

The City of Hanford
CALIFORNIA



City Council Meeting Agenda

May 16, 2017

6:00 PM – Study Session & Closed Session

7:00 PM – Regular Meeting

Council Chambers

400 N. Douty St.

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

ROLL CALL:

PUBLIC COMMENT - STUDY SESSION & CLOSED SESSION:

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

STUDY SESSION:

- A. Finance: Presentation of the Fiscal Year 2016 Auditor's Report

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

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

Agency designated representatives - Darrel Pyle and Mario Zamora

Employee Organization:

Hanford Firefighters Local 3898, IAFF

Hanford Police Officers Association (HPOA)

7:00 PM CALL TO ORDER REGULAR SESSION:

ROLL CALL:

INVOCATION:

FLAG SALUTE:

CLOSED SESSION ACTION REPORT:

RECOGNITIONS/PROCLAMATIONS:

- A. Proclamation - Kings County Homecoming Week
- B. National Public Works Week 2017 Proclamation
- C. PAL Boxing Presentation

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 April 18, 2017 Meeting
- B. City Clerk: Approve Minutes from the May 2, 2017 Meeting
- C. City Clerk: Deny claim for damages and direct the City Clerk to send out notification of such to Richard Ellis
- D. City Clerk: Approve the removal of Demeatrus Robinson from the Parking & Traffic Commission.
- E. Public Works: Right of Way Acquisition for Public Street Purposes located at the northwest corner of Hanford Armona Road at Irwin Street (APN 012-193-033).
- F. Public Works: Right of Way Acquisition for Public Street Purposes located at the northeast corner of Hanford Armona Road at Irwin Street (APN 012-231-033)
- G. Utilities and Engineering: Reject all bids and authorize staff to re-advertise and solicit bids for the Courthouse Brick Area Site Improvement Project.

- H. Community Development: Authorization for the Mayor to enter into a Cost Recovery and Indemnification Agreement with Genezen LLC. An agreement for the reimbursement of costs associated with the preparation of an ordinance and permits for Commercial Cannabis Activities in the City of Hanford.
- I. Fire: Waive the second reading and adopt Ordinance 17-05 amending Section 15.12.040 of the Hanford Municipal Code to add fireworks regulations and remedies for fireworks violations.
- J. Finance: Accept and file the Fiscal Year 2016 audit reports and financial statements for the City of Hanford, the Single Audit Report, and the Appropriations Limit Report filed by the CPA firm of Sampson, Sampson & Patterson, LLP, Certified Public Accountants.
- K. Finance: Warrant Register

PUBLIC HEARINGS:

- A. Public Works: Refuse Enterprise System Rate Increase
- B. Utilities and Engineering: Conduct the Public Hearing for the Annexation of Additional Properties to Landscape Assessment District No. 05-01-A regarding Tract 812, Mission Park Subdivision and Tentative Parcel Map 2006-12 (APN 007-030-019), and adopt Resolution 17-31-R establishing the formation of the district and confirming the levy and collection of annual assessments.
- C. Community Development: ANNEXATION/REORGANIZATION No. 152 and PREZONE NO. 2016-01: A request to annex 80.86 acres into the City of Hanford and prezone the annexed area as “R-1-6” Low-Density Residential, in accordance with the General Plan, or “R-L-5” Low-Density Residential, should the new zoning ordinance be in effect prior to the recordation of Annexation 152. The project involves simultaneous detachment of the property from the Kings River Conservation District and the Excelsior-Kings River Conservation District. TENTATIVE TRACT NO. 918: A request to subdivide 47.51 acres into 130 single-family, low-density residential lots, a two-acre park, and a 5.02-acre basin. TENTATIVE TRACT NO. 919: A request to subdivide 31.77 acres into 125 single-family, low-density residential lots. TENTATIVE PARCEL MAP NO. 2016-02: A request to divide a 47.51-acre parcel into two parcels (Parcel A: 27.48 acres; Parcel B: 20.03 acres) in an area proposed to be prezoned “R-1-6” Low-Density Residential, or “R-L-5” Low-Density Residential, should the new zoning ordinance take effect prior to the recordation of Annexation 152. The project requires certification of Mitigated Negative Declaration No. 2016-06 for the project. The project is located south of Fargo Avenue, between 12th Avenue and 13th Avenue, west of the future Centennial Drive (APN 009-030-041, 009-030-148, and 009-030-149).

GENERAL BUSINESS:

- A. Utilities and Engineering: Award a contract to VSS International, Inc., of Sacramento, CA in the amount of \$229,000.00 for the FY 16/17 Slurry Seal Project, approve an increase of scope change order, in the amount of \$161,224.99 by adding 133,823 SY of slurry seal to the project, and establish a construction contingency of \$40,000.00 for this project.

- B. Utilities and Engineering: Award a contract to VSS International, Inc., of Sacramento, CA in the amount of \$210,000.00 for the FY 16/17 Cape Seal Treatment Project, approve an increase of scope change order, in the amount of \$189,872.20, and establish a construction contingency of \$40,000.00 for this project.
- C. Fire: Adopt Resolution No. 17-32-R establishing fines to be levied with administrative citations pertaining to the enforcement of fireworks provisions set forth in Chapter 8.12 and Section 15.12.040 of the Hanford Municipal Code.

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: 5/16/2017	AGENDA SECTION: B
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SUBJECT:

National Public Works Week 2017 Proclamation

RECOMMENDATION:

That the City Council proclaim May 21-27, 2017 as "Public Works Week" in the City of Hanford and urge all residents to observe this week by recognizing and extending appreciation to our dedicated and skilled Public Works staff.

FISCAL IMPACT:

ATTACHMENTS:

2017 Public Works Week Proclamation

CITY OF HANFORD PROCLAMATION

“PUBLIC WORKS WEEK”

MAY 21-27, 2017

WHEREAS, the Public Works and Utilities and Engineering Departments provide exceptional services for our community and are a vital and integral part of our citizens’ everyday lives; and

WHEREAS, the support of the community is vital to the efficient operation of the Public Works and Utilities and Engineering Departments services such as water, sewers, streets, fleet maintenance, building maintenance, wastewater treatment, solid waste collection, and airport operations; and

WHEREAS, the health, safety and comfort of this community greatly depends on these facilities and services; and

WHEREAS, the quality and effectiveness of these facilities, as well as their planning, design and construction, is vitally dependent upon the efforts and skill of the City’s Public Works and Utilities and Engineering staff; and

WHEREAS, the efficiency and effectiveness of the qualified and skilled Public Works and Utilities and Engineering staff contribute to the quality of life that residents and visitors alike enjoy and rely upon from the City of Hanford;

NOW, THEREFORE, I, David G. Ayers, the Mayor of the City of Hanford, do hereby proclaim the week of May 21-27, 2017, as **"PUBLIC WORKS WEEK"** in the City of Hanford, and urge all citizens to recognize and extend appreciation to our dedicated and skilled Public Works and Utilities and Engineering staff.

AND, BE IT FURTHER PROCLAIMED, that the City Council requests that all citizens and civic organizations acquaint themselves with the issues involved in providing public works services to our community and to recognize the contributions which our public works employees make every day to our health, safety, comfort and quality of life.

Presented this 16th day of May, 2017.

David G. Ayers, Mayor



**AGENDA
STAFF REPORT**

MEETING DATE: 5/16/2017	AGENDA SECTION: A
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SUBJECT:

City Clerk: Approve Minutes from the April 18, 2017 Meeting

RECOMMENDATION:

Approve the minutes from the April 18, 2017 City Council meeting.

FISCAL IMPACT:

ATTACHMENTS:

041817 Minutes



**CITY COUNCIL MEETING
MINUTES**

April 18, 2017 7:00 PM

Council Chambers

400 N. Douty St.

6:30 PM CALL TO ORDER CLOSED SESSION:

Mayor David Ayers called the closed session to order at 6:30 p.m.

ROLL CALL:

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

Absent: Sue Sorensen

PUBLIC COMMENT - CLOSED SESSION:

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

There were no comments given.

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

Mayor Ayers adjourned to closed session at 6:31 p.m.

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

Number of Potential Cases - 1

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

CASE NAME: Helena Chemical v. City of Hanford

CASE NUMBER: Kings County No. 17C0102

7:00 PM CALL TO ORDER REGULAR SESSION:

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

ROLL CALL:

Attendee Name	Title	Status	Arrived
Martin Devine	Council Member	Present	6:30 PM
Sue Sorensen	Vice Mayor	Absent	
David Ayers	Mayor	Present	6:30 PM

Attachment: 041817 Minutes (1976 : Minutes 041817)

Francisco Ramirez	Council Member	Present	6:30 PM
Justin Mendes	Council Member	Present	6:30 PM

INVOCATION:

Bobby Guerra provided the invocation.

FLAG SALUTE:

Council Member Devine led the flag salute.

CLOSED SESSION ACTION REPORT:

There was nothing to report.

RECOGNITIONS/PROCLAMATIONS:

STAFF COMMUNICATIONS:

Community Development Director Darlene Mata noted that the City has received one application for a cost recovery agreement regarding medical marijuana.

Public Works Director Lou Camara commented on upcoming street projects and that the annual Spring Clean up is coming up in May.

Fire Chief Chris Ekk commented on their recent Fill the Boot fundraiser.

Parks Superintendent Alvin Dias reminded everyone that the Father/Daughter and Mother/Son dances will be this weekend and that the Plunge will be ready to open soon.

PUBLIC COMMENT:

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

Heather Miller requested that a crosswalk be installed on Centennial near the high school due to the new residential subdivisions.

Larry Thacker of Caliva commented on their application for the cost recovery agreement regarding medical marijuana.

Rose Shaplie would like trash to be picked up only 24 times a year, and for yard waste and recycling to only be 12 times a year, as that will be a cost saving. She expressed concern that the land next to Hidden Valley Park had a sign for no trespassing. She also would like to see more indoor recreation due to the poor air quality. She would like the Council to receive regular budget updates.

Michael Quinn stated that he would like the Council to comment on their intentions and benefits of selling the land next to Hidden Valley Park. He had several questions regarding the property.

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.

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

- A. City Clerk: Approve Minutes from the April 4, 2017 Meeting
- B. Administration: Amendment of Tessengerlo Kerley, Inc., Easement and Construction Agreement
- C. Public Works: Approve a Notice of Completion for Tract No. 823, The Greens II Subdivision, and authorize the Mayor to execute and the City Clerk to attest and file said Notice with the Kings County Recorder's Office.
- D. Public Works: Permission to Advertise for bids the FY 16/17 Manhole Repair Project.
- E. Community Development: Authorization for the Mayor to enter into a Cost Recovery and Indemnification Agreement with Nc3 dba Caliva. An agreement for the reimbursement of costs associated with the preparation of an ordinance and permits for Commercial Cannabis Activities in the City of Hanford.
- F. 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)

Community Development Director Darlene Mata introduced and thanked Steve Brandt from QK and John Zumwalt from Zumwalt-Hansen for their extensive work on preparing the General Plan Update. Mr. Brandt provided a Power Point presentation reviewing the steps that have been taken during this process including the

creation of the Citizens Advisory Committee. He commented on the meetings and activities that took place with the Committee and the issues that they addressed. They approved a draft Policy Document in 2015 which was presented to the Planning Commission and City Council. Six joint meetings took place in 2016 between the Planning Commission and City Council to review the proposed zoning ordinance. On March 17, 2017, the Planning Commission received testimony and reviewed all of the documents and made the recommendation to the Council to approve the General Plan and the Zoning Ordinance. Additional requests and minor changes were made after the meeting by staff, consultants, and property owners and those have been incorporated as part of tonight's recommendation.

Ms. Mata stated that the staff, consultants, and legal counsel reviewed letters that were received after the Planning Commission meeting and have determined that the Council can move forward as recommended in the staff report. Ms. Mata discussed the letters and related responses.

Mr. Harriman had submitted a letter to provide additional information to the Council. Mr. Harriman's comments are disputed by the evidence in the record and no evidence has been submitted that would support an alternative conclusion. He has failed to provide any evidence of an abuse of discretion on behalf of the City Council should they choose to certify the EIR or approve the projects.

Correspondence from Robin Mattos requested that a report that they had previously submitted appeared to be incomplete in the record and resubmitted a report requesting that it be included. Staff reviewed the resubmitted report and saw a significant number of differences between the two reports and were unable to verify which version was the one that should be relied upon. Regardless of the differences, staff determined there was nothing in the new version that changed the analysis of the EIR and that the Council may move forward with approval of the EIR.

Staff received another letter from Mr. Harriman today which referenced an MOU between the City and Mr. Harriman and also requested amending the Master Bicycle and Trails Plan to provide for inter-connection to all developed parks and undeveloped open space, and amending the Biological Resources Element to include implementation measures. Ms. Mata addressed each of these points and made the recommendation to Council to move forward with approving the EIR and that no changes are required based on what was submitted.

A letter was received from Paul Albritton requesting that the Council defer approval of the Zoning Ordinance to allow the wireless carriers to provide input on the Zoning Ordinance pertaining to wireless facilities. The letter contained several recommendations for amendments, but due to the lateness of the letter, staff could not adequately evaluate the proposals with legal counsel and other City staff. Staff recommended that the Council certify the EIR and approve the Zoning Ordinance as recommended by staff. Mr. Albritton may apply for a municipal code amendment and go through the process to amend the code to reflect their proposed changes.

Correspondence was received from Joanne Doerter of the Hanford Mall today because she was unable to attend tonight's meeting due to an illness. That letter has been distributed to the Council and is before them this evening.

Council Member Mendes requested that staff respond to concerns submitted by Dennis Ham regarding open space and park space. Ms. Mata stated Mr. Ham's analysis was flawed, and he disagreed on the calculations of park space. He was drawing comparisons between the old General Plan and the new one, but that is not how the process is done. Mr. Mendes also inquired about the philosophy on changing the land use of the property next to Hidden Valley Park. Ms. Mata stated that the current policy requires more neighborhood parks. There are currently 20 acres identified to be developed as parks. She clarified some of the misconceptions that the public may have on the total acreage of parks. The City is required to follow the policy of providing 3.5 acres of parkland per 1,000 residents. Parks will continue to be developed to meet the population growth.

Council Member Ramirez briefly commented on the future needs of the City and appreciated the changes to the zoning ordinance and making it easier to review.

Mayor Ayers opened the public comments of the public hearing at 7:51 p.m.

Jerry Irons inquired if this update makes any changes to the East Downtown Precise Plan. Staff responded stating that this will clean up the zoning ordinance and make it easier to implement.

Shelly Talbert of Main Street Hanford requested a report that Council Member Ramirez referenced that we are losing \$200,000,000 because of businesses that have not been allowed to come to Hanford. She stated that a negative impact on downtown will happen by allowing certain businesses to occupy in other zones. The zoning ordinance was a preventive measure to keep downtown vital by keeping the businesses there. Protective zoning works and encourages people to shop and dine downtown. Changes to the downtown zoning will cause vacant buildings, blight, and crime. Ms. Talbert encouraged the Council to keep the vision of a historic downtown.

Lori Robinson lives near Hidden Valley Park and reminded the Council that while neighborhood parks are nice, it is important for the community to have a large park to gather for events and activities. She would also like to know what would happen with the funds if the land was sold. She would like Hidden Valley Park to be expanded.

Doug McIsaac has been retained by the San Joaquin Valley Environmental Defense Center and HEAT to evaluate the proposed General Plan update. He stated that it needs to reflect a dedicated commitment on behalf of the City and that policies must be clear and unambiguous. He specifically referenced Transportation & Circulation Element Policy T43 and Open Space, Conservation & Recreation Element Policy O31 as examples. He also stated that the General Plan update lacks any implementation plan and that each policy must have at least one corresponding implementation measure. He then submitted a copy of his comments to the City Clerk.

Morgan Roades requested that the land next to Hidden Valley Park be expanded and believes that adding more housing will only cause more overcrowding at the current park.

Noor Memon spoke on the enjoyment of Hidden Valley Park.

Mark Pratter stated that the Council should not sell the land next to Hidden Valley Park and believes Hanford is currently underserved with parks. He would like the voters to determine if the land should be sold or not.

Ian Cripps expressed his concern over the land next to Hidden Valley Park and supported the proposal by Mr. Odom.

Judy Scott believes that Hanford has enough parks and that the City should look forward with indoor recreation and look at other projects that need to be addressed. She is in favor of selling the land.

Mike Stoddard noted that three elected officials have the power to make changes and questioned why the Parks & Recreation Commission did not have the opportunity to review the proposed changes. He questioned if the change was at the direction of the City Council as it keeps coming up. He stated that this Council will be remembered for selling the property.

Melissa lives next to Hidden Valley Park and has enjoyed the improvements and events at Hidden Valley Park. She would like the park to be expanded for additional enjoyment.

Bob Ramos agreed with the comments by Ms. Talbert regarding downtown. He also stated Council Members Mendes, Ramirez, and Sorensen recently voted to declare that land surplus and encouraged the public to contact them. He spoke to a lot of residents in that area, and they do not want it to be sold. He claimed that Hanford is short in parks and that they are often packed with people.

Pam Johnson stated that in 2014 the citizens strongly opposed the selling of the park when this issue was before the City Council. She would like to have a portion of the General Plan to be set aside and delayed pursuant to Government Code Section 65361 and not approve the General Plan in its entirety. She commented on her prior recommendation to develop some of the land as residential and the rest as park.

Rob Bentley does not believe the neighborhood parks are necessarily always big enough and cannot replace the land at Hidden Valley Park. He questioned why the City contacted the schools to open their gates if the City feels like there is enough space already. He disagreed with how the park space was calculated.

Dave Paynter supported staff's recommendation to change the land behind Target and Lowe's from Regional Commercial to High Density Residential.

Donna Star reminded everyone of the importance of plant life.

Richard Harriman on behalf of HEAT and San Joaquin Valley Environmental Defense Center continued the comments that were being entered by Mr. McIsaac. Mr. Harriman commented that staff failed to mention their comments of the March 28th Planning Commission during their presentation. They also support maintaining the western portion of Hidden Valley Park and Mussel Slough. He stated that neighborhood parks are often delayed so the City would fall behind and not maintain the 3.5 minimum. Staff failed to mention the objections they made pertaining to maintaining the biological habitat in Mussel Slough or their objections outlined in the letters that they submitted. He stated that two mitigation measures were included in their letters and requested their consideration.

Anna stated that children need outdoor space and not more houses.

Rose Shaplie noted that she did not see Civic Park marked as green space on the map and is concerned about losing historic buildings too. She is thankful for our park space and the health benefits that they provide.

Mike Quinn stated that neighborhood parks are not adequate for certain activities and that he does not understand why the Council would want to get rid of a large piece of property that could be used as a park. He questioned the Council Members on what the benefits would be if the City sold the property.

Mayor Ayers called for a brief recess at 9:02 p.m. and reconvened the meeting at 9:10 p.m.

Dan Chin noted that he has stated many times before at other meetings how he is opposed to the proposed zoning changes. He reminded the Council the significance of the General Plan and the role of the elected officials. He believes there are flaws in the General Plan and wants the Council to listen to the citizens.

Stan Eddy spoke on his youth and going to Mussel Slough. He also commented on the wild life in that area. He stated that they need that parkland and that it should be developed.

May Irons believes the Council has already made up its' mind.

Mark Cole stated that the Council are supposed to act on the will of the people.

Jim Halpert would like cigarette disposals to be available downtown. He requested that railroad overpasses be constructed to help with response time.

Craig Johnson stated that the culture used to be different and for downtown to survive then the current culture needs to change. He does not believe that it has been easy for people to start new businesses. He does not believe that large furniture stores would come to Hanford and that by changing the zoning it would kill downtown.

McKenzie Hays commented on her experience with FFA and supports having land that can be used for agriculture and gardening.

Diedric Avila supported the proposal by Mr. Odom and supports the development of the park.

Ryan Evans stated that Hidden Valley Park means a lot to him and would like to see it expanded so that it can benefit the community.

Paul Broussard would like to keep the land for park use and does not believe the size of Hanford parks competes with other communities. If the parkland is sold then he wants the funds to be used for other parks.

Haylee stated that they feel helpless and not represented.

Jared Garcia does not want to see the land sold for housing development.

Anthony Morgan commented on the enjoyment of parks and how they can make a community better.

Nate Odom stated that additional housing is not what was desired for that land. He would like to develop the land as a permaculture system, and it would also be an educational tool.

With no further comments, Mayor Ayers closed the public comments of the public hearing at 10:00 p.m.

Due to the time being 10:02 p.m., Mayor Ayers requested that the meeting be adjourned and continued to another date and time.

Motion by Council Member Devine to adjourn and continue the meeting to Monday, April 24, 2017 at 7:00 p.m., and seconded by Council Member Mendes. The motion passed 4-0.

On April 24, 2017, Mayor Ayers reconvened the meeting at 7:00 p.m. and noted that Council Members Mendes, Ramirez, and Devine were present.

Ms. Mata stated that about 33 people spoke during public comments and staff wanted to respond to the issues raised. A majority of the comments pertained to not selling the land next to Hidden Valley Park, but that is not a part of the project before the City Council. She clarified that Policy O52 established a ratio of 3.5 acres per 1,000 people for park land. The collection of park impact fees ensures that the City can accommodate that ratio by developing a mix of neighborhood and community parks. Community parks are typically 10-20 acres in size. Maintaining the required ratio is met and implemented as development occurs. She also stated that the proposed General Plan does not change the existing park. One commenter stated that the adjacent land could be used for agriculture, because there is no farm for FFA. Ms. Mata noted that the High School District recently submitted permits for a school farm on Centennial. Other individuals had mentioned that a plan had been submitted for the vacant land, but nothing has been submitted to the City for review, discussion, or presentation to the City Council. Others stated that the land was donated and should be used for the purpose it was donated for, but the 40 acres were not donated and the purpose was for a storm water basin.

Ms. Mata addressed the issues raised by Mr. McIsaac. She reiterated that the General Plan Guidelines are just guidelines, so they are advisory, not mandatory. There are statutory requirements that must be met, and the General Plan recommended for approval meets those requirements. Mr. McIsaac had stated that each policy must have an implementation measure, but Ms. Mata stated those will be a part of an implementation plan to be submitted to the City Council at a later date. Nowhere in the State Guidelines or Statutes state that the implementation plan must be adopted with the General Plan as Mr. McIsaac claimed. Ms. Mata also responded to his claims pertaining to Transportation Policy T43 and Policy O31.

Ms. Mata addressed the issues raised by Mr. Harriman by referencing the staff report, memos that were provided to the Council and have been made a part of the record, and her responses to Mr. McIsaac. Mr. Harriman claimed that the City failed to address issues raised by him on March 28th and in his April 13th letter. His comments and staff's analysis were included in the staff report. Ms. Mata then summarized Mr. Harriman's objections and staff's responses.

Ms. Mata addressed the statements and letters by several individuals regarding the zoning ordinance pertaining to downtown zoning. The letter submitted by Ms. Doerter requested that the Council approve the zoning ordinance as presented. Others requested that the City continue to protect downtown by limiting the uses outside of downtown, specifically furniture, medical uses, banks, and other office uses.

Ms. Mata stated that a letter was received today, April 24th, from Renee Nelson of the San Joaquin Valley Environmental Defense Center which addressed information in the 2015 Urban Water Management Plan, but that is not up for consideration by the City Council at this time. The appropriate time for those comments would have been when the Council was considering the adoption of the Plan in June of 2016. Ms. Nelson did not make any statement of where the General Plan or EIR are deficient or provide any evidence of impacts that were not adequately addressed. Ms. Nelson also stated that the City should preserve and restore the Mussel Slough for groundwater recharge efforts, but Ms. Mata noted that both the Land Use Element and the Open Space, Conservation and Recreation Element both contain policies pertaining to conservation and preservation. Again, Ms. Nelson failed to provide any evidence to show that the City is not addressing the Mussel Slough or its' preservation.

Ms. Mata discussed a letter that was submitted by JR Land Company requesting that the Council consider their previous request with an amendment to change to RL-8 instead of RL-5.

Ms. Mata addressed Mr. Harriman's statements that if the Council approved the General Plan, then it is an abuse of discretion of the Council. She stated that an abuse of discretion occurs if the City Council did not proceed in a manner required by law or if the decision is not supported by substantial evidence as stated in Public Resources Code 21168.5.

In conclusion, Ms. Mata stated that staff has reviewed all of the statements by all individuals in both writing and verbal at the Planning Commission and City Council hearings and submits that the General Plan and Zoning Ordinance were developed in accordance with State law and the City Municipal Code. Nothing new was submitted that would indicate any new or increased significant environmental impacts that have not already been evaluated. No evidence was submitted to disprove or support a different finding than those found in the Final EIR. In regards to the issue of developing the 18 acres adjacent to Hidden Valley Park, if the Council chose to change the policy regarding the move to more neighborhood and community parks, then it could change the calculation of future parks. Also, if the Council chose to develop the land next to Hidden Valley Park, then it would be difficult to apply for grants to develop the park, as a criteria for grants is that it would serve an underserved area, but that a 20 acre park is already there. If the Council wishes to make any amendments to the draft Zoning Ordinance, those would not impact the EIR.

Mayor Ayers requested any comments or questions be given by the City Council at this time.

Council Member Ramirez supports parkland, but the City does not have the funds to develop and expand Hidden Valley Park. The decision to sell the property is not on the agenda and that is not what is being considered. He inquired what would happen if the Council did not approve the General Plan. City Manager Darrel Pyle stated that with new State regulations, the State has claimed that the City is not in compliance under the old General Plan. Steve Brandt confirmed that the City would be in compliance under the new General Plan. Mr. Pyle also commented that there is a shelf life to the validity of the Environmental Impact Report which supports the General Plan document. Mr. Ramirez also stated that there has been leakage with an estimate of \$200,000,000 due to the businesses that have not been able to develop in Hanford due to the zoning restrictions.

Council Member Devine stated that a lot of people have come forward to support the development of Hidden Valley Park.

Council Member Mendes noted that most of the concerns address either the zoning of furniture stores or the land next to Hidden Valley Park. In regards to the zoning ordinance, the Council reviewed the proposed ordinance and made compromises at their Goals & Objectives meeting in February to decrease the size of the square footage, and he is comfortable with that decision. He addressed some past comments made by the public regarding the downtown zoning. Mr. Mendes apologized to Mickey Stoddard for his sarcastic comments made at the meeting of March 7th and recognized that his frustration with the City Council was inappropriately taken out on Mr. Stoddard. Mr. Mendes stated for the record that he does not believe Hidden Valley Park needs to be 40 acres. It is already the nicest park in town, and other areas of town deserve to have nice parks too. Improving and adding new parks will allow residents to walk to them. He believes the vacant land next to Hidden Valley Park should be sold and the money used for an indoor recreational facility located at the

Goodwill site. This is a needed facility for Hanford, as people go to Lemoore for indoor recreation. Ms. Mata informed Council Member Mendes that identifying a specific use for the funds could be in an implementation measure which will be brought back to the Council at a future meeting. Ms. Mata addressed access to open space at schools. Mr. Mendes also supported Change #1 and Change #2 to RL-8 that were presented to the Council.

Mayor Ayers agreed with Change #2 Recommendation B and agreed with Change #1. Mr. Ayers questioned if impact fees could be used to expand Hidden Valley Park. Ms. Mata stated that they could, however, then other parks could not be developed. Residents living in new homes would be paying for that expansion when the expectation would be that parks would be created in their neighborhoods. He noted that the challenge to expanding Hidden Valley Park is funding, so he is in favor of changing the zoning but not selling the land. He would like Rogers Road to be extended and expand the park to that road and not developing the entire area as park land. In regards to zoning for furniture, Mr. Ayers supported limiting the square footage of furniture stores to 10,000 sq. ft. He is also in opposition of allowing medical, dental, or optometry and professional offices in the Regional Commercial zone.

Council Member Mendes recommended Permitted use for furniture less than 15,000 sq. ft. and a CUP for furniture that would 15,000-20,000 sq. ft. Mr. Mendes stated that he would be willing to agree with Mayor Ayers regarding the zoning of medical, dental, and optometry and professional office.

The Council also discussed accessory and ancillary uses regarding medical, dental, or optometry offices in Regional Commercial.

Motion to adopt 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.

RESULT:	APPROVED [3 TO 1]
MOVER:	Justin Mendes, Council Member
SECONDER:	Francisco Ramirez, Council Member
AYES:	Ayers, Ramirez, Mendes
NAYS:	Devine
ABSENT:	Sorensen

Motion to adopt 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 and to approve requests by property owners regarding Change #1 and deny Change #2.

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

Motion 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 and amend Furniture Store in the C-R to be a Permitted use for furniture store with less than 15,000 sq. ft., and furniture store with 15,000 to 20,000 sq. ft. to require a Conditional Use Permit, and furniture store over 20,000 sq. ft. is not permitted; amend E6 (Office; medical, dental, or optometry) and E7 (Office; professional or commercial) to be removed from the C-R zone; and amend accessory or ancillary use pertaining to professional or medical to be removed from the C-R zone.

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

- B. Public Works: Conduct a public hearing and, by separate motions, adopt resolutions establishing the impact fees for each of the listed facilities: 17-11-R Police facilities, 17-12-R Fire Facilities, 17-13-R Park and Recreational Facilities, 17-14-R Refuse and Recycling Facilities, 17-15-R Transportation Facilities, 17-16-R Water Facilities, 17-17-R Wastewater Facilities, and 17-18-R Storm Water Facilities.

Public Works Director Lou Camara provided an overview of the proposed impact fees for the Council's review and consideration.

Mayor Ayers opened the public comments of the public hearing at 8:34 p.m.

Jerry Irons inquired about the amount of impact fees that are in the accounts and stated that the impact fees are too high for the small business owner and would like those fees to be waived for two years to encourage development.

With no further comments Mayor Ayers closed the public comments at 8:37 p.m.

Council Member Mendes stated that waiving impact fees would be a gift of public funds and also trigger prevailing wage for the business owner, so there really is no feasible way to reduce costs.

Ms. Mata noted that the account for impact fees must always be made whole, so funds would need to come from the general fund if the owner did not pay them. There are some reductions to a couple of the impact fees for downtown since it has been determined that a lot of the infrastructure is completed and at sufficient capacity for new businesses.

Motion to adopt Resolution 17-11-R.

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

Motion to adopt Resolution 17-12-R.

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

Motion to adopt Resolution 17-13-R.

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

Motion to adopt Resolution 17-14-R.

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

Motion to adopt Resolution 17-15-R.

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

Motion to adopt Resolution 17-16-R.

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

Motion to adopt Resolution 17-17-R.

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

Motion to adopt Resolution 17-18-R.

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

GENERAL BUSINESS:

COUNCIL REPORTS/COMMENTS:

Council Member Mendes stated that his meetings will be later this week.

Council Member Ramirez commented on the Cuts of Kindness event that he attended and thanked Assembly Member Salas for his involvement.

Council Member Devine briefly attended Main Street Hanford's dinner earlier this evening and reminded everyone that Thursday Night Market will be starting in May.

Mayor Ayers stated that he will be attending the Kings Waste and Recycling Authority on Wednesday.

COUNCIL FUTURE AGENDA ITEMS:

Council Member Mendes would like a future discussion regarding the League of California Cities and their support on issues that the Council does not agree with.

Council Member Ramirez would like a discussion regarding murals.

Council Member Devine would like to revisit the demolition of the kiosks in Civic Park and to retain the hot dog stand.

ADJOURNMENT:

Mayor Ayers adjourned the meeting at 8:50 p.m.

Respectfully submitted,

Jennifer Gomez
City Clerk

Attachment: 041817 Minutes (1976 : Minutes 041817)



**AGENDA
STAFF REPORT**

MEETING DATE: 5/16/2017	AGENDA SECTION: B
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SUBJECT:

City Clerk: Approve Minutes from the May 2, 2017 Meeting

RECOMMENDATION:

Approve the minutes from the May 2, 2017 City Council meeting.

FISCAL IMPACT:

ATTACHMENTS:

050217 Minutes



**CITY COUNCIL MEETING
MINUTES
May 2, 2017 7:00 PM
Council Chambers
400 N. Douty St.**

6:00 PM CALL TO ORDER CLOSED SESSION:

Mayor David Ayers called the closed session to order at 6:05 p.m.

ROLL CALL:

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

PUBLIC COMMENT - CLOSED SESSION:

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

Bob Ramos inquired about the Executive Management Employee Association listed on the agenda and made some comments about the City Manager.

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

Mayor Ayers adjourned to closed session at 6:08 p.m.

A. CONFERENCE WITH LABOR NEGOTIATORS - Government Code Section 54957.6

Agency designated representatives: Darrel Pyle and Mario Zamora

Employee Organization:

Hanford Firefighters Local 3898, IAFF

Hanford Police Officers Association (HPOA)

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

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

Number of Potential Cases - 2

7:00 PM CALL TO ORDER REGULAR SESSION:

Mayor Ayers called the regular meeting to order at 7:13 p.m.

ROLL CALL:

Attendee Name	Title	Status	Arrived
Martin Devine	Council Member	Present	7:00 PM
Sue Sorensen	Vice Mayor	Present	7:00 PM
David Ayers	Mayor	Present	7:00 PM

Attachment: 050217 Minutes (1986 : Minutes 050217)

Francisco Ramirez	Council Member	Present	7:00 PM
Justin Mendes	Council Member	Present	7:00 PM

INVOCATION:

Pastor James Force provided the invocation.

FLAG SALUTE:

Mayor Ayers led the flag salute.

CLOSED SESSION ACTION REPORT:

There was nothing to report.

RECOGNITIONS/PROCLAMATIONS:

A. Proclamation - National Day of Prayer

Mayor Ayers read and presented the proclamation to Ms. Janis Rodgers on behalf of Kings Prayer Force. Ms. Rodgers invited the community to attend the event on Thursday at the Civic Auditorium.

STAFF COMMUNICATIONS:

Police Chief Parker Sever stated that a position was offered to a new employee. He noted that the police department was fumigated over the weekend. The department was also successful in making an arrest relating to three shootings that occurred recently.

Community Development Director Darlene Mata reminded the Council that a joint session with the Planning Commission has been scheduled for May 10th at 5:30 to discuss the marijuana ordinance.

Public Works Director Lou Camara announced some upcoming spring clean up activities. Residents should have received coupons allowing them one free dump at Kings Waste & Recycling Center.

Parks & Recreation Director Craig Miller announced a Senior Fair that will take place at the Civic Auditorium on May 10th.

Fire Chief Chris Ekk commented on an upcoming event on May 13th to provide smoke alarms. The Fire Department has begun weed abatement.

Finance Director Tom Dibble stated that the audit report will be presented at the next City Council meeting.

Utilities & Engineering Director John Doyel provided an update on upcoming capital improvement projects.

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.*

Randy Dodd of Adventist Health discussed their potential project for a rural health clinic at the Costco development which was presented last summer at one of the joint Planning Commission and City Council meetings. He stated that access is key and that area has a physician shortage. Adventist Health can only locate in a rural area for the clinic, so it cannot be downtown which is urbanized. He also commented on their need for office space and locating at the Hanford Mall would put it in close proximity to the hospital and they would like to look at that as an option.

Richard Harriman on behalf of HEAT and the San Joaquin Valley Environmental Defense Center stated that he distributed a letter today, and he made references to deficiencies in the zoning ordinance.

Kalish Morrow presented a proposal and business plan to open the Bastille as a restaurant and also serve specialty beers. They propose it to be run by a non-profit organization with all profits to be donated for various restoration projects.

Kenneth Holtson on behalf of Heart of Hanford expressed concern about the historic buildings being left in the hands of the City and believes solutions lie with non-profit organizations. They believe that they will be able to make improvements at a much lower cost due to volunteerism and will be able to quickly collect funds.

Paula Massey with Women With Visions Unlimited stated that she had questions about the CDBG grants, and that they did not understand what was involved. They appreciate the staff's assistance in this process, but they are not going to be able to go forward at this time with a CDBG grant since they do not have the funds to purchase items up front then get reimbursed.

Jeff Porterfield expressed his opposition to the restrictive downtown zoning as it is not convenient for the residents that do not live or work near downtown. He questioned whether downtown is thriving or dying and stated that even with the zoning ordinance the number of furniture stores has decreased over the years.

Mike Stoddard commented on the access to open space at elementary schools and claims by City staff that discussions were taking place with the schools. Mr. Stoddard stated that he spoke with representatives of the school districts and that they made it clear that the school districts were not interested in the proposals by the City. He questioned the credibility of city staff. He encouraged the City Council to not approve the second reading of the General Plan until the issue of open space has been resolved.

Michael Okuma of Costco Wholesale reported that this location is doing quite well and efforts are being made to develop that area. He stated that the recommendations from the joint Planning Commission and City Council meetings were to allow optometrists. He encouraged the Council to consider this amendment to the zoning ordinance or to allow it as an ancillary use. Their members have requested that an optometrist be allowed like all other Costco locations. Adventist Health is interested in developing there, but the zoning restrictions prohibit this and harms the citizens by not providing services to them.

Bob Ramos commented on the request by the Parks & Recreation Commission for a second public comment period on the agendas and requested that it be approved. He also expressed concern about photos that Council Member Ramirez has posted on Facebook of students.

Justin Bond of Our Heroes Dreams briefly commented on their efforts to serve veterans and would like the Council to approve the location at Amtrak for their offices.

Michael Kennedy of Retail California Commercial Real Estate stated that the retail market has changed over the years, and it has become more difficult to fill spaces so they are looking at other options than typical retail stores. The amount of leakage related to furniture stores cannot be addressed in the downtown, because there is not enough space. He stated that many stores have models to be located in regional areas and not downtowns due to their proximity of other compatible businesses.

Joanne Doerter of the Hanford Mall shared some of the comments on Facebook in response to the Sentinel's article "Council compromise on furniture zoning" which support a change to the downtown zoning ordinance to allow stores and professional offices in other areas.

Emily Burnias commented on Our Heroes' Dreams mission and stated that having space to operate from will be very helpful in fulfilling their efforts to assist local veterans.

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 item pulled for separate consideration.

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

- A. City Clerk: Approve Minutes from the April 18, 2017 Successor Agency Meeting
- B. Admin: Transfer of Abandoned Roadway (Portion of Energy St.) to Helena Chemical Co.
- C. Public Works: Award a Contract for FY 16/17 Fiberized Micro Surface Pavement Treatment Project.
- D. Public Works: Hanford- Armona Road at Irwin Street Right of Way Acquisition (APN 012-231-024)
- E. Public Works: Purchase of 636 automated refuse containers from Toter Wastequip, LLC., in the amount of \$33,028.90 (tax and freight included).
- F. Utilities and Engineering: Adopt the attached resolutions, 17-23-R Initiation of Landscape Assessment District Proceedings and 17-24-R Intention to Levy Assessments and Confirmation of Engineer's Report for Landscape Assessment District 16-02 located at 12th Ave. and Hume Ave., and set June 20, 2017 as the Public Hearing date.
- G. Utilities and Engineering: Permission to Advertise the 16/17 Pavement Resurfacing Project at Lacey Boulevard from Mall Drive to Magna Carta Avenue, and Grangeville Boulevard from 12th Avenue to Centennial Drive.
- H. Community Development: Amended Resolution 17-05-R, an order of the City Council of the City of Hanford vacating and abandoning approximately 46,389 square feet of public right-of-way on Energy Street, east of 11th Avenue, correcting a typographical error in the previously-approved resolution.
- I. Finance: Warrant Register

ITEMS PULLED FROM CONSENT CALENDAR:

- 1. Public Works: Purchase of one 2018 Elgin Crosswind Regenerative Street Sweeper from Haaker Equipment Company of Laverne, Ca., in the amount of \$ 335,234.45; authorize an appropriation of \$38,450.45 from Fleet Replacement Reserves; and declare one 2004 street sweeper vehicle as surplus.

Vice Mayor Sorensen pulled this item to clarify how areas in the downtown can be cleaned if the street sweeper cannot reach the debris. Public Works Director Lou Camara discussed a new piece of equipment that the Parks division will be able to use to reach difficult areas.

Motion to approve the purchase of the street sweeper as presented.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Sue Sorensen, Vice Mayor
SECONDER:	Francisco Ramirez, Council Member
AYES:	Devine, Sorensen, Ayers, Ramirez, Mendes

PUBLIC HEARINGS:

A. Community Development: Public Hearing to Adopt the 2017 Community Development Block Grant (CDBG) Entitlement Action Plan

Housing Administrative Analyst Sandra Lerma provided background information for the Council's review and consideration. Staff has not received notice of funding from HUD, therefore, the figures provided are estimated on the previous year allocation. Council Member Ramirez requested that the \$10,000 that was allocated for Women With Visions Unlimited be added to Senior Utility Assistance.

Mayor Ayers opened the public comments for the Public Hearing at 8:36 p.m.

Betsy McGovern Garcia of Self Help Enterprises thanked staff for their assistance in this process. They supported the funds being allocated for the Parkside Housing project.

With no further comments, Mayor Ayers closed the public comments at 8:39 p.m.

Motion to adopt Resolution 17-25-R approving the Community Development Block Grant Action Plan for Fiscal Year 2017-2018 with the amendment of allocating a total of \$13,000 to Senior Utility Assistance.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Sue Sorensen, Vice Mayor
SECONDER:	Francisco Ramirez, Council Member
AYES:	Devine, Sorensen, Ayers, Ramirez, Mendes

B. Utilities and Engineering: Continuation of the Public Hearing for the Annexation of Additional Properties to Landscape Assessment District No. 05-01 regarding Tract 812, Mission Park Subdivision and Tentative Parcel Map 2006-12 (APN 007-030-019) located near Flint Ave. and Highway 43 until May 16, 2017.

Utilities & Engineering Director John Doyel commented on the request by the developer of Tentative Parcel Map 2006-12 to be annexed. The Engineer's Report was modified so additional time to cast ballots is necessary. Mr. Doyel recommended that the public hearing be opened and continued until May 16, 2017.

Mayor Ayers opened the Public Comments of the Public Hearing at 8:45 p.m. No comments were given at this time.

Motion to continue the Public Hearing to May 16, 2017.

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

GENERAL BUSINESS:

- A. Administration: Authorize the Mayor to Execute a Lease Agreement with Our Heroes' Dreams for Vacant Office Space at 200 Santa Fe Street, Suite D.

City Manager Darrel Pyle provided background information for the Council's review and consideration.

Motion to approve the agreement.

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

- B. City Clerk: Deny Request by Parks & Recreation Commission for second public comment on agenda

City Clerk Jennifer Gomez discussed the request by the Parks & Recreation Commission and the current policy set by the City Council.

Motion to deny the Parks & Recreation Commission's request.

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

- C. Utilities & Engineering: Flashing Beacons for Existing Mid-block Crosswalk on Harris Street at Saint Rose McCarthy School

Utilities & Engineering Director John Doyel commented on the industry standards that must be followed and that Flashing Beacons at the crosswalk do not meet them. Staff recommended that an alternative of installing a Flashing LED Enhanced Blinker Radar Speed Limit Driver Feedback sign be installed on Harris Street to alert drivers to their speed. Mr. Doyel responded to questions and comments by the council.

Motion to deny the flashing beacons and direct staff to install the speed signal devices as recommended by staff.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Sue Sorensen, Vice Mayor
SECONDER:	Justin Mendes, Council Member
AYES:	Devine, Sorensen, Ayers, Ramirez, Mendes

- D. Fire: Introduce and waive the first reading of Ordinance No. 17-05 amending Section 15.12.040 of the Hanford Municipal Code to add fireworks regulations and remedies for fireworks violations.

Fire Chief Chris Ekk commented on the increased number of illegal fireworks each year and the need to discourage the use of them. This amendment would allow them to fine users and to deter the use of illegal fireworks. Staff responded to questions and comments by the City Council.

Motion to introduce and waive the first reading of Ordinance 17-05.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Sue Sorensen, Vice Mayor
SECONDER:	Martin Devine, Council Member
AYES:	Devine, Sorensen, Ayers, Ramirez, Mendes

- E. Community Development: Discussion on the Removal of the Civic Park Kiosks

Community Development Director Darlene Mata discussed the Council's direction last October to tear down the kiosks due to various issues with the kiosks. None of the locations are ADA compliant and one kiosk needs the roof replaced which would cost \$8,000. Council Member Devine stated that he would like to see the hot dog stand remain, so he would like the Council to consider this. Mayor Ayers was concerned about the issues raised by staff. Council Member Mendes stated that all of the kiosks should be removed, but this is an opportunity to look at city ordinances on food trucks and vendors and providing seating in that area. Council Member Ramirez agreed with Council Member Mendes' statement. Vice Mayor Sorensen supported taking down the kiosks, but would like to keep the hot dog stand while looking at options.

Ms. Mata responded to questions and comments by the City Council.

Council Member Mendes noted that this was a decision made by the City Council in October 2016 to take down all of the kiosks and the owner of Raven's has known about this action.

Mayor Ayers allowed Bill Raven to address the Council about his hot dog business.

Mayor Ayers stated that upkeep needs to be done to the kiosk and the Council needs to justify the costs. He recommended tearing down all of the kiosks and putting something else there and allowing Mr. Raven the first right of refusal to occupy a new and improved site.

Motion to tear down the kiosks except the hot dog stand until a plan can be made for that site.

RESULT:	APPROVED [3 TO 2]
MOVER:	Sue Sorensen, Vice Mayor
SECONDER:	Martin Devine, Council Member
AYES:	Devine, Sorensen, Ayers
NAYS:	Ramirez, Mendes

- F. Community Development: Waive the second reading and adopt Ordinance 17-04 approving Municipal Code Amendment 17-01, amending Title 17 of the Municipal Code, an update to the City of Hanford Zoning Ordinance.

Vice Mayor Sorensen recused herself from this item due to a conflict of interest.

Community Development Director Darlene Mata clarified that the General Plan was adopted on April 24th and that this action is only regarding the Zoning Ordinance. Ms. Mata addressed Mr. Harriman's letter and provided responses to his objections. Since the General Plan was adopted, the City is currently out of compliance if the Zoning Ordinance is not approved.

Council Member Mendes stated that he would like to approve the ordinance as recommended at the last meeting in order to move forward and to be consistent with the General Plan. He stated that there will be opportunities in the future for other changes, so there is no reason to delay the decision at this time.

Council Member Ramirez agreed that we need to move forward. Mr. Ramirez submitted a document for the record that he had referenced at a previous meeting regarding the revenue lost due to leakage.

Council Member Devine stated that the compromise that they have reached is best for the city right now.

Mayor Ayers commented that some restrictions have changed over the years and thanked the Council Members for their compromises at this time. He noted that some issues may come back at a future date to be revisited.

Motion to waive the second reading and adopt Ordinance 17-04.

RESULT:	APPROVED [4 TO 0]
MOVER:	Justin Mendes, Council Member
SECONDER:	Martin Devine, Council Member
AYES:	Devine, Ayers, Ramirez, Mendes
RECUSED:	Sorensen

COUNCIL REPORTS/COMMENTS:

Council Member Mendes reported on his recent meetings. Mr. Mendes stated that it is tough to govern when the Council says one thing, then votes differently.

Council Member Ramirez responded to comments by Bob Ramos. Mr. Ramirez provided an update on homeless concerns that are being addressed by KCAO.

Council Member Devine had nothing to report.

Vice Mayor Sorensen commented and thanked everyone for their understanding of her absense recently due to her attending an ill relative. Ms. Sorensen discussed the activities and meetings she has recently attended. She requested that clean up service days be added for the parks and also expressed concern over the state of the Goodwill site.

Mayor Ayers commented on the Kings Waste & Recycling Authority meeting that he attended.

COUNCIL FUTURE AGENDA ITEMS:

Council Member Mendes requested that the City look at the ordinance involving street vendors and food trucks as those can be included in the future plan of the kiosk locations. He inquired about how to move forward with Bastille proposals that they have been receiving. Ms. Mata stated that they should take proposals from the various groups that have expressed interest, then staff could review them and present the best ones to the Council.

Vice Mayor Sorensen would like a study session on the parks to discuss how the Council can address issues regarding their maintenance needs.

Mayor Ayers would like an update from KCAO re homeless issues.

IT Manager Eric Forcey announced that the City will be getting an updated website and that there will be no additional cost or impact on the budget.

ADJOURNMENT:

Mayor Ayers adjourned the meeting at 10:12 p.m.

Respectfully submitted,

Jennifer Gomez
City Clerk



AGENDA STAFF REPORT

MEETING DATE: 5/16/2017	AGENDA SECTION: C
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SUBJECT:

City Clerk: Deny claim for damages and direct the City Clerk to send out notification of such to Richard Ellis

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: Richard Ellis.

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

FISCAL IMPACT:

ATTACHMENTS:



AGENDA STAFF REPORT

MEETING DATE: 5/16/2017	AGENDA SECTION: D
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SUBJECT:

City Clerk: Approve the removal of Demeatrus Robinson from the Parking & Traffic Commission.

RECOMMENDATION:

That the City Council, by motion, approve the removal of Demeatrus Robinson from the Parking & Traffic Commission.

BACKGROUND:

Pursuant to the City Council's Handbook of Rules and Procedures, a Commissioner may be removed if they have three (3) consecutive absences or attend less than 70% of the meetings. Mr. Demeatrus Robinson was appointed in January and has not attended any of the meetings this year, therefore based on the policy, staff is bringing forward the recommendation to remove him from the Commission.

If he is removed from the Commission, the City Clerk will notice the vacancy. The Mayor and City Council may fill the vacancy after 10 working days.

FISCAL IMPACT:

ATTACHMENTS:



AGENDA STAFF REPORT

MEETING DATE: 5/16/2017	AGENDA SECTION: E
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SUBJECT:

Public Works: Right of Way Acquisition for Public Street Purposes located at the northwest corner of Hanford Armona Road at Irwin Street (APN 012-193-033).

RECOMMENDATION:

That the City Council, by motion:

1. Authorize the purchase of street right-of-way located at the northwest corner of Hanford Armona Road at Irwin Street from Robert Palomo, as shown on the attached map, in the amount of \$1,500.00, plus escrow fees.
2. Accept the attached Grant Deed for street right-of-way purposes from Robert Palomo and authorize the City Manager to execute and the City Clerk to attest and file said deed with the Kings Couty Recorder's Office.
3. Accept the attached Right of Way Agreement and authorize City staff to execute and the City Clerk to attest said agreement with the Kings County Recorder's Office.
4. Authorize an appropriation in the amount of \$1,500.00, plus escrow fees, from the Unscheduled Arterial Upgrades & Traffic Signal Installation budget to fund this acquisition.

BACKGROUND:

City staff is preparing construction plans and coordinating the acquisition of street right of way necessary for the installation of a traffic signal and road widening improvements located at the intersection of Hanford Armona Road and Irwin Street/10 ½ Avenue. The right of way is necessary for development of street intersection improvements , including curb ramps, utility relocations, and the installation of a traffic signal system at the intersection.

An appropriation of \$1,500.00, plus escrow fees, from the Unscheduled Arterial & Traffic Signal Installation budget is needed to fund the acquisition of this property. The account current fund balance is \$150,000.00.

CEQA and NEPA environmental documents have been completed. Construction for the traffic signal installation project is anticipated to begin in spring of 2018.

FISCAL IMPACT:

The FY 15-16 Transportation Capital Improvement Program Budget provides \$25,000.00 for land acquisition for this project. This appropriation has been exhausted with the purchase of previous approved acquisitions at the intersection. An appropriation of \$1,500.00, plus escrow fees, is necessary from the Unscheduled Arterial Upgrades & Traffic Signal Installation budget to fund this acquisition.

A copy of FY 15/16 budget page 227 and FY 16/17 budget page 224 is attached for Council review.

ATTACHMENTS:

Location Map
Grant Deed
R/W Agreement
Appraisal-Palomo
Budget Page 227
Budget Page 224



Property Location

14.E.

RECORDING REQUESTED BY:

CITY OF HANFORD

WHEN RECORDED MAIL TO:

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

CITY OF HANFORD
319 N. Douty
Hanford, CA 93230

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

..... Computed on the consideration or value of property conveyed; OR
..... Computed on the consideration or value less liens or encumbrances
remaining at the time of sale.

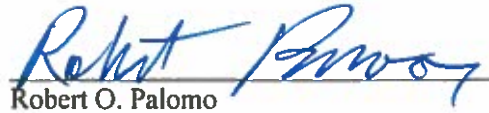
GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Robert O. Palomo, a single man,
hereby GRANTS to the City of Hanford, a municipal corporation, the real property in the City of Hanford, County of
Kings, State of California, described as:

See Exhibit "A" and "A-1" attached hereto.

A.P.N. 012-193-033

Dated

4-20-17
Robert O. Palomo

MAIL TAX STATEMENTS AS DIRECTED ABOVE

DEED CERTIFICATION

This is to certify that the interest in real property conveyed by the Grant Deed dated April 14, 2017 from Robert O. Palomo to the City of Hanford, a municipal corporation, is hereby accepted in fee title interest by order of the City Council of the City of Hanford and the Grantee consents to recordation by its duly authorized officer.

DATED: _____, 2017

CITY OF HANFORD,
a municipal corporation

By: _____
Darrel Pyle, City Manager

Attest: _____
City Clerk

ACKNOWLEDGMENT

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

State of California
County of Kings

On April 20, 2017 before me, Daryl L. Balch, Notary Public,
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature  (Seal)



LEGAL DESCRIPTION

EXHIBIT "A"

All that portion of Parcel D as shown on Parcel Map recorded June 8, 1995 in Book 14 of Parcel Maps at Page 26, Kings County Records, being in the Southeast Quarter of the Southwest Quarter of Section 36, Township 18 South, Range 21 East, Mount Diablo Base and Meridian, in the City of Hanford, County of Kings, State of California, according to the approved Government Township Plats thereof, described as follows:

BEGINNING at the Southeast corner of said Parcel D;

Thence, along the South line of said Parcel D, said South line being 37.00 feet, measured perpendicular, North of and parallel with the South line of said Southwest Quarter, also being the existing North Right-of-Way line of Hanford-Armona Road, North 89°45'42" West, a distance of 18.24 feet;

Thence, leaving said South line and said Right-of-Way line, North 45° 03'25" East a distance of 25.69 feet to a point on the East line of said Parcel D, also being a point on the existing West Right-of-Way line of Irwin Street and being 35.00 feet, measured perpendicular, West of the Centerline of Irwin Street;

Thence, along last said Right-of-Way line, said line being 35.00 feet West of and parallel with said Centerline, South 00°10'04" East a distance of 18.23 feet to the **POINT OF BEGINNING**.

Containing 166 Square Feet, more or less.

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

APN 012-193-033

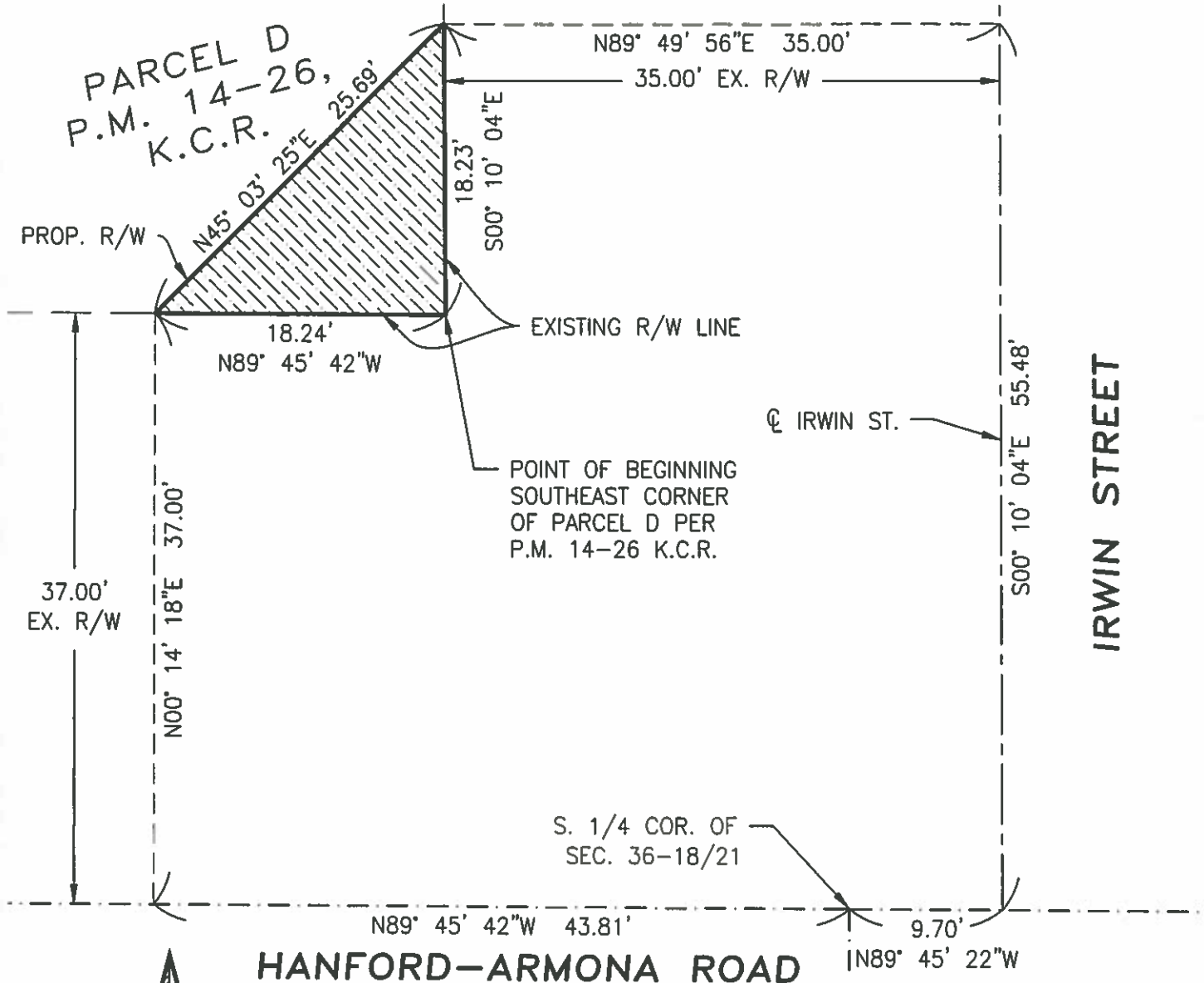


14.E.b

Packet Pg. 39

EXHIBIT "A-1"

APN 012-193-033



SCALE: 1"=10'

LEGEND



SUBJECT AREA = 166 S.F.



CIVIL ENGINEERS
ZUMWALT
HANSEN &
LAND SURVEYORS

609 N. Irwin St.
Hanford, CA 93230
Office: (559) 582-1056
Fax: (559) 584-4143

RIGHT-OF-WAY
ACQUISITION PLAT
FOR
CITY OF HANFORD

Job No. 0752811
Drawn By: JRJ
Checked By: R²
Indexed By:
Date: 1/5/2017

Sheet No.
1 of 1

PARCEL NO.: 012-193-033

Federal Project No. CML-5091(059)

PROJECT: City of Hanford - Hanford Armona Road at Irwin Street

RIGHT OF WAY AGREEMENT

THIS AGREEMENT is made and entered into by and between Robert O. Palomo, hereinafter called "Grantor," and the City of Hanford, a municipal corporation, hereinafter called "City."

Instruments in the form of a Grant Deed ("Deed") covering the 166 square foot area of land particularly described therein, have been executed concurrently with this Agreement and delivered to City representatives.

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

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

2. The City shall:

A. PAYMENT. Pay to the order of the Grantor the sum of One Thousand Five Hundred and 00/100 Dollars (\$1,500.00) as consideration in full for the herein real property interests, for the loss, replacement and moving of any improvements, and for entering into this Agreement. Said sum shall be paid when title to said real property has vested in the entity as grantee under the Deed free and clear of all liens, encumbrances, assessments, easements and leases recorded or unrecorded, except for recorded public utility easements, public right of way, taxes for the current year, and other encumbrances approved by City.

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

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

D. CLEARANCE OF BONDS ASSESSMENTS OR DELINQUENT TAXES. Have the authority to deduct and pay from the amount shown in Clause 2.A. above any amount necessary to satisfy any bond demands and delinquent taxes due in any year except the year in which this escrow closes, together with penalties and interest

thereon, and/or delinquent and unpaid non-delinquent assessments which have become a lien at the close of escrow.

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

3. The Grantor:

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

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

C. POSSESSION. Except as provided herein, Grantor shall retain possession of the property conveyed up to and including June 30, 2017, or the date of recording of the Instruments conveying title to City, whichever occurs first, upon which date possessory rights shall pass to City. Grantor agrees that the amount shown in Clause 2.A. includes but is not limited to full payment for such possession and use, including damages, if any, from said date.

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

4. The Parties agree:

A. MISCELLANEOUS REALTY ITEMS ACQUIRED. Payment in Clause 2.A. includes, but is not limited to, payment for lawn and one post in the right of way area.

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

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

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

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

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

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

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

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

Dated: _____

GRANTOR: Robert O. Palomo, a single man.



Robert O. Palomo

GRANTOR'S MAILING ADDRESS:360 E. Magnolia
Hanford, CA 93230**APPROVED AS TO FORM:**By _____
Name:
Title:**APPROVED AS TO CONTENT:**By _____
Name:
Title:**CITY OF HANFORD**By _____
Name:
Title:**MAILING ADDRESS OF CITY:**900 S. 10th Avenue
Hanford, CA 93230**ATTEST:**By _____
, City Clerk

Palomo Parcel

I. Ownership:

Records of the County Assessor show title to the property to be vested in the name of Robert O. Palomo.

II. Address:

200 W. Hanford-Armona Road, Hanford, CA 93230.

III. Assessor's Parcel Number(s):

APN 012-193-033, County of Kings, State of California.

IV. Legal Description:

All that portion of Parcel D as shown on Parcel Map recorded June 8, 1995 in Book 14 of Parcel Maps at Page 26, King County Records, being in the Southeast Quarter of the Southwest Quarter of Section 36, Township 18 South, Range 21 East, Mount Diablo Base and Meridian, in the City of Hanford, County of Kings, State of California.

V. Sales History:

The parcel has not been involved in any transactions within the past 5 years.

VI. Assessed Value:

The following shows the tax assessment for the property.

Total Assessed Value	\$ 131,726.00
Tax Amount	\$ 1,487.40
Assessment Year	2016

VII. Site Description:**Size & Shape:**

The parcel contains 4,392 SF and is rectangular in shape.

Location:

The property is located at the northwest corner of S. Irwin Street and Hanford-Armona Road in the City of Hanford.

Zoning:

The property is zoned RM-3.

Utilities:

Public and municipal utilities and services available to the property include the following:

<u>Service</u>	<u>Provided By</u>
Water	City of Hanford
Sewer	City of Hanford
Trash Collection	City of Hanford
Police/Fire Protection	City of Hanford
Electricity	Pacific Gas & Electric Co
Telephone	AT & T

Topography & Drainage:

The property is generally level-to-street grade. The site has been raised and graded in such a way that drainage flows toward the street alignment and excess water runs off into the storm drainage system.

Soils Conditions:

A soils study was unavailable as of the date of appraisal. Soils within the area are suitable for building purposes.

Easements:

A title report for the property was unavailable at the time of appraisal. Therefore, it is assumed that there are no extraordinary easements that adversely affect or influence the property.

Streets:

The streets affecting the property are S. Irwin Street and Hanford-Armona Road.

Access and Exposure:

Access and exposure to the property are average and good.

Building Improvements:

Site improvements include a single story residence constructed in 1995.

Offsite Improvements:

Offsite improvements consist of concrete curbs and gutters.

Environmental Conditions:**Toxic or Hazardous Waste:**

A hazardous waste study was unavailable at the date of appraisal. As of the date of appraisal, we have no knowledge of hazardous materials on the property and are not to be considered experts in this field. Any further inquiries as to hazardous waste on the property should be directed to knowledgeable and experienced individuals. If any such materials are discovered, it may have a negative affect on the overall value as reported herein and, thus, we reserve the right to re-evaluate the property through the appraisal process.

Seismic Hazard:

The properties are not within a special study zone as determined by the Alquist-Priolo Earthquake Fault Zoning Act.

Flood Hazard:

The properties are within Special Flood Hazard Zone X, defined by FEMA as per Panel No. 060088-06031C0185C, dated June 16, 2009. Flood Zone X is defined as *"Areas that are determined to be outside the 100- and 500-year floodplains."* Any other flooding situations have been corrected by upstream damming and flood control ponds and basins.

VIII. Improvements Description:

Site improvements include a single story residence constructed in 1995. It contains a floor plan with 1,056 SF of living area. There are 3 bedrooms and 2 baths. Construction is wood frame in a square configuration. There is also a 252 SF garage.

IX. Highest and Best Use:

The highest and best use is for an interim single family dwelling on a multifamily-zoned lot.

X. Project Description:

The project involves the acquisition of a 166 SF triangular parcel of land from the southeast corner of the property. Also included is 166 SF of lawn area and a 4" x 4" wooden post. There are no items of "Cost to Cure" and there is no diminution in value to the remainder.

XI. Property Valuation:

In the valuation of the area to be acquired, I investigated sales of small parcels of land zoned for multifamily use. There are four sales considered in the valuation.

SMALL MULTIFAMILY SALES

Sale #	APN Location	Date Deed	Grantor Grantee	Zone Size	Utilities Offsites	Purchase Price/SF	Remarks
1	458-220-30 South Line of W. El Dorado, East of S. Fruit Avenue, West of Downtown Fresno	12/29/16 178265	Ralph & Janet Hovannisian Lupe O. Nuno	R-3 18,901 SF	Installed; No Elec; Public Water	\$25,000 \$1.32/SF	Rectangular Shape
2	370-150-19 South Line of Lingo Ave, West of Pecan Avenue, East of Downtown Reedley	9/30/16 132757	Cletis Z. Chadrick Richard & Kimberly Ruiz	Residential 7,440 SF	Installed Installed	\$35,000 \$4.70/SF	Single Family Or Multifamily
3	169-153-015 SEC Pine Ave & H Street, Tulare	8/28/15 49280	Hovannisian 1994 Trust Daniel & Mercedes Rivera Trust	Multifamily 7,572 SF	Installed Installed	\$22,900 \$3.02/SF	Rectangular Shape
4	010-285-013 NEC Visalia Parkway & N. White Street, Hanford	4/15/16 16490	Grace Ying 1994 Living Trust Dophus D. Pierce II	DC 7,367 SF	Installed Installed	\$100,000 \$13.57/SF	Downtown Commercial Allows Multifam

LARGE MULTIFAMILY SALES

Sale #	APN Location	Date Deed	Grantor Grantee	Zone Size	Utilities Offsites	Purchase Price/SF	Remarks
1	010-330-026 South Line of Grangeville Blvd & Easterly Side of Rosewood Lane, Hanford	4/21/15 5812	Howard W. Lester Trust Ramesh & Anupa Nagavalli	Residential 60,113 SF	No Yes	\$115,000 \$1.91/SF	Planned for 17 Units
2	023-020-085 Below Railroad Tracks, East of Smith Avenue, Lemoore	7/17/15 11466	McLean Family Trust WC Lemoore 910 LLC	RM-2.5 273,557 SF	Available Available	\$300,000 \$1.10/SF	Irregular Shape; Low-Medium Density Residen
3	434-020-266 & 90 SEQ W. Ashlan & N. Fruit, Northwest Fresno	6/26/15 81499	Alan R. & P. E. Cregan Trust Juan & Yolanda Delatorre	AE-5 174,676 SF	Well & Septic	\$399,000 \$2.28/SF	Medium-High Residential

(8807 Ch12)

The multifamily sales that apply to the small multifamily sites indicate a range in unit price from \$1.32/SF to \$13.57/SF. The sale at \$13.57/SF is a small 7,267 SF property in the downtown area of Visalia and is zoned for commercial use but can be developed to multifamily housing. This sale is substantially discounted. Sale Nos. 1, 2 and 3 range in unit price from \$1.32/SF to \$4.70/SF. Sale No. 2 at \$4.70/SF and Sale No. 3 at \$3.02/SF are the better and most comparable indicators. Sale No. 2 at \$4.70/SF has all offsite improvements and best indicates the value for the subject.

Hence, the following valuation:

Area to be Acquired:

Land = 166 SF @ \$4.70/SF =	\$ 780.00
Lawn = 166 SF @ \$1.00/SF =	166.00
1 Post =	<u>50.00</u>
Total Value =	\$ 996.00
Adjusted To	<u>\$ 1,000.00</u>

Severance Damages:

None =	<u>\$ 0.00</u>
--------	----------------

Benefits:

None =	<u>\$ 0.00</u>
--------	----------------

Total Compensation:

Area to be Acquired =	\$ 1,000.00
Severance Damages =	0.00
Benefits =	<u>0.00</u>
Total Compensation =	<u>\$ 1,000.00</u>

Traffic Signal at Hanford Armona Road and Irwin Street

Project Background:

This project includes the installation of a traffic signal system at this intersection. Additional improvements will include pavement transitioning to facilitate the installation of additional travel lanes.

Existing Conditions:

The current traffic control at this intersection is a two way stop. This intersection meets current traffic signal warrants and is included in the City's Traffic Signal Priority List.

Project Justification:

This project will increase traffic flow efficiency and reduce intersection congestion by allowing more free flow traffic movements through the intersection. The project will also provide air quality benefits by reducing vehicle idling times.

Fiscal Implications:

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

Project Budget Summary:

		6-Year Funding Allocation					
		2015	2016	2017	2018	2019	2020
Expenditure	Program or Project		Design	Construction			
	Engineering / Inspection		50,000				
	Right of Way		25,000				
	Construction			318,000			
	Contingency			30,000			
	Department Overhead			2,000			
Total Expenditure		\$0	\$75,000	\$350,000	\$0	\$0	\$0
Revenue	Funding						
	044 Gas Tax (2103)		53,000	41,000			
	055 Congest. Mitigation/Air Qual. (CMAQ)		22,000	309,000			
Total Funding		\$0	\$75,000	\$350,000	\$0	\$0	\$0

Unscheduled Arterial Upgrades & Traffic Signal Installation

Project Background:

This fund will be used to reimburse developers who are required to construct qualifying arterial street improvements that exceed their project's transportation mitigation impact fee share.

Existing Conditions:

Project Justification:

This fund will set aside funds to reimburse developers that are required to construct street improvements, as part of project conditions of approval, that are considered to be over sized.

Fiscal Implications:

Funding for this program will be allocated from transportation impact fee reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project	Construction	Construction	Construction	Construction	Construction	Construction
	Construction	150,000	150,000	150,000	150,000	150,000	150,000
Total Expenditure		\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
Revenue	Funding						
	181 Transportation Impact Fees	150,000	150,000	150,000	150,000	150,000	150,000
Total Funding		\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000



AGENDA STAFF REPORT

MEETING DATE: 5/16/2017	AGENDA SECTION: F
--------------------------------	--------------------------

SUBJECT:

Public Works: Right of Way Acquisition for Public Street Purposes located at the northeast corner of Hanford Armona Road at Irwin Street (APN 012-231-033)

RECOMMENDATION:

That the City Council, by motion:

1. Authorize the purchase of street right-of-way located at the northeast corner of Hanford Armona Road at Irwin Street from Jose and Natividad Cisneros, as shown on the attached map, in the amount of \$5,600.00, plus escrow fees.
2. Accept the attached Grant Deed for street right-of-way purposes from Jose and Natividad Cisneros and authorize the City Manager to execute and the City Clerk to attest and file said deed with the Kings County Recorder's Office.
3. Accept the attached Right of Way Agreement and authorize the City staff to execute and the City Clerk to attest and file said Grant Deed with the Kings County Recorder's Office.
4. Authorize an appropriation in the amount of \$5,600.00, plus escrow fees, from the Unscheduled Arterial Upgrades & Traffic Signal Installation budget to fund this acquisition.

BACKGROUND:

City staff is preparing construction plans and coordinating the acquisition of street right of way necessary for the installation of a traffic signal and road widening improvements located at the intersection of Hanford Armona Road and Irwin Street/10 ½ Avenue. The right of way is necessary for development of street intersection improvements, including curb ramps, utility relocations, and the installation of a traffic signal system at the intersection.

An appropriation of \$5,600.00, plus escrow fees, from the Unscheduled Arterial & Traffic Signal Installation budget is needed to fund the acquisition of this property. The account current fund balance is \$150,000.00.

CEQA and NEPA environmental documents have been completed. Construction for the traffic signal installation project is anticipated to begin in spring of 2018.

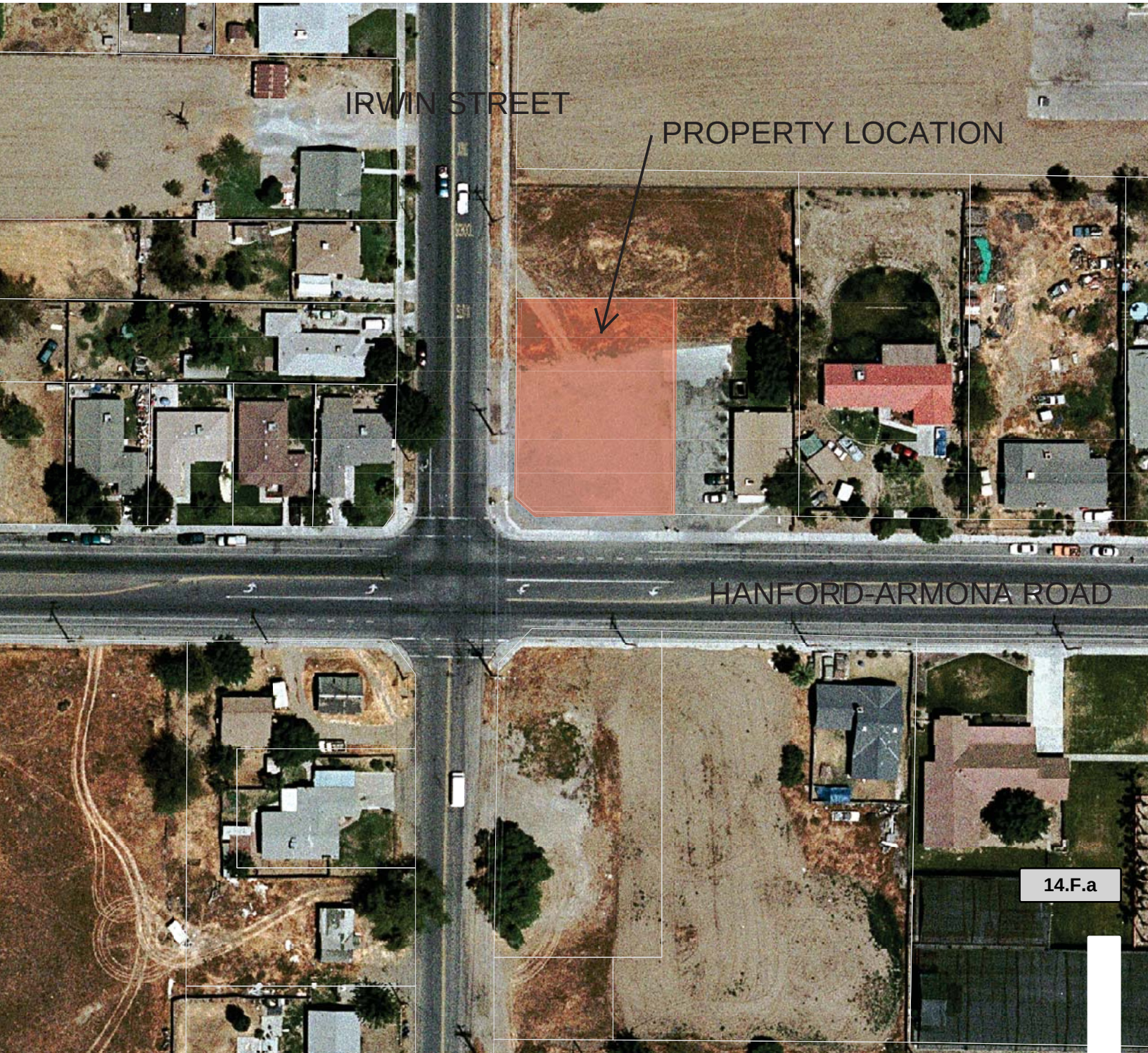
FISCAL IMPACT:

The FY 15-16 Transportation Capital Improvement Program Budget provides \$25,000.00 for land acquisition for this project. This appropriation has been exhausted with the purchase of previous approved acquisitions at the intersection. An appropriation of \$5,600.00, plus escrow fees, is necessary from the Unscheduled Arterial Upgrades & Traffic Signal Installation budget to fund this acquisition.

A copy of FY 15/16 budget page 227 and FY 16/17 budget page 224 is attached for Council review.

ATTACHMENTS:

Project Location Map
Grant Deed- Cisneros
Appraisal-Cisneros
Budget Page 227
Budget Page 224



14.F.a

RECORDING REQUESTED BY:

CITY OF HANFORD

WHEN RECORDED MAIL TO:

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

CITY OF HANFORD
319 N. Douty
Hanford, CA 93230

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

Computed on the consideration or value of property conveyed; OR
Computed on the consideration or value less liens or encumbrances
remaining at the time of sale.

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Jose Cisneros and Natividad M. Cisneros, husband and wife as Joint Tenants, hereby GRANT to the City of Hanford, a municipal corporation, the real property in the City of Hanford, County of Kings, State of California, described as:

See Exhibit "A" and "A-I" attached hereto.

A.P.N. 012-231-031

Dated

April 12, 2017

 Jose Cisneros


 Natividad M. Cisneros

MAIL TAX STATEMENTS AS DIRECTED ABOVE

DEED CERTIFICATION

This is to certify that the interest in real property conveyed by the Grant Deed dated _____, 2017 from Jose Cisneros and Natividad M. Cisneros to the City of Hanford, a municipal corporation, is hereby accepted in fee title interest by order of the City Council of the City of Hanford and the Grantee consents to recordation by its duly authorized officer.

DATED: _____, 2017

CITY OF HANFORD,
a municipal corporation

By: _____
Darrel Pyle, City Manager

Attest: _____
City Clerk

ACKNOWLEDGMENT

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

State of California
County of Kings

On April 12, 2017 before me, Daryl L. Balch, Notary Public,
(insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Signature  (Seal)



LEGAL DESCRIPTION

EXHIBIT "A"

All that portion of Lot 21 of Robertson's Addition to the City of Hanford as shown on the Map thereof recorded in Book 1 at Page 90 of Licensed Surveyors Plats, Kings County Records, lying in the Southwest Quarter of the Southeast Quarter of Section 36, Township 18 South, Range 21 East, Mount Diablo Base and Meridian, in the City of Hanford, County of Kings, State of California, according to the approved Government Township Plats thereof, described as follows:

BEGINNING at the monument at the intersection of the Centerline of Irwin Street and the South line of said Southeast Quarter;

Thence, along said South line, South 89°45'22" East, a distance of 59.32 feet;

Thence, leaving said South line, North 00°14'38" East a distance of 40.00 feet, measured perpendicular, to a point on the existing North Right-of-Way line of Hanford-Armona Road, Right-of-Way per Deed recorded May 20, 1991 as Document Number 9106974 of Official Records Kings County, also being the **TRUE POINT OF BEGINNING**;

Thence, along said Right-of-Way line, said line being 40.00 feet, measured perpendicular, North of and parallel with said South line, North 89°45'22" West a distance of 18.61 feet, to a point that is 40.00 feet North of said South line and 41.00 feet East of the Centerline of Irwin Street, both distances measured perpendicular;

Thence, continuing along said Right-of-Way line, North 44°57'43" West a distance of 8.52 feet to a point on the existing East Right-of-Way line of Irwin Street, said point being 35.00 feet East of last said Centerline and 46.00 feet North of last said South line, both distances measured perpendicular;

Thence, along last said Right-of-Way line, said line being 35.00 feet, measured perpendicular, East of and parallel with last said Centerline, North 00°10'04" West a distance of 137.00 feet, to the North line of the subject parcel, last said line being 183.00 feet, measured parallel with said Centerline, North of said South line;

Thence, along said North line, being a line 183.00 feet, measured parallel with said Centerline, North of and parallel with said South line, South 89°45'22" East a distance of 7.00 feet, to a point 42.00 feet, measured perpendicular, East of said Centerline;

Thence, leaving said North line, along a line 42.00 feet, measured perpendicular, East of and parallel with said Centerline, South $00^{\circ}10'04''$ East a distance of 125.40 feet;

Thence, South $44^{\circ}58'27''$ East a distance of 24.99 feet to the **True Point of Beginning**.

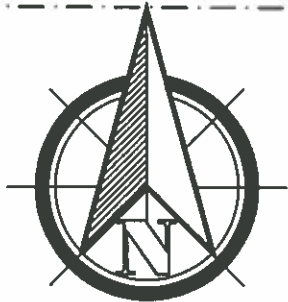
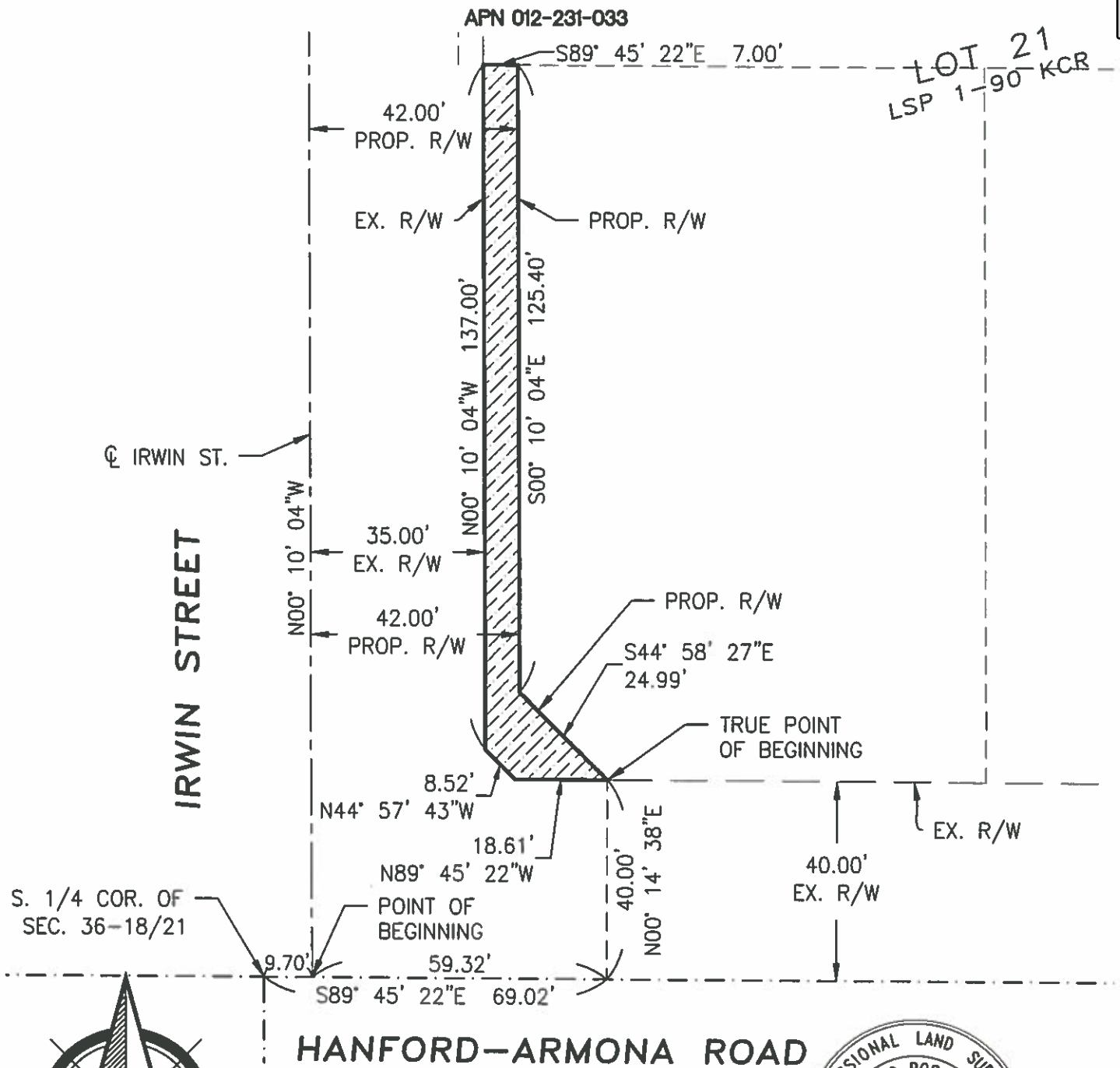
Containing 1,138 Square Feet, more or less.

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



APN 012-231-033

EXHIBIT "A-1"



SCALE: 1"=30'

LEGEND



SUBJECT AREA = 1,138 S.F.



CIVIL ENGINEERS
ZUMWALT
HANSEN &
LAND SURVEYORS

609 N. Irwin St.
Hanford, CA 93230
Office: (559) 582-1056
Fax: (559) 584-4143

**RIGHT-OF-WAY
ACQUISITION PLAT**
FOR
CITY OF HANFORD

Job No. 0752811
Drawn By: JRJ
Checked By: R²
Indexed By:
Date: 1/5/2017

Sheet No.

1 of 1

PARCEL NO.: 012-231-033

Federal Project No. CML-5091(059)

PROJECT: City of Hanford - Hanford Armona Road at Irwin Street

RIGHT OF WAY AGREEMENT

THIS AGREEMENT is made and entered into by and between Jose Cisneros and Natividad M. Cisneros, hereinafter called "Grantor," and the City of Hanford, a municipal corporation, hereinafter called "City."

Instruments in the form of a Grant Deed ("Deed") covering the 1,138 square foot area of land particularly described therein, have been executed concurrently with this Agreement and delivered to City representatives.

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

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

2. The City shall:

A. PAYMENT. Pay to the order of the Grantor the sum of Five Thousand Six Hundred and 00/100 Dollars (\$5,600.00) as consideration in full for the herein real property interests, for the loss, replacement and moving of any improvements, and for entering into this Agreement. Said sum shall be paid when title to said real property has vested in the entity as grantee under the Deed free and clear of all liens, encumbrances, assessments, easements and leases recorded or unrecorded, except for recorded public utility easements, public right of way, taxes for the current year, and other encumbrances approved by City.

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

C. MISCELLANEOUS COSTS. Pay all title insurance and recording fees incurred in this transaction. City will install a 30 foot wide driveway approach to replace the existing approach.

D. CLEARANCE OF BONDS ASSESSMENTS OR DELINQUENT TAXES. Have the authority to deduct and pay from the amount shown in Clause 2.A. above any

amount necessary to satisfy any bond demands and delinquent taxes due in any year except the year in which this escrow closes, together with penalties and interest thereon, and/or delinquent and unpaid non-delinquent assessments which have become a lien at the close of escrow.

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

3. The Grantor:

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

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

C. POSSESSION. Except as provided herein, Grantor shall retain possession of the property conveyed up to and including June 30, 2017, or the date of recording of the Instruments conveying title to City, whichever occurs first, upon which date possessory rights shall pass to City. Grantor agrees that the amount shown in Clause 2.A. includes but is not limited to full payment for such possession and use, including damages, if any, from said date.

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

4. The Parties agree:

A. MISCELLANEOUS REALTY ITEMS ACQUIRED. Payment in Clause 2.A. includes, but is not limited to, payment for 10 linear feet of side fence and 160 square feet of concrete paving.

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

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

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

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

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

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

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

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

Dated: _____

GRANTOR: Jose Cisneros and Natividad M. Cisneros, husband and wife as joint tenants.



Jose Cisneros



Natividad M. Cisneros

GRANTOR'S MAILING ADDRESS:

540 Parsons Street
Hanford, CA 93230

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

By _____
Name:
Title:

By _____
Name:
Title:

CITY OF HANFORD

By _____
Name:
Title:

MAILING ADDRESS OF CITY:

900 S. 10th Avenue
Hanford, CA 93230

ATTEST:

By _____
_____, City Clerk

Cisneros Parcel

I. Ownership:

Records of the County Assessor show title to the property to be vested in the names of Jose and Natividad M. Cisneros.

II. Address:

114 W. Hanford-Armona Road, Hanford, CA 93230.

III. Assessor's Parcel Number(s):

APN 012-231-033, County of Kings, State of California.

IV. Legal Description:

All that portion of Lot 21 of Robertson's Addition to the City of Hanford as shown on the Map thereof recorded in Book 1 at Page 90, King County Records, lying in the Southwest Quarter of the Southeast Quarter of Section 36, Township 18 South, Range 21 East, Mount Diablo Base and Meridian, in the City of Hanford, County of Kings, State of California.

V. Sales History:

The parcel has not been involved in any transactions within the past 5 years.

VI. Assessed Value:

The following shows the tax assessment for the property.

Total Assessed Value	\$ 42,821.00
Tax Amount	\$ 483.42
Assessment Year	2016

VII. Site Description:**Size & Shape:**

The parcel contains 14,425 SF and is rectangular in shape.

Location:

The property is located at the northeast corner quadrant of S. Irwin Street and Hanford-Armona Road in the City of Hanford.

Zoning:

The property is zoned NC, Neighborhood Commercial.

Utilities:

Public and municipal utilities and services available to the property include the following:

<u>Service</u>	<u>Provided By</u>
Water	City of Hanford
Sewer	City of Hanford
Trash Collection	City of Hanford
Police/Fire Protection	City of Hanford
Electricity	Pacific Gas & Electric Co
Telephone	AT & T

Topography & Drainage:

The property is generally level-to-street grade. The site has been raised and graded in such a way that drainage flows toward the street alignment and excess water runs off into the storm drainage system.

Soils Conditions:

A soils study was unavailable as of the date of appraisal. Soils within the area are suitable for building purposes.

Easements:

A title report for the property was unavailable at the time of appraisal. Therefore, it is assumed that there are no extraordinary easements that adversely affect or influence the property.

Streets:

The streets affecting the property are S. Irwin Street and Hanford-Armona Road.

Access and Exposure:

Access and exposure to the property are good.

Site Improvements:

The property adjoins a parcel developed to a commercial structure. The site is gravel paved but in poor condition.

Offsite Improvements:

Offsite improvements consist of concrete curbs and gutters.

Environmental Conditions:**Toxic or Hazardous Waste:**

A hazardous waste study was unavailable at the date of appraisal. As of the date of appraisal, we have no knowledge of hazardous materials on the property and are not to be considered experts in this field. Any further inquiries as to hazardous waste on the property should be directed to knowledgeable and experienced individuals. If any such materials are discovered, it may have a negative affect on the overall value as reported herein and, thus, we reserve the right to re-evaluate the property through the appraisal process.

Seismic Hazard:

The properties are not within a special study zone as determined by the Alquist-Priolo Earthquake Fault Zoning Act.

Flood Hazard:

The properties are within Special Flood Hazard Zone X, defined by FEMA as per Panel No. 060088-06031C0185C, dated June 16, 2009. Flood Zone X is defined as *"Areas that are determined to be outside the 100- and 500-year floodplains."* Any other flooding situations have been corrected by upstream damming and flood control ponds and basins.

VIII. Improvements Description:

The adjoining parcel contains a commercial structure.

IX. Highest and Best Use:

The highest and best use is for commercial development.

X. Project Description:

The project involves the acquisition of 1,138 SF of land, together with gravel paving. The paving is in poor condition. There are no severance damages to the remainder. It is assumed the city will replace the driveway approaches.

XI. Property Valuation:

In the valuation of the area to be acquired, I investigated sales of small area commercial parcels. There are four sales considered in the valuation.

The commercial sales that apply to the appraisal parcel consist of the "small site" commercial parcels. They more closely fit the smaller size of the appraisal parcels. These sales indicate a range in unit price from \$3.88/SF to \$4.67/SF. This is a fairly tight pattern of value indicators. I tend to consider the higher indicator as the value for the appraisal parcel and deem a unit price of \$4.70/SF to be applicable to the land.

Hence, the following valuation:

Area to be Acquired:

Land = 1,138 SF @ \$4.70/SF =	\$ 5,349.00
Gravel Area = 1,138 SF @\$.20/SF =	<u>228.00</u>
Total Value =	\$ 5,577.00
Adjusted To	<u>\$ 5,600.00</u>

Severance Damages:

None =	<u>\$ 0.00</u>
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Benefits:

None =	<u>\$ 0.00</u>
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Total Compensation:

Area to be Acquired =	\$ 5,600.00
Severance Damages =	0.00
Benefits =	<u>0.00</u>
Total Compensation =	<u>\$ 5,600.00</u>

Traffic Signal at Hanford Armona Road and Irwin Street

Project Background:

This project includes the installation of a traffic signal system at this intersection. Additional improvements will include pavement transitioning to facilitate the installation of additional travel lanes.

Existing Conditions:

The current traffic control at this intersection is a two way stop. This intersection meets current traffic signal warrants and is included in the City's Traffic Signal Priority List.

Project Justification:

This project will increase traffic flow efficiency and reduce intersection congestion by allowing more free flow traffic movements through the intersection. The project will also provide air quality benefits by reducing vehicle idling times.

Fiscal Implications:

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

Project Budget Summary:

		6-Year Funding Allocation					
		2015	2016	2017	2018	2019	2020
Expenditure	Program or Project		Design	Construction			
	Engineering / Inspection		50,000				
	Right of Way		25,000				
	Construction			318,000			
	Contingency			30,000			
	Department Overhead			2,000			
Total Expenditure		\$0	\$75,000	\$350,000	\$0	\$0	\$0
Funding							
Revenue	044 Gas Tax (2103)		53,000	41,000			
	055 Congest. Mitigation/Air Qual. (CMAQ)		22,000	309,000			
Total Funding		\$0	\$75,000	\$350,000	\$0	\$0	\$0

Unscheduled Arterial Upgrades & Traffic Signal Installation**Project Background:**

This fund will be used to reimburse developers who are required to construct qualifying arterial street improvements that exceed their project's transportation mitigation impact fee share.

Existing Conditions:**Project Justification:**

This fund will set aside funds to reimburse developers that are required to construct street improvements, as part of project conditions of approval, that are considered to be over sized.

Fiscal Implications:

Funding for this program will be allocated from transportation impact fee reserves.

Project Budget Summary:

		6-Year Funding Allocation					
	Program or Project	2017	2018	2019	2020	2021	2022
		Construction	Construction	Construction	Construction	Construction	Construction
Expenditure	Construction	150,000	150,000	150,000	150,000	150,000	150,000
Total Expenditure		\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
	Funding	2017	2018	2019	2020	2021	2022
		181 Transportation Impact Fees	181 Transportation Impact Fees	181 Transportation Impact Fees	181 Transportation Impact Fees	181 Transportation Impact Fees	181 Transportation Impact Fees
Revenue	181 Transportation Impact Fees	150,000	150,000	150,000	150,000	150,000	150,000
Total Funding		\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000



AGENDA STAFF REPORT

MEETING DATE: 5/16/2017	AGENDA SECTION: G
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SUBJECT:

Utilities and Engineering: Reject all bids and authorize staff to re-advertise and solicit bids for the Courthouse Brick Area Site Improvement Project.

RECOMMENDATION:

That the City Council, by motion:

1. Reject all bids that were received for the Courthouse Brick Area Site Improvements Project.
2. Authorize staff to re-advertise and solicit bids for the Courthouse Brick Area Site Improvement Project.

BACKGROUND:

In accordance with bidding procedures, bids were solicited and opened on May 2, 2017 for the Courthouse Brick Area Site Improvements Project. A total of three (3) responsive bids were received with Avison Construction, Inc. providing the low bid price of \$104,500.00. A copy of the bid tabulations is attached for Council review.

The bid prices received for the project were substantially higher than staff's engineer cost estimate of \$65,000.00. Staff recommends that the project scope of work be revised by reducing the concrete structural section. Staff believes the design modifications will reduce the construction costs and therefore recommends that the project be rebid.

With Council approval, staff will re-advertise and solicit new bids for the project.

FISCAL IMPACT:

The FY 16/17 Facilities Capital Budget provides \$572,000.00 for the Bastille Building Renovation Project. Attached for Council review is a copy of budget page 189.

ATTACHMENTS:

Bid Tabulation
Budget Page 189

Courthouse Brick Area Site Improvements
004-2104-817604

May 2nd, 2017

Avison Construction, Inc. Ray Figueroa Constructon V&G Builders, Inc.

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u>	<u>Unit Cost</u>	<u>Subtotal</u>	<u>Unit Cost</u>	<u>Subtotal</u>	<u>Unit Cost</u>	<u>Subtotal</u>
1 Base Bid	1	LS	104,500.00	\$104,500.00	125,670.00	\$125,670.00	249,946.84	\$249,946.84
				\$104,500.00		\$125,670.00		\$249,946.84

Total written in Bid if discrepancy exists

Bastille Building Renovations

Project Background:

The Bastille Building located in the City's Civic Park is a historic building that is beginning to show signs of advanced deterioration due to lack of maintenance funds. A building evaluation and needs assessment report completed in 2015, identified the need to perform extensive renovation improvements in order to preserve the facility and bring back to a leasable condition.

Existing Conditions:

The building is in need of a new roof, seismic upgrades, ADA improvements, and exterior repairs in order to preserve this historic landmark. Improvements are needed to prevent further deterioration of the structure and to bring facility back to a leasable condition.

Project Justification:

This project will fund necessary repairs to the structure to stabilize the building and keep the facility in a leasable condition.

Fiscal Implications:

Funding for this project will be allocated from Accumulated Capital Outlay Reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project	Construction					
	Engineering / Inspection	24,000					
	Construction	520,000					
	Contingency	52,000					
	Department Overhead	4,000					
Total Expenditure		\$600,000	\$0	\$0	\$0	\$0	\$0
Funding							
Revenue	004 Accumulated Capital Outlay	600,000					
Total Funding		\$600,000	\$0	\$0	\$0	\$0	\$0



AGENDA STAFF REPORT

MEETING DATE: 5/16/2017	AGENDA SECTION: H
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SUBJECT:

Community Development: Authorization for the Mayor to enter into a Cost Recovery and Indemnification Agreement with Genezen LLC. An agreement for the reimbursement of costs associated with the preparation of an ordinance and permits for Commercