significant Impact

The General Plan Update policies only afford limited protection to historical resources and would not ultimately prevent to demolition of historical resources if preservation is determined to be infeasible. The determination of feasibility would occur on a case-by-case basis. Additionally, some structures that are not currently 50 years old could be become eligible for listing. While policies would minimize the probability of historical resources being demolished, these policies cannot ensure that the demolition of historic structures would not occur in the future. Therefore, the General Plan Update could cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5.

Finding

All feasible and reasonable changes or alterations have been required in, or incorporated into, the Project to substantially lessen the potentially significant effects identified in the EIR. No feasible mitigation measure exists to reduce this impact to a less-than-significant level, and impacts would be significant and unavoidable.

Brief Explanation of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce cultural resources impacts. Because there are no feasible mitigation measures that can be implemented to reduce the impacts, cultural resources impacts would be significant and unavoidable.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Cumulative impacts on cultural resources would not be less than significant.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Significant Impact

The project would result in a cumulatively significant impact on cultural resources.

Description of Significant Impact

New development would have the potential to result in a cumulatively considerable impact associated with the loss of historical resources through the demolition, destruction, relocation, or alteration of a resource. While new development is regulated by federal, State, and local regulations, historical resources still have the potential to be adversely affected if preservation is determined to be infeasible. Therefore, it is determined that the General Plan Update could result in significant and unavoidable cumulative impact to historical resources.

Adherence to General Plan Update policies; federal, State, and local regulations; and CEQA requirements would ensure that the General Plan Update would not cause a substantial adverse change in the significance of an archaeological or paleontological resource. Additionally, compliance with regulations would result in proper handling, excavation, and re-burial of any human remains, including those interred outside of formal cemeteries. Therefore, the General Plan Update would not have a cumulatively considerable impact on archeological and paleontological resources or human remains and cumulative impacts would be less than significant.

Finding

Impacts of the Project will combine with impacts of past, present, and reasonably foreseeable projects to result in significant and unavoidable cumulative cultural resources impacts on the environment. All feasible and reasonable changes or alterations have been required in, or incorporated into, the project that would substantially reduce the potentially significant impacts identified in the EIR.

Brief Explanation of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce the impacts caused by the Project that result in a cumulative cultural resources impact. There is no reasonable and feasible mitigation to reduce the Project's cumulative impact. The cumulative cultural resources impact is considered significant and unavoidable.

Geology and Soils

ENVIRONMENTAL IMPACTS OF THE PROJECT FOUND TO HAVE NO IMPACT ON THE ENVIRONMENT, OR HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not 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. Impacts would be less than significant (Impact 4.6-1).

The Project would not result in substantial soil erosion or the loss of topsoil, and impacts would be less than significant (Impact 4.6-2).

The Project would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. Impacts would be less than significant (Impact 4.6-3).

The Project would not 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, and impacts would be less than significant (Impact 4.6-4).

The Project would not 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, and impacts would be less than significant (Impact 4.6-5).

ENVIRONMENTAL IMPACTS OF THE PROJECT THAT ARE POTENTIALLY SIGNIFICANT, BUT THAT CAN BE MITIGATED TO LESS THAN SIGNIFICANT LEVELS.

There are no geology and soils impacts as a result of the Project that are potentially significant, but that can be mitigated to less than significant.

ENVIRONMENTAL EFFECTS OF THE PROJECT THAT CANNOT BE MITIGATED TO A LEVEL LESS THAN SIGNIFICANT.

The Project would not have any environmental effects on geology and soils that cannot be mitigated to a less-than-significant level.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Cumulative impacts related to geology and soils would result in a less-than-significant impact on the environment.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not have any cumulative effects on geology and soils that would have a significant impact.

Greenhouse Gas Emissions

ENVIRONMENTAL IMPACTS OF THE PROJECT FOUND TO HAVE NO IMPACT ON THE ENVIRONMENT, OR HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases (Impact 4.7-2).

ENVIRONMENTAL IMPACTS OF THE PROJECT THAT ARE POTENTIALLY SIGNIFICANT, BUT THAT CAN BE MITIGATED TO LESS THAN SIGNIFICANT LEVELS.

Significant Impact

The Project would not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment (Impact 4.7-1).

Description of Significant Impact

The responsibility to approve land use development consistent with the General Plan Update rests with the City of Hanford. While implementation and monitoring of proposed policies would provide the framework and direction to avoid or reduce the identified significant health risk

impacts identified, it is probable that such impacts could remain significant and unavoidable. As a program-level document, evaluation of all project-specific circumstances is not plausible. New development would require a project-level analysis to determine appropriate mitigation strategies. As appropriate, the City of Hanford would require the implementation of the above-notated mitigation strategy intended to avoid or reduce the significant impacts identified. With implementation of mitigation, the General Plan Update would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment.

Finding

The Project may generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. These impacts would be reduced to a less-than-significant level with the implementation of the mitigation measures described below. With regard to these impacts, the City Council finds that changes or alterations have been required in, or incorporated into, the proposed Project which avoid or substantially lessen the significant effect as identified in the final EIR.

Brief Explanation of the Rationale for the Finding

When an agency approves a project, CEQA requires that it adopt mitigation measures, when feasible, to avoid or substantially lessen significant Project impacts. Implementation of Mitigation Measures MM 4.7-1 would reduce impacts to less-than-significant levels.

MM 4.7-1: QUANTIFYING INDIVIDUAL PROJECT EMISSIONS

The City of Hanford shall quantify greenhouse gas emissions as needed on a project-by-project basis as part of the environmental review process. At that time, appropriate mitigation measures shall be identified and applied to each prior to construction in adherence to San Joaquin Valley Air Pollution Control District and California Air Resources Board guidelines in order to reduce emissions.

ENVIRONMENTAL EFFECTS OF THE PROJECT THAT CANNOT BE MITIGATED TO A LEVEL LESS THAN SIGNIFICANT.

The Project would not have any environmental effects on greenhouse gas emissions that cannot be mitigated to a less-than-significant level.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Cumulative impacts on greenhouse gas emissions would not be less than significant.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Significant Impact

The project would result in a cumulatively significant impact on greenhouse gas emissions.

Description of Significant Impact

Greenhouse gas (GHG) impacts are, by their nature, cumulative impacts. Localized impacts of climate change are the result of the cumulative impact of global emissions, and the combined benefits of reductions achieved by all levels of government help to slow or reverse the growth in GHG emissions. In the absence of comprehensive international agreements on appropriate levels

of reductions achieved by each country, another measure of cumulative contribution is required. California has defined reductions required by the state in AB 32 (1990 emission levels by 2020). This serves to define California's share of the reductions regardless of the activities or lack of activities of other areas of the U.S. or the world. Therefore, a cumulative threshold based on consistency with State targets and actions to reduce GHGs is an appropriate standard of comparison for significance determinations at the general plan level.

The potential effects of new development or infrastructure projects may be individually limited but cumulatively significant. The General Plan Update policies would continue to provide GHG reductions beyond 2020 since they apply to all development that would occur between adoption and build out unless superseded by new policies. The amount of local reductions needed beyond 2020 is uncertain pending adoption of State targets for later years. In addition, the long-term effectiveness of the General Plan Update policies and programs that avoid, reduce, or minimize GHG emissions is not known. The KCAG has prepared a countywide CAP as a separate action, and the City adopted it on May 27, 2014 (KCAG 2014a). The CAP determined that, if the requirements set forth in the CEQA Guidelines are met, the lead agency may determine that projects that are consistent with the CAP will not have significant GHG-related impacts, which can save time and money for these projects. However, it is currently unknown if all future development as a result of the General Plan Update would be consistent with the CAP. Therefore, cumulative impacts related to the growth under the General Plan Update are considered cumulatively considerable and therefore, significant and unavoidable.

Finding

Impacts of the Project will combine with impacts of past, present, and reasonably foreseeable projects to result in significant and unavoidable cumulative greenhouse gas emissions impacts on the environment. All feasible and reasonable changes or alterations have been required in, or incorporated into, the project that would substantially reduce the potentially significant impacts identified in the EIR.

Brief Explanation of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce the impacts caused by the Project that result in a cumulative greenhouse emissions impact. Implementation of Mitigation Measures MM 4.7-1 would reduce impacts to the greatest extent possible. However, despite these mitigation measures, implementation of the Project would result in a cumulatively considerable and significant greenhouse gas emissions impact. The cumulative greenhouse gas emissions are considered significant and unavoidable.

Hazards and Hazardous Materials

ENVIRONMENTAL IMPACTS OF THE PROJECT FOUND TO HAVE NO IMPACT ON THE ENVIRONMENT, OR HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, and impacts would be less than significant (Impact 4.8-1).

The Project would not 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, and impacts would be less than significant (Impact 4.8-2).

The Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ mile of an existing or proposed school, and impacts would be less than significant (Impact 4.8-3).

The Project would not 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, and impacts would be less than significant (Impact 4.8-4).

The Project would not, for a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people residing or working in the Project area. Impacts would be less than significant (Impact 4.8-5).

The Project would not, for a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the Project area, and there would be no impact (Impact 4.8-6).

The Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and impacts would be less than significant (Impact 4.8-7).

The Project would not 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. Impacts would be less than significant (Impact 4.8-8).

ENVIRONMENTAL IMPACTS OF THE PROJECT THAT ARE POTENTIALLY SIGNIFICANT, BUT THAT CAN BE MITIGATED TO LESS THAN SIGNIFICANT LEVELS.

There are no hazards and hazardous materials impacts as a result of the Project that are potentially significant, but that can be mitigated to less than significant.

ENVIRONMENTAL EFFECTS OF THE PROJECT THAT CANNOT BE MITIGATED TO A LEVEL LESS THAN SIGNIFICANT.

The Project would not have any environmental effects on hazards and hazardous materials that cannot be mitigated to a less-than-significant level.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Cumulative impacts related to hazards and hazardous materials would result in a less-than-significant impact on the environment.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not have any cumulative effects on hazards and hazardous materials that would have a significant impact.

ENVIRONMENTAL IMPACTS OF THE PROJECT FOUND TO HAVE NO IMPACT ON THE ENVIRONMENT, OR HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not violate any water quality standards or waste discharge requirements, and impacts would be less than significant (Impact 4.9-1).

The Project would not 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 preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Impacts would be less than significant (Impact 4.9-2).

The Project would not 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, and impacts would be less than significant (Impact 4.9-3).

The Project would not 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. Impacts would be less than significant (Impact 4.9-4).

The Project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, and impacts would be less than significant (Impact 4.9-5).

The Project would not otherwise substantially degrade water quality, and impacts would be less than significant (Impact 4.9-6).

The Project would not 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, and impacts would be less than significant (Impact 4.9-7).

The Project would not place within a 100-year flood hazard area structures which would impede or redirect flood flows, an impacts would be less than significant (Impact 4.9-8).

The Project would not 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, and impacts would be less than significant (Impact 4.9-9).

The Project would not cause inundation by seiche, tsunami, or mudflow, and impacts would be less than significant (Impact 4.9-10).

ENVIRONMENTAL IMPACTS OF THE PROJECT THAT ARE POTENTIALLY SIGNIFICANT, BUT THAT CAN BE MITIGATED TO LESS THAN SIGNIFICANT LEVELS.

There are no hydrology and water quality impacts as a result of the Project that are potentially significant, but that can be mitigated to less than significant.

ENVIRONMENTAL EFFECTS OF THE PROJECT THAT CANNOT BE MITIGATED TO A LEVEL LESS THAN SIGNIFICANT.

The Project would not have any environmental effects on hydrology and water quality that cannot be mitigated to a less-than-significant level.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Cumulative impacts related to hydrology and water quality would result in a less-than-significant impact on the environment.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not have any cumulative effects on hydrology and water quality that would have a significant impact.

Land Use and Planning

ENVIRONMENTAL IMPACTS OF THE PROJECT FOUND TO HAVE NO IMPACT ON THE ENVIRONMENT, OR HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not physically divide an established community, and impacts would be less than significant (Impact 4.10-1).

The Project would not 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. There would be no impact (Impact 4.10-2).

The Project would not conflict with any applicable habitat conservation plan or natural community conservation plan, and there would be no impact (Impact 4.10-3).

ENVIRONMENTAL IMPACTS OF THE PROJECT THAT ARE POTENTIALLY SIGNIFICANT, BUT THAT CAN BE MITIGATED TO LESS THAN SIGNIFICANT LEVELS.

There are no land use and planning impacts as a result of the Project that are potentially significant, but that can be mitigated to less than significant.

ENVIRONMENTAL EFFECTS OF THE PROJECT THAT CANNOT BE MITIGATED TO A LEVEL LESS THAN SIGNIFICANT.

The Project would not have any environmental effects on land use and planning that cannot be mitigated to a less-than-significant level.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Cumulative impacts related to land use and planning would result in a less-than-significant impact on the environment.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not have any cumulative effects on land use and planning that would have a significant impact.

Mineral Resources

ENVIRONMENTAL IMPACTS OF THE PROJECT FOUND TO HAVE NO IMPACT ON THE ENVIRONMENT, OR HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not 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, and there would be no impact (Impact 4.11-1).

The Project would not 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, and there would be no impact (Impact 4.11-2).

ENVIRONMENTAL IMPACTS OF THE PROJECT THAT ARE POTENTIALLY SIGNIFICANT, BUT THAT CAN BE MITIGATED TO LESS THAN SIGNIFICANT LEVELS.

There are no mineral resources impacts as a result of the Project that are potentially significant, but that can be mitigated to less than significant.

ENVIRONMENTAL EFFECTS OF THE PROJECT THAT CANNOT BE MITIGATED TO A LEVEL LESS THAN SIGNIFICANT.

The Project would not have any environmental effects on mineral resources that cannot be mitigated to a less-than-significant level.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Cumulative impacts related to mineral resources would result in no impact on the environment.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not have any cumulative effects on mineral resources that would have a significant impact.

Noise

ENVIRONMENTAL IMPACTS OF THE PROJECT FOUND TO HAVE NO IMPACT ON THE ENVIRONMENT, OR HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project may result in the exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies (Impact 4.12-1).

The Project would not result in the exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels (Impact 4.12-2).

The Project would not result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project (Impact 4.12-3).

The Project would not result in a substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project (Impact 4.12-4).

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, the Project would not expose people residing or working in the Project area to excessive noise levels (Impact 4.12-5).

For a Project within the vicinity of a private airstrip, the Project would not expose people residing or working in the Project area to excessive noise levels (Impact 4.12-6).

ENVIRONMENTAL IMPACTS OF THE PROJECT THAT ARE POTENTIALLY SIGNIFICANT, BUT THAT CAN BE MITIGATED TO LESS THAN SIGNIFICANT LEVELS.

There are no noise impacts as a result of the Project that are potentially significant, but that can be mitigated to less than significant.

ENVIRONMENTAL EFFECTS OF THE PROJECT THAT CANNOT BE MITIGATED TO A LEVEL LESS THAN SIGNIFICANT.

The Project would not have any environmental effects on noise that cannot be mitigated to a less-than-significant level.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Cumulative impacts related to noise would result in a less-than-significant impact on the environment.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not have any cumulative effects on noise that would have a significant impact.

Population and Housing

ENVIRONMENTAL IMPACTS OF THE PROJECT FOUND TO HAVE NO IMPACT ON THE ENVIRONMENT, OR HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere (Impact 4.13-2).

The Project would not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere (Impact 4.13-3).

ENVIRONMENTAL IMPACTS OF THE PROJECT THAT ARE POTENTIALLY SIGNIFICANT, BUT THAT CAN BE MITIGATED TO LESS THAN SIGNIFICANT LEVELS.

There are no population and housing impacts as a result of the Project that are potentially significant, but that can be mitigated to less than significant.

ENVIRONMENTAL EFFECTS OF THE PROJECT THAT CANNOT BE MITIGATED TO A LEVEL LESS THAN SIGNIFICANT.

Significant Impact

The Project would 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) (Impact 4.13-1).

Description of Significant Impact

The General Plan Update could increase the population of the Study Area by 47,367 people over the 2013 estimated January 1, 2013 population of 55,122 for a total population of 102,489 in 2035. This growth would be directly induced by providing land use designations in the Study Area that could result in 15,653 additional housing units over the estimated 17,867 housing units in 2013 for a total of 33,520 housing units in 2035. The growth would also be directly induced by providing land use designations that could result in 33,308 additional jobs over the estimated 20,900 jobs in 2014 for a total of 54,208 jobs in 2035. It was determined in the EIR that a jobs-housing balance ratio ranging between 1.3 to 1.7 is considered ideal. The General Plan Update could result in a job-housing balance ratio of 1.63, which falls into this ideal range. The General Plan Update would also indirectly induce growth by requiring new roads and other infrastructure to accommodate the new development as a result of the General Plan in the Study Area. Therefore, the General Plan Update would induce substantial population growth in an area, either directly or indirectly, which is a significant and unavoidable impact.

Finding

All feasible and reasonable changes or alterations have been required in, or incorporated into, the Project to substantially lessen the potentially significant effects identified in the EIR. No feasible mitigation measure exists to reduce this impact to a less-than-significant level, and impacts would be significant and unavoidable.

Brief Explanation of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce population and housing impacts. Because there are no feasible mitigation measures that can be implemented to reduce the impacts, population and housing impacts would be significant and unavoidable.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Cumulative impacts on population and housing would not be less than significant.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Significant Impact

The project would result in a cumulatively significant impact on population and housing.

Description of Significant Impact

The General Plan Update would directly and indirectly induce substantial population growth, which is a significant and unavoidable impact. Therefore, new development as a result of the

General Plan Update coupled with current and future projects in the vicinity of the Study Area would also result in substantial population growth that is cumulatively considerable and would contribute to a significant and unavoidable cumulative impact regarding population and housing. There is no reasonable and feasible mitigation to avoid this impact as the purpose of the General Plan Update is to plan for the ordered growth of the City through 2035.

Finding

Impacts of the Project will combine with impacts of past, present, and reasonably foreseeable projects to result in significant and unavoidable cumulative population and housing impacts on the environment. All feasible and reasonable changes or alterations have been required in, or incorporated into, the project that would substantially reduce the potentially significant impacts identified in the EIR.

Brief Explanation of the Rationale for the Finding

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce the impacts caused by the Project that result in a cumulative population and housing impact. There is no reasonable and feasible mitigation to reduce the Project's cumulative impact. The cumulative population and housing impact is considered significant and unavoidable.

Public Services

ENVIRONMENTAL IMPACTS OF THE PROJECT FOUND TO HAVE NO IMPACT ON THE ENVIRONMENT, OR HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not 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 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, and other public facilities (Impact 4.14-1).

ENVIRONMENTAL IMPACTS OF THE PROJECT THAT ARE POTENTIALLY SIGNIFICANT, BUT THAT CAN BE MITIGATED TO LESS THAN SIGNIFICANT LEVELS.

There are no public services impacts as a result of the Project that are potentially significant, but that can be mitigated to less than significant.

ENVIRONMENTAL EFFECTS OF THE PROJECT THAT CANNOT BE MITIGATED TO A LEVEL LESS THAN SIGNIFICANT.

The Project would not have any environmental effects on public services that cannot be mitigated to a less-than-significant level.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Cumulative impacts related to public services would result in a less-than-significant impact on the environment.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not have any cumulative effects on public services that would have a significant impact.

Recreation

ENVIRONMENTAL IMPACTS OF THE PROJECT FOUND TO HAVE NO IMPACT ON THE ENVIRONMENT, OR HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not 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 (Impact 4.15-1).

The Project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment (Impact 4.15-2).

ENVIRONMENTAL IMPACTS OF THE PROJECT THAT ARE POTENTIALLY SIGNIFICANT, BUT THAT CAN BE MITIGATED TO LESS THAN SIGNIFICANT LEVELS.

There are no recreation impacts as a result of the Project that are potentially significant, but that can be mitigated to less than significant.

ENVIRONMENTAL EFFECTS OF THE PROJECT THAT CANNOT BE MITIGATED TO A LEVEL LESS THAN SIGNIFICANT.

The Project would not have any environmental effects on recreation that cannot be mitigated to a less-than-significant level.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Cumulative impacts related to recreation would result in a less-than-significant impact on the environment.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not have any cumulative effects on recreation that would have a significant impact.

Transportation and Traffic

ENVIRONMENTAL IMPACTS OF THE PROJECT FOUND TO HAVE NO IMPACT ON THE ENVIRONMENT, OR HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not 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 (Impact 4.16-3).

The Project would not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment) (Impact 4.16-4).

The Project would not result in inadequate emergency access (Impact 4.16-5).

ENVIRONMENTAL IMPACTS OF THE PROJECT THAT ARE POTENTIALLY SIGNIFICANT, BUT THAT CAN BE MITIGATED TO LESS THAN SIGNIFICANT LEVELS.

Significant Impact

The Project may conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit (Impact 4.16-1).

The Project would not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the County Congestion Management Agency for Designated Roads or Highways (Impact 4.16-2).

The Project would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities (Impact 4.16-6).

Description of Significant Impact

Pertinent plans, ordinances, and policies establishing measures of effectiveness for the performance of a circulation system include the San Joaquin Valley Blueprint, Kings County 2014 RTP/SCS (in compliance with SB 375), and 2011 Regional Bicycle Master Plan. In addition, the General Plan Update has a number of policies related to the performance of the Study Area's circulation system. The intersection and roadway segment capacity analyses determined that implementation of the General Plan Update would result in certain intersections and roadway segments falling short of desired operation conditions. This would result in a significant impact as a result of the General Plan Update by conflicting with applicable plans, ordinances, or policies established to measure the effectiveness for the performance of the circulation system.

This Bicycle Plan is based on the 2002 General Plan Circulation Element. Once the General Plan has been adopted, the City will revise and adopt a new Bicycle Plan based on the new Circulation Element contained in the General Plan Update and the contents of this EIR. The new Bicycle Plan would include highest and secondary priority bicycle route improvements to be used by both bicycles and pedestrians similar to the existing Bicycle Plan.

Through established KCAPTA procedures, periodic reviews of mass transit needs for the City by KCAPTA, a station area planning study (see Policy T80), if necessary, and adherence to General Plan Update Policies, the General Plan Update would not conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system related to mass transit, passenger rail service, freight service, and high-speed rail.

Finding

The Project may conflict with an applicable plan, ordinance, policy, or program, that may have a significant impact on the environment. These impacts would be reduced to a less-than-significant level with the implementation of the mitigation measures described below. With regard to these

impacts, the City Council finds that changes or alterations have been required in, or incorporated into, the proposed Project which avoid or substantially lessen the significant effect as identified in the final EIR.

Brief Explanation of the Rationale for the Finding

When an agency approves a project, CEQA requires that it adopt mitigation measures, when feasible, to avoid or substantially lessen significant Project impacts. Implementation of Mitigation Measure MM 4.16-1 and 4.16-2 would reduce impacts to less-than-significant levels.

MM 4.16-1: REVISED TRAFFIC IMPACT FEE PROGRAM

Subsequent to the adoption of the General Plan Update, the City shall revise the existing traffic impacts fee program to incorporate the recommended improvements described in the *City of Hanford General Plan Update Traffic Impact Study* in order to provide new development with a revised mechanism to pay its fair share of the recommended improvements.

MM 4.16-2: REVISED BICYCLE PLAN

Subsequent to the adoption of the General Plan Update, the City shall revise and adopt a new Bicycle Plan based on the new Circulation Element contained in the General Plan Update and the contents of this EIR.

ENVIRONMENTAL EFFECTS OF THE PROJECT THAT CANNOT BE MITIGATED TO A LEVEL LESS THAN SIGNIFICANT.

The Project would not have any environmental effects on transportation and traffic that cannot be mitigated to a less-than-significant level.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Cumulative impacts related to transportation and traffic would result in a less-than-significant impact on the environment with implementation of Mitigation Measures MM 4.16-1 and 4.16-2.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not have any cumulative effects on transportation and traffic that would have a significant impact.

Utilities and Service Systems

ENVIRONMENTAL IMPACTS OF THE PROJECT FOUND TO HAVE NO IMPACT ON THE ENVIRONMENT, OR HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not exceed wastewater treatment requirements of the applicable regional water quality control board (Impact 4.17-1).

The Project would not 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 (Impact 4.17-2).

The Project would not 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 (Impact 4.17-3).

The Project would have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new or expanded entitlements needed (Impact 4.17-4).

The Project would result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments (Impact 4.17-5).

The Project would be served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs (Impact 4.17-6).

The Project would comply with federal, State, and local statutes and regulations related to solid waste (Impact 4.17-7).

ENVIRONMENTAL IMPACTS OF THE PROJECT THAT ARE POTENTIALLY SIGNIFICANT, BUT THAT CAN BE MITIGATED TO LESS THAN SIGNIFICANT LEVELS.

There are no utilities and service systems impacts as a result of the Project that are potentially significant, but that can be mitigated to less than significant.

ENVIRONMENTAL EFFECTS OF THE PROJECT THAT CANNOT BE MITIGATED TO A LEVEL LESS THAN SIGNIFICANT.

The Project would not have any environmental effects on utilities and service systems that cannot be mitigated to a less-than-significant level.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A LESS THAN SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Cumulative impacts related to utilities and service systems would result in a less-than-significant impact on the environment.

CUMULATIVE ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT THAT WOULD HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

The Project would not have any cumulative effects on utilities and service systems that would have a significant impact.

ATTACHMENT 2

STATEMENT OF OVERRIDING CONSIDERATIONS

Statement of Overriding Considerations

CEQA Guidelines Section 15093 for 2035 General Plan Update

Final Environmental Impact Report SCH# 2015041024

Lead Agency: City of Hanford

SIGNFICANT AND UNAVOIDABLE IMPACTS SUMMARY

The California Environmental Quality Act (CEQA) requires a public agency to balance the benefits of a project or program against its significant unavoidable adverse impacts in determining whether to approve the project or program. The City of Hanford 2035 General Plan Update (General Plan Update or Project) would result in environmental effects that, although mitigated to the extent feasible by the implementation of mitigation measures, would remain significant and unavoidable adverse impacts, as discussed in the final environmental impact report (EIR) and CEQA findings of fact (CEQA Guidelines Section 15091). These impacts are summarized below and constitute those impacts for which this statement of overriding considerations is made.

Agriculture and Forestry Resources

IMPACT 4.2-1 (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)

The Study Area is larger than the area that would ultimately be needed for growth over the life of the General Plan Update, but has been determined to give decision-makers the greatest flexibility in making determinations about where and how the City should grow. The build out of the Planned Area as a result of the General Plan Update would, over the 2014 to 2035 planning period, convert approximately 2,706 acres of Prime Farmland, Farmland of Statewide Importance, and Unique Farmland, as shown on the maps prepared pursuant to the FMMP, to non-agricultural use.

In response to comments Kings County Farm Bureau voiced during the General Plan Update Committee meetings, the City increased urban densities for the various land uses within the General Plan Update. Additionally, the proposed City limits and SOI were designed to break along arterial roads in order to create a logical buffer between proposed urban uses and adjacent agricultural lands.

In addition, Policy O5 (Farmland Mitigation Program) has been included in the General Plan Update to foster collaboration with the County of Kings and other cities in Kings County to develop a countywide farmland conversion mitigation program outside adopted urban growth boundaries (i.e., the City's Planned Area, also the Primary SOI). It is assumed that because expansion of the urban area proceeds in an orderly manner under the General Plan Update and is

a logical result to accommodate anticipated future population growth, it is expected that the Planned Area would be converted to a nonagricultural land use as the natural progression of urban growth. The policy to work on developing a countywide farmland mitigation program for the urban conversion of agricultural lands that are outside adopted urban growth boundaries (in this case the Planned Area) is warranted due to the expectation that this conversion would occur as development continues in the City. It is also warranted that the City collaborate rather than unilaterally develop a farmland mitigation program because conversion of farmland is a regional issue that should be collectively developed by the County and all cities in Kings County. Mitigation Measure MM 4.2-1 has been developed that mandates that the City work with the County and other cities to develop a countywide farmland mitigation program, and this mitigation includes performance criteria.

Future development in the Study Area (but outside the Planned Area) would first require approval of the Kings County Local Area Formation Commission because such development means that the City would be annexing land and the City's SOIs would like need to be revised as well as future General Plan Update amendments, which would trigger the need for future CEQA review, including consideration of agriculture impacts. Future development in the Study Area would also have to comply with the Hanford Municipal Code Chapter 16.40.110 (Right to Farm), proposed goals and policies of the General Plan Update related to agriculture and specifically Policy O5. Future development in the Study Area, even with Policy O5 and implementation of Mitigation Measure MM 4.2-1, would also result in significant and unavoidable impacts to agricultural resources.

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce agriculture and forestry resources impacts. Implementation of Mitigation Measure MM 4.2-1 would reduce impacts, but not to less-than-significant levels. Because there are no feasible mitigation measures that can be implemented to reduce the impacts, agriculture and forestry resources impacts would be significant and unavoidable.

IMPACT 4.2-2 (CONFLICT WITH EXISTING ZONING FOR AGRICULTURAL USE, OR A WILLIAMSON ACT CONTRACT)

The existing Williamson Act Contracts are limited to the outskirts of the Planned Area. Build out of the Planned Area would affect 1,136 acres currently under a Williamson Act land use contract. These areas would be affected by development of proposed land uses for these lands under the General Plan Update. This would ultimately result in the General Plan Update conflicting with existing land under Williamson Act land use contracts, which is a potentially significant impact.

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce agriculture and forestry resources impacts. Implementation of Mitigation Measure MM 4.2-1 would reduce impacts, but not to less-than-significant levels. Because there are no feasible mitigation measures that can be implemented to reduce the impacts, agriculture and forestry resources impacts would be significant and unavoidable.

IMPACT 4.2-5 (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)

The General Plan Update would involve other changes to the environment which, due to their location or nature, would result in the conversion of farmland to non-agricultural use and impacts would be significant and unavoidable. It is important to note that, due to Chapter 16.40.110 (Right to Farm) of the Hanford Municipal Code, advises that adjacent uses to future development could result in "potential inconveniences and discomforts often associated with agricultural activities and operations, including, but not limited to, equipment and animal noise; farming activities conducted on a 24-hour a day, 7-days a week basis; odors from manure, fertilizers, pesticides, chemicals, or other sources; the aerial and ground application of chemicals and seeds; dust; flies and other insects; and smoke from agriculture operations." Therefore, this acknowledgment establishes the right of adjacent landowners to continue to farm and therefore precludes to indirect conversion of adjacent farmland as a result of potentially incompatible land uses as a result of the General Plan Update.

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce agriculture and forestry resources impacts. Implementation of Mitigation Measure MM 4.2-1 would reduce impacts, but not to less-than-significant levels. Because there are no feasible mitigation measures that can be implemented to reduce the impacts, agriculture and forestry resources impacts would be significant and unavoidable.

CUMULATIVE IMPACTS

Impacts of the Project will combine with impacts of past, present, and reasonably foreseeable projects to result in significant and unavoidable cumulative agriculture and forestry resources impacts on the environment. All feasible and reasonable changes or alterations have been required in, or incorporated into, the project that would substantially reduce the potentially significant impacts identified in the EIR.

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce the impacts caused by the Project that result in a cumulative agriculture and forestry resources impact. Implementation of Mitigation Measure MM 4.2-1 would reduce impacts to the greatest extent possible. However, despite these mitigation measures, implementation of the Project would result in a cumulatively considerable and significant agriculture and forestry resources impact. The cumulative agriculture and forestry resources impact is considered significant and unavoidable.

Air Quality

CUMULATIVE IMPACTS

As growth continues in the San Joaquin Valley, attainment of air quality standards would become more difficult, even though overall air quality continues to improve. Proposed cumulative development planned in Fresno, Tulare, Kings and Madera counties would result in thousands of new homes and millions of square feet of new retail uses. Vehicle trips associated with this development would contribute to existing air quality impacts in the San Joaquin Valley Air Basin (SJVAB).

The new development as a result of the General Plan Update is not expected to exceed the San Joaquin Valley Air Pollution Control District (SJVAPCD) regional significance thresholds. However, all new development would be reviewed and individually accessed for its potential to generate air quality impacts pursuant to the CEQA guidelines. Full build-out may contribute to cumulative air emissions by allowing for additional development within the Study than what currently exists. The cumulative air quality impacts of the Project, together with other foreseeable development throughout the San Joaquin Valley air basin, would be cumulatively considerable and as such, significant and unavoidable.

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce the impacts caused by the Project that result in a cumulative air quality impact. Implementation of Mitigation Measures MM 4.3-1 through MM 4.3-3 would reduce impacts to the greatest extent possible. However, despite these mitigation measures, implementation of the Project would result in a cumulatively considerable and significant air quality impact. The cumulative air quality impact is considered significant and unavoidable.

Biological Resources

IMPACT 4.4-1 (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)

There is no mitigation provided for the indirect impacts to special-status species through the loss of common (i.e., non-sensitive) habitats. Special-status species are dependent on a variety of habitat types (comprised of both common and sensitive habitats), and the conversion of common habitat types as a result of new development would result in the overall reduction of habitat and resources to support special-status species. Thus, due to the loss of common habitats capable of supporting special-status species and diminished resource availability, impacts to special-status species remain significant as a result of the General Plan Update.

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce biological resources impacts. Implementation of Mitigation Measure MM 4.4-1 would reduce impacts, but not to less-than-significant levels. Because there are no feasible mitigation measures that can be implemented to reduce the impacts, biological resources impacts would be significant and unavoidable.

IMPACT 4.4-2 (HAVE A SUBSTANTIAL ADVERSE EFFECT ON ANY RIPARIAN HABITAT OR OTHER SENSITIVE NATURAL COMMUNITY IDENTIFIED IN LOCAL OR REGIONAL PLANS, POLICIES, OR REGULATIONS OR BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME OR US FISH AND WILDLIFE SERVICE)

New development as a result of the General Plan Update would impact various common and possibly sensitive habitat types, including riparian habitat, other sensitive plant communities, and federally-protected wetlands. The General Plan Update could result in the loss of riparian habitat and sensitive natural communities similar to the potential to result in the loss of common (i.e., non-sensitive) habitats.

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce biological resources impacts. Implementation of Mitigation Measure MM 4.4-2 would reduce impacts, but not to less-than-significant levels. Because there are no feasible mitigation measures that can be implemented to reduce the impacts, biological resources impacts would be significant and unavoidable.

IMPACT 4.4-3 (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)

Similar to Impact 4.4-2, the General Plan Update could **have a substantial adverse effect on federally-protected wetlands as defined by Section 404 of the CWA (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.**

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce biological resources impacts. Implementation of Mitigation Measure MM 4.4-2 would reduce impacts, but not to less-than-significant levels. Because there are no feasible mitigation measures that can be implemented to reduce the impacts, biological resources impacts would be significant and unavoidable.

CUMULATIVE IMPACTS

As discussed above, the General Plan Update would have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species; could have a substantial adverse effect on any riparian habitat or other sensitive natural community; and could have a substantial adverse effect on federally-protected wetlands. These are all potentially significant and unavoidable impacts. Mitigation Measures 4.4-1 and MM 4.4-2 reduce these impacts to the greatest extent feasible. However, even with mitigation, new development as a result of the General Plan Update, coupled with current and future projects in the vicinity of the Study Area, would result in impacts to special-status species and could result in impacts to riparian habitat, sensitive natural communities, and federally-protected wetlands that are cumulatively considerable and would contribute to a significant and unavoidable cumulative impact regarding biological resources.

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce the impacts caused by the Project that result in a cumulative biological resources impact. Implementation of Mitigation Measures MM 4.4-1 and MM 4.4-2 would reduce impacts to the greatest extent possible. However, despite these mitigation measures, implementation of the Project would result in a cumulatively considerable and significant biological resources impact. The cumulative biological impact is considered significant and unavoidable.

Cultural Resources

IMPACT 4.5-1 (CAUSE A SUBSTANTIAL ADVERSE CHANGE IN THE SIGNIFICANCE OF A HISTORICAL RESOURCE AS DEFINED IN SECTION 15064.5)

The General Plan Update policies only afford limited protection to historical resources and would not ultimately prevent the demolition of historical resources if preservation is determined to be infeasible. The determination of feasibility would occur on a case-by-case basis.

Additionally, some structures that are not currently 50 years old could be become eligible for listing. While policies would minimize the probability of historical resources being demolished, these policies cannot ensure that the demolition of historic structures would not occur in the future. Therefore, the General Plan Update could cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5.

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce cultural resources impacts. Because there are no feasible mitigation measures that can be implemented to reduce the impacts, cultural resources impacts would be significant and unavoidable.

CUMULATIVE IMPACTS

New development would have the potential to result in a cumulatively considerable impact associated with the loss of historical resources through the demolition, destruction, relocation, or alteration of a resource. While new development is regulated by federal, State, and local regulations, historical resources still have the potential to be adversely affected if preservation is determined to be infeasible. Therefore, it is determined that the General Plan Update could result in significant and unavoidable cumulative impact to historical resources.

Adherence to General Plan Update policies; federal, State, and local regulations; and CEQA requirements would ensure that the General Plan Update would not cause a substantial adverse change in the significance of an archaeological or paleontological resource. Additionally, compliance with regulations would result in proper handling, excavation, and re-burial of any human remains, including those interred outside of formal cemeteries. Therefore, the General Plan Update would not have a cumulatively considerable impact on archeological and paleontological resources or human remains and cumulative impacts would be less than significant.

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce the impacts caused by the Project that result in a cumulative cultural resources impact. There is no reasonable and feasible mitigation to reduce the Project's cumulative impact. The cumulative cultural resources impact is considered significant and unavoidable.

Greenhouse Gas Emissions

CUMULATIVE IMPACTS

Greenhouse gas (GHG) impacts are, by their nature, cumulative impacts. Localized impacts of climate change are the result of the cumulative impact of global emissions, and the combined benefits of reductions achieved by all levels of government help to slow or reverse the growth in GHG emissions. In the absence of comprehensive international agreements on appropriate levels of reductions achieved by each country, another measure of cumulative contribution is required. California has defined reductions required by the state in AB 32 (1990 emission levels by 2020). This serves to define California's share of the reductions regardless of the activities or lack of activities of other areas of the U.S. or the world. Therefore, a cumulative threshold based on consistency with State targets and actions to reduce GHGs is an appropriate standard of comparison for significance determinations at the general plan level.

The potential effects of new development or infrastructure projects may be individually limited but cumulatively significant. The General Plan Update policies would continue to provide GHG reductions beyond 2020 since they apply to all development that would occur between adoption

and build out unless superseded by new policies. The amount of local reductions needed beyond 2020 is uncertain pending adoption of State targets for later years. In addition, the long-term effectiveness of the General Plan Update policies and programs that avoid, reduce, or minimize GHG emissions is not known. The KCAG has prepared a countywide CAP as a separate action, and the City adopted it on May 27, 2014 (KCAG 2014a). The CAP determined that, if the requirements set forth in the CEQA Guidelines are met, the lead agency may determine that projects that are consistent with the CAP will not have significant GHG-related impacts, which can save time and money for these projects. However, it is currently unknown if all future development as a result of the General Plan Update would be consistent with the CAP. Therefore, cumulative impacts related to the growth under the General Plan Update are considered cumulatively considerable and therefore, significant and unavoidable.

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce the impacts caused by the Project that result in a cumulative greenhouse emissions impact. Implementation of Mitigation Measures MM 4.7-1 would reduce impacts to the greatest extent possible. However, despite these mitigation measures, implementation of the Project would result in a cumulatively considerable and significant greenhouse gas emissions impact. The cumulative greenhouse gas emissions are considered significant and unavoidable.

Population and Housing

IMPACT 4.13-1 (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])

The General Plan Update could increase the population of the Study Area by 47,367 people over the 2013 estimated January 1, 2013 population of 55,122 for a total population of 102,489 in 2035. This growth would be directly induced by providing land use designations in the Study Area that could result in 15,653 additional housing units over the estimated 17,867 housing units in 2013 for a total of 33,520 housing units in 2035. The growth would also be directly induced by providing land use designations that could result in 33,308 additional jobs over the estimated 20,900 jobs in 2014 for a total of 54,208 jobs in 2035. It was determined in the EIR that a jobs-housing balance ratio ranging between 1.3 to 1.7 is considered ideal. The General Plan Update could result in a job-housing balance ratio of 1.63, which falls into this ideal range. The General Plan Update would also indirectly induce growth by requiring new roads and other infrastructure to accommodate the new development as a result of the General Plan in the Study Area. Therefore, the General Plan Update would induce substantial population growth in an area, either directly or indirectly, which is a significant and unavoidable impact.

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce population and housing impacts. Because there are no feasible mitigation measures that can be implemented to reduce the impacts, population and housing impacts would be significant and unavoidable.

CUMULATIVE IMPACTS

The General Plan Update would directly and indirectly induce substantial population growth, which is a significant and unavoidable impact. Therefore, new development as a result of the General Plan Update coupled with current and future projects in the vicinity of the Study Area would also result in substantial population growth that is cumulatively considerable and would

contribute to a significant and unavoidable cumulative impact regarding population and housing. There is no reasonable and feasible mitigation to avoid this impact as the purpose of the General Plan Update is to plan for the ordered growth of the City through 2035.

CEQA requires that all feasible and reasonable mitigation be applied to the Project to reduce the impacts caused by the Project that result in a cumulative population and housing impact. There is no reasonable and feasible mitigation to reduce the Project's cumulative impact. The cumulative population and housing impact is considered significant and unavoidable.

FINDINGS

This City Council finds and determines in approval of the General Plan Update that it has considered the identified means of lessening or avoiding the Project's significant effects. The City Council further finds and determines that the specific economic, legal, social, technological, or other benefits, including region-wide or Statewide environmental benefits of the General Plan Update, as discussed below, outweigh its unavoidable adverse environmental effects. Therefore, this City Council finds and determines in approval that such benefits override, outweigh, and make "acceptable" any such remaining environmental impacts of the General Plan Update (CEQA Guidelines Section 15092 [a] and [b]).

The following benefits and considerations outweigh such significant and unavoidable adverse environmental impacts. All of these benefits and considerations are based on the facts set forth in the findings, the final EIR, and the record of proceedings for the Project. Each of these benefits and considerations constitutes a separate and independent basis that justifies approval of the General Plan Update, so that if a court were to set aside the determination that any particular benefit or consideration justifies Project approval, the City Council would stand by its determination that the remaining benefits or considerations are sufficient to justify and substantiate Project approval.

FACTS

Each benefit set forth below constitutes an overriding consideration warranting approval of the General Plan Update, independent of the other benefits, and this City Council determines that the adverse environmental impacts of the Project are "acceptable" if any of these benefits would be realized. The General Plan Update would provide benefits as follows:

- While the State does not mandate a timeframe to update a General Plan other than the Housing Element, not preparing the General Plan Update would make it difficult to have a legally adequate Housing Element in the future.
- The Project provides a comprehensive update to the goals, policies, and implementing actions necessary to accommodate new housing and jobs within the City limits in anticipation of future population growth through 2035.
- The General Plan Update provides a plan for a needed variety of housing, employment, and recreational opportunities necessary to accommodate future growth through 2035.
- The General Plan Update goals, policies, and implementing measures promote vitality in the local economy that is needed for the City to remain economically strong and able to provide necessary services and housing and job opportunities to the citizens of the growing City.

- The General Plan Update goals, policies, and implementing measures promote the existing character of the City valued by its citizens in order to provide the community with a sense of pride, belonging, and ownership in their City.
- The General Plan Update provides a plan for a variety of commercial, industrial, and mixed-use land uses needed in order to broaden the economic base as well as improve the job-housing balance and fiscal sustainability of the City.
- The General Plan Update provides a plan to locate new development near existing jobs, services, and infrastructure to the greatest extent practicable in order to promote sustainability and reduce the City's carbon footprint in the spirit of new local and Statewide laws and regulations.
- The General Plan Update's policies promote environmental stewardship to protect and enhance natural resources and improve air quality in the spirit of good land use planning practices.
- The General Plan Update emphasizes that physical constraints and natural hazards are accounted for as part of the development of the City in the spirit of good land stewardship.
- The General Plan Update further protects, the greatest extent feasible, agricultural lands on the fringe of urban development through good land use planning and a focus on densification of land uses and urban infill.
- During the process of preparing the General Plan, the Citizen's Advisory Committee identified a comprehensive list of overarching principles that they believed the community of Hanford mutually shares. These principles served as a guide in formulating the goals and policies of the General Plan. Adoption and implementation of this General Plan will provide the Hanford community with a written guide that uniquely reflects who they are and who they want to be in the future. The principles are listed below:

    - A prosperous community
    - Opportunities for housing and jobs that benefit the existing and future community
    - Enhancement of small town charm
    - Facilitation of a successful business environment
    - Downtown area as the physical, cultural, civic, and commercial center of Hanford
    - Hanford as the regional commercial, service, and government center of Kings County
    - Diversification of Industry
    - Enhancement of quality of life
    - Orderly growth and development, concentrically located around the historic center of the City
    - Responsible management of land resources
    - Coordinated land use and circulation systems
    - Respect for private property rights

- Enhancement of the historic center of the City
- Preservation of farmland resources
- A well-designed, physically integrated, livable community
- Safe, reliable, efficient movement of people and goods
- Less reliance on private motorized transportation
- Safe and secure recreational facilities
- Superior, innovative recreational opportunities
- Collaborative local government relationship with citizens
- Protection and preservation of natural, cultural, and historic resources
- Respectful provision of government services
- Efficient provision of utility services
- Clean, useable city facilities
- Safety, peace of mind, and high quality of life
- Protection from conditions that would pose a threat to life, environment, and property
- Safe, swift, and efficient response to emergencies
- Healthy and active citizens

This Statement of Overriding Considerations applies specifically to those impacts found to be significant and unavoidable as determined in the Final EIR and the record of proceedings. The Statement of Overriding Considerations also applied to those impacts that were determined to be mitigated to a lesser degree, but not to a level of insignificance.

Pursuant to Public Resources Code 21081 and CEQA Guidelines Section 15093, the City of Hanford hereby determines that specific economic, legal, social, environmental and other benefits and overriding considerations as previously stated, outweigh any remaining unavoidable, adverse environmental impacts of the proposed 2035 General Plan Update and that the 2035 General Plan Update should be approved.

ATTACHED IN HARD COPY

DRAFT EIR
FINAL EIR

RESOLUTION NO. 2017-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD RECOMMENDING APPROVAL TO THE CITY COUNCIL OF GENERAL PLAN AMENDMENT NO. 2017-01, AN UPDATE TO THE CITY OF HANFORD GENERAL PLAN.

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on March 14, 2017, at 7:00 p.m., it was moved by Commissioner **DOUGLAS**, and seconded by Commissioner **PADEN**, and duly carried, that the following resolution be adopted:

WHEREAS, a comprehensive update to the 2002 General Plan was prepared with community input through the Citizen's Advisory Committee appointed by the City Council: and,

WHEREAS, the Draft 2035 General Plan Update was accepted by the City Council on October 13, 2015; and

WHEREAS, the City of Hanford reviewed the 2035 General Plan Update and found that the proposed update would establish goals and policies that would preserve and enhance the quality of life for Hanford residents, provide for a balance of housing, public services and facility and jobs, and preserve the historic character of the original town site while planning for growth and supporting increases in demand for City services; and,

WHEREAS, the 2035 General Plan Update includes the following elements Economic Development; Land Use and Community Design; Transportation and Circulation; Open Space, Conservation and Recreation; Public Facilities and Services; Health, Safety and Noise; and,

WHEREAS, the City of Hanford Planning Commission, considered the 2035 General Plan Update at its regularly scheduled meeting on March 14, 2017; and,

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

WHEREAS, an Environmental Impact Report (SCH 2015041024) has been prepared for the Draft 2035 General Plan Update pursuant to the California Environmental Quality Act ("CEQA"); and,

WHEREAS, the Environmental Impact Report and all notices related thereto were prepared in compliance with CEQA and the City of Hanford Municipal Code and Policies; and

WHEREAS, on the basis of the documentation and information provided in the staff report and the evidence and testimony submitted at the public hearing, and the Environmental Impact Report prepared for the 2035 General Plan Update the City of Hanford hereby makes findings in accordance with Section 15091 of the CEQA Guidelines and as specifically articulated in Resolution 2017-02 recommending certification of the Final EIR, incorporated herein by this reference; and

WHEREAS, the Final Environmental Impact Report identified significant environmental impacts that can be mitigated to substantially lessen the environmental effects relating to Aesthetics, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Public Services, Recreation and Utilities and Service Systems, Transportation and Traffic and a Mitigation, Monitoring and Reporting Plan ("MMRP") has been prepared for the Project; and

WHEREAS, the Final Environmental Impact Report also identified unavoidable significant adverse impacts regarding Agriculture and Forestry Resources (program and cumulative), Air Quality (cumulative), Biological Resources (program and cumulative). Cultural Resources (program and cumulative), Greenhouse Gases (cumulative), and Population and Housing (program and cumulative; and

WHEREAS, Section 15093 of the CEQA Guidelines requires the City to balance the benefits of the Project against its unavoidable environmental impacts in determining whether or not to approve the Project; and

NOW, THEREFORE, BE IT RESOLVED, the Planning Commission of the City of Hanford finds the project to be consistent with the Final Environmental Impact Report (FEIR) (SCH 2015041024) associated with the 2035 General Plan Update, and for which said FEIR was recommended for certification by this Commission precedent to its consideration of the general plan amendment, consistent with the California Environmental Quality Act (CEQA) and the City of Hanford Municipal Code and Policies.

BE IT FURTHER RESOLVED, the Planning Commission recommended that a statement of overriding considerations be adopted with the certification of the Environmental Impact Report for the unavoidable significant environmental impacts identified by the Final Environmental Impact Report, Resolution 2017-02 incorporated by reference; and,

BE IT FURTHER RESOLVED that the City of Hanford Planning Commission recommends approval to the City Council of General Plan Amendment No. 2017-01, including revisions to the Draft General Plan included in the Final EIR. Based on the following findings and based on the evidence presented:

1. That the public hearing for the proposed general plan amendment was properly noticed in accordance with state law and the Hanford Municipal Code.
2. That an Environmental Impact Report (SCH 2015041024) was prepared in accordance with the California Environmental Quality Act and recommended for certification by approval of Resolution 2017-02..
3. That notice of the proposed General Plan Amendment was provided to the Native American Heritage Commission and the referred tribal agencies in accordance with California Government Code 65352.3 (SB18).
4. That the proposed amendment is consistent with the objectives in Municipal Code Section 17.02-020 by making the following determinations:

A. That the proposed amendment provides for a wholesome, attractive living environment.

B. That the proposed amendment continues the protection of the Downtown.

C. That the proposed development promotes appropriately located commercial development that will serve a larger regional area.

D. That the proposed amendment will allow new urban expansion that is logical, desirable and in conformance with the objectives and policies of the general plan as amended.

5. The General Plan Amendment is compatible, integrated and internally consistent, as amended.

6. That a mitigation monitoring program and statement of overriding considerations was recommended for approval for the proposed project by adoption of Resolution 2017-02.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Hanford held on the 14th day of March 2017, by the following vote:

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

I, **Darlene Mata**, Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 14th day of March 2017.

Darlene Mata, Secretary

ATTACHMENT 1

2035 GENERAL PLAN UPDATE

SEPARATE DOCUMENT AVAILABLE AT:
CITY OF HANFORD
317 N. DOUTY
HANFORD, CA 93230

RESOLUTION NO. 2017-04

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD RECOMMENDING APPROVAL TO THE CITY COUNCIL OF MUNICIPAL CODE AMENDMENT NO. 2017-01, AN UPDATE TO THE CITY OF HANFORD ZONING ORDINANCE, TITLE 17 OF THE HANFORD MUNICIPAL CODE.

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on March 14, 2017, at 7:00 p.m., it was moved by Commissioner **PADEN**, and seconded by Commissioner **DOUGLAS**, and duly carried, that the following resolution be adopted, with minor changes to Pages 15 and 25:

WHEREAS, Municipal Code Amendment 2017-01, (Zoning Ordinance Update) was processed by the City of Hanford and was presented to the City of Hanford Planning Commission, attached as Attachment 1; and

WHEREAS, the City of Hanford reviewed the Zoning Ordinance Update and found that the proposed update would establish codes that would be consistent with the goals and policies of the Draft 2035 General Plan Update; and,

WHEREAS, the City of Hanford Planning Commission, considered Municipal Code Amendment 2017-01 at its regularly scheduled meeting on March 14, 2017; and,

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

WHEREAS, the Final Environmental Impact Report 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 documentation and information provided in the staff report and the evidence and testimony submitted at the public hearing, and the Environmental Impact Report prepared for the 2035 General Plan Update, the City of Hanford hereby makes findings in accordance with Section 15091 of the CEQA Guidelines and as specifically articulated in Resolution 2017-02 recommending certification of the Final EIR and incorporated herein by this reference; and

WHEREAS, the Final Environmental Impact Report identified environmental impacts that can be mitigated to substantially lessen the environmental effects to less than significant relating to Aesthetics, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Public Services, Recreation and Utilities and Service Systems, Transportation and Traffic and a Mitigation, Monitoring and Reporting Plan ("MMRP") has been prepared for the Project and included in Appendix A of the Final EIR; and

WHEREAS, the Final Environmental Impact Report also identified unavoidable significant adverse impacts regarding Agriculture and Forestry Resources (program and cumulative), Air Quality (cumulative), Biological Resources (program and cumulative). Cultural Resources (program and cumulative), Greenhouse Gases (cumulative), and Population and Housing (program and cumulative; and

WHEREAS, Section 15093 of the CEQA Guidelines requires the City to balance the benefits of the Project against its unavoidable environmental impacts in determining whether or not to approve the Project; and

WHEREAS, the Planning Commission recommended that a statement of overriding considerations be adopted with the certification of the Environmental Impact Report for the unavoidable significant environmental impacts identified by the Final Environmental Impact Report; and,

NOW, THEREFORE, BE IT RESOLVED, the Planning Commission of the City of Hanford finds the project to be consistent with the Final Environmental Impact Report (FEIR) (SCH 2015041024) associated with the 2035 General Plan Update, and for which said FEIR was recommended for certification by this Commission precedent to its consideration of the Municipal Code Amendment No. 2017-01, consistent with the California Environmental Quality Act (CEQA) and the City of Hanford Municipal Code and Policies.

BE IT FURTHER RESOLVED that the City of Hanford Planning Commission recommends approval to the City Council of Municipal Code Amendment NO. 2017-01, based on the following findings and based on the evidence presented:

1. That the public hearing for the proposed general plan amendment was properly noticed in accordance with state law and the Hanford Municipal Code.
2. That an Environmental Impact Report was prepared in accordance with the California Environmental Quality Act and recommended for certification.
3. That the proposed amendment is consistent with the goals and objectives in the Draft 2035 General Plan Update.
4. That an Environmental Impact Report has been completed and recommended for approval to the City Council.
5. That a mitigation monitoring program and statement of overriding considerations was recommended for approval for the proposed project by adoption of Resolution 2017-02, herein incorporated by reference.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Hanford held on the 14th day of March 2017, by the following vote:

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

I, Darlene Mata, Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 14th day of March 2017.

Darlene Mata, Secretary

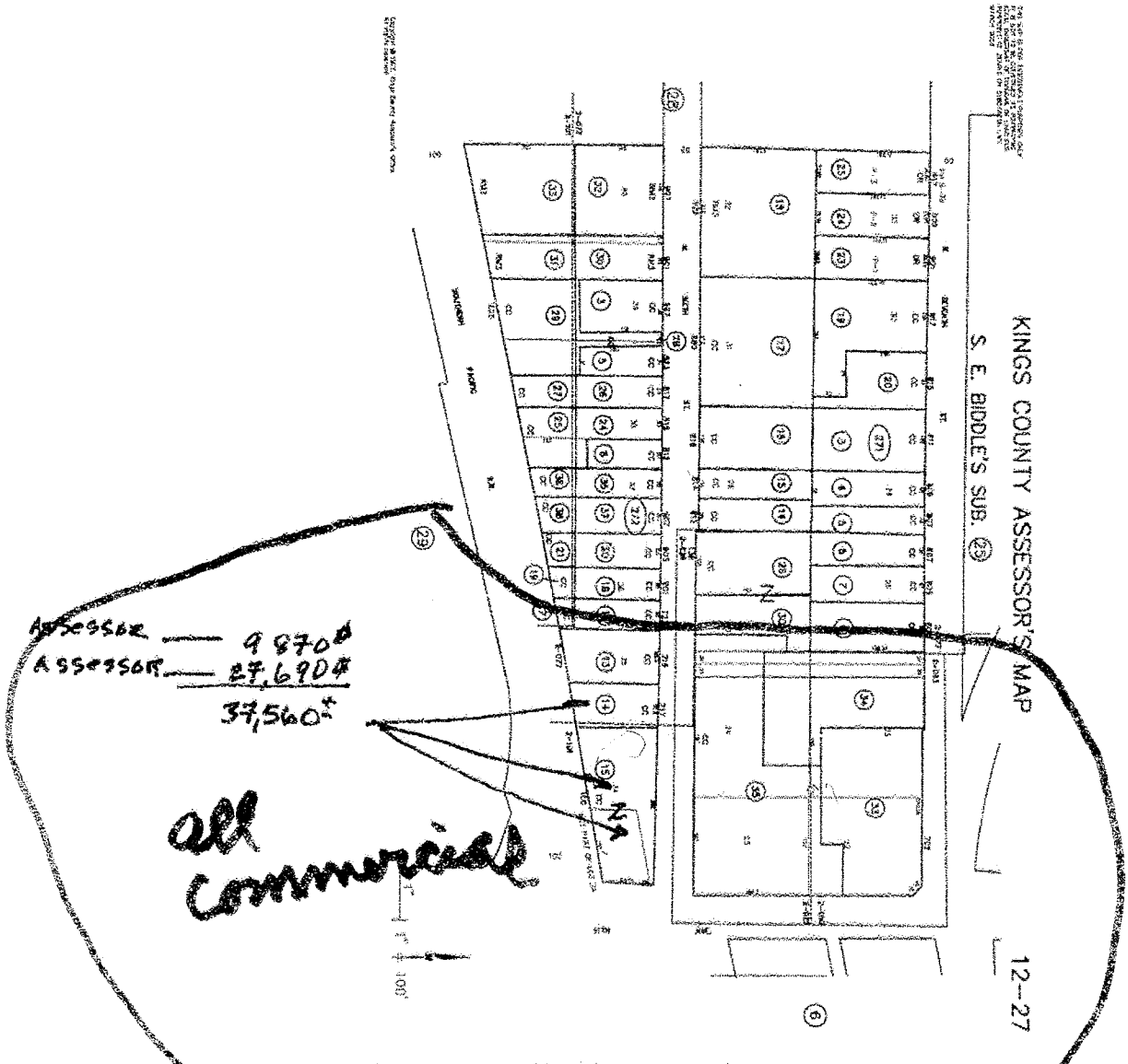
ATTACHMENT 1

Municipal Code Amendment 2017-02
Zoning Ordinance Update

DOCUMENT ATTACHED

DOCUMENT SUBMITTED TO PLANNING COMMISSION BY JERRY IRONS

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



LIMITATIONS OF LIABILITY

THIS REPORT IS LIMITED IN SCOPE. IT IS NOT A COMMITMENT, ABSTRACT OF TITLE, TITLE OPINION, CERTIFICATE OF TITLE OR PRELIMINARY TITLE REPORT NOR IS IT A REPRESENTATION OF THE STATUS OF TITLE, AND ITS ACCURACY IS NOT INSURED. WHILE THIS INFORMATION IS BELIEVED TO BE CORRECT, THE COMPANY MAKES NO REPRESENTATIONS AS TO ITS ACCURACY, DISCLAIMS ANY WARRANTIES AS TO THE REPORT, ASSUMES NO DUTIES TO YOU OR ANY THIRD PARTY, DOES NOT INTEND FOR YOU OR ANY THIRD PARTY TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THIS REPORT OR OTHERWISE. IN PROVIDING THIS REPORT, THE COMPANY IS NOT ACTING AS AN ABSTRACTOR OF TITLE. IF IT IS DESIRED THAT LIABILITY BE ASSUMED BY THE COMPANY, YOU MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION
NOTICE OF PUBLIC REVIEW OF PROPOSED NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that on Tuesday, January 12, 2016, at 7:00 p.m., a public hearing will be conducted by the Hanford Planning Commission in the Council Chamber of the City of Hanford, Civic Center, 400 Douty Street, Hanford, California, pertaining to the following:

PROJECT DESCRIPTION AND LOCATION: Site Plan Review No. 2015-13 is a request to relocate and modernize the existing cheese and cream production plant by expanding and developing a 13,116 sq. ft. facility. Variance No. 2015-04 is a request to deviate from the standards of the "LI" Light Industrial Zone District by allowing reduced setbacks for the structure (as described below). Both projects are applicable to APN: 012-081-003, 012-070-030, 012-085-008, 012-070-029, 012-070-009, and 012-070-022. Reduced setbacks are proposed as follows:

Location	Proposed Setback	"LI" Zoning Ordinance Setback
Side yard (Fourth Street)	6 feet 6 inches	15 feet
Rear yard (Williams Street)	6 feet 6 inches	15 feet
Side yard (North of mini-storage)	7 feet 3 inches	15 feet

The project is located at 170 S. 11th Avenue in the City of Hanford. The facility incorporates the properties within APN: 012-081-003, 012-070-030, 012-085-008, 012-070-029, 012-070-009, and 012-070-022.

COMMENT PERIOD: December 10, 2015 through January 7, 2016

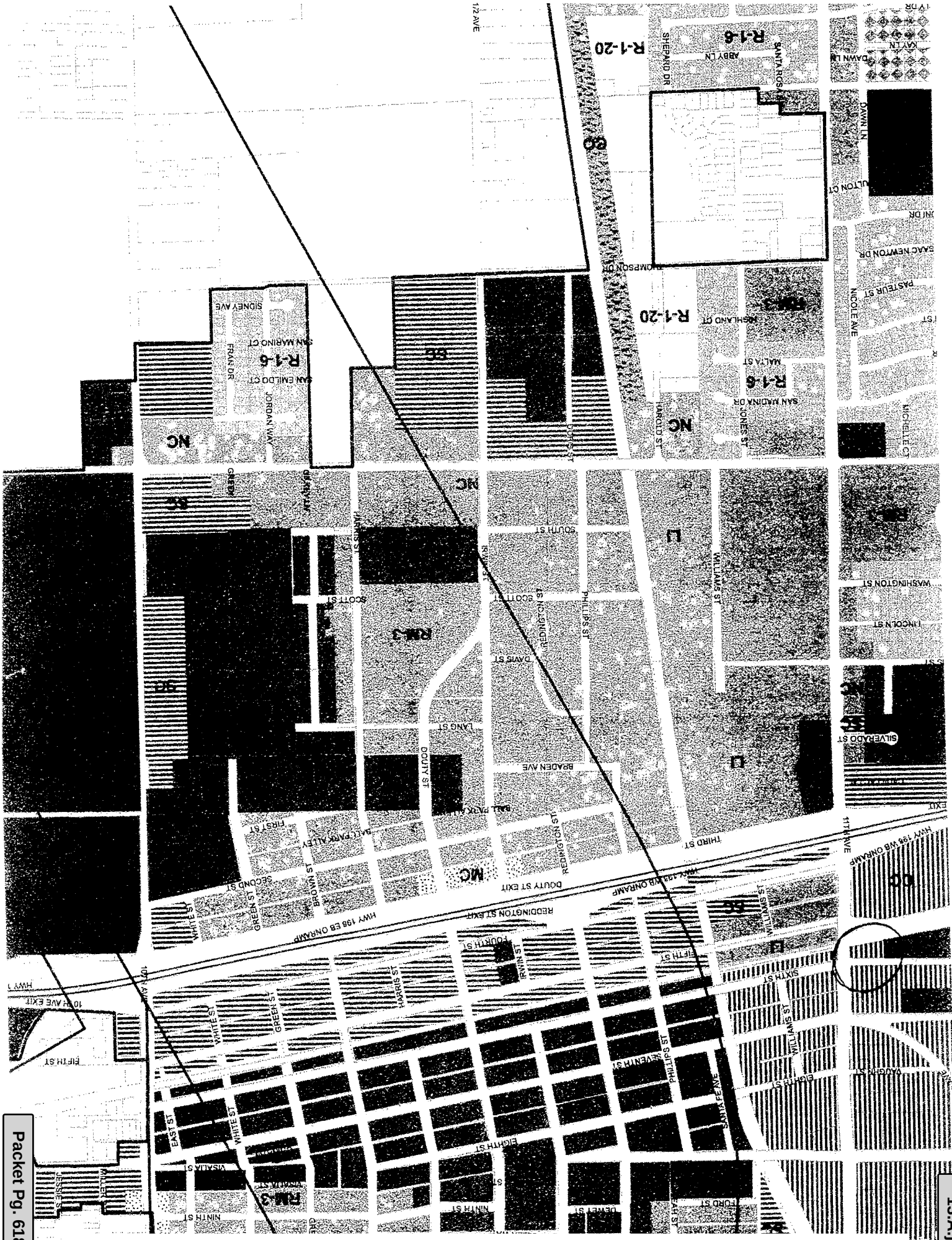
Based on an Initial Study, the Community Development Department has determined that the project described above would not have significant adverse impacts on the environment. A Negative Declaration has been prepared for the project. You may review the Negative Declaration, Initial Study, reference material and any comments received on the Negative Declaration at City of Hanford, 317 N. Douty Street, Hanford, CA 93230.

PUBLIC COMMENT INVITED: All interested parties are invited to submit written comment on the Negative Declaration by January 7, 2016 and/or to appear at the hearing described above to present testimony in regard to the above listed request. All comments should be submitted to the City of Hanford, Attention: Melody Haigh, at the above listed address. You may review the Negative Declaration, Initial Study, reference material and any comments received on the Negative Declaration at the above address.

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 at the public hearing described in this notice, or in written correspondence delivered to the City prior to, or at, the public hearing.

For further information, contact the Hanford Community Development Department at (559) 585-2580 or 317 N. Douty Street, Hanford, California, 93230.

HANFORD COMMUNITY DEVELOPMENT DEPARTMENT



Attachment: Document submitted by Jerry Irons (1919 : General Plan Update and Zoning Ordinance

DOCUMENT SUBMITTED TO PLANNING COMMISSION BY DENNIS HAM

	Aug 18, 2015 Letter				2009 Park Master Plan			
	Community Park				**Community Park**	**Specialty Park**		
Bob Hill Youth Athletic Complex	26.2		26.2			26.2		Specialty Park
Centennial Park	14.4		14.4		14.4			
Freedom Park	16.7		16.7		16.7			
Civic and Court House Park	6.1		6.1		6.1			
Hidden Valley Park	18.0		18.0		36.0			Sell off 18 Ac?
Soc Com Park	40.5		40.5					Owned by Kings Rehab Center, Inc
Hanford Joint Use Softball Complex	32.0							Policy 5.7.1 - Regional Park
	153.9		121.9		73.2			
	Specialty Park							
BMX Park	4.7		4.7			4.7		
Harris Street Ball Park	4.4		4.4			4.4		
Plunge	2.0		2.0			2.0		
	11.1		11.1			37.3		
	Park Acres per Population							
	153.9		121.9			73.2		
	11.1		11.1			37.3		
	165.0		133.0			110.5	92.5	(take out 1/2 of HVP)
for 76,000 population	2.17		1.75			1.45	1.22	
Community = 2 ac per 1,000								

Attachment: Document submitted by Dennis Ham (1919 : General Plan Update and Zoning Ordinance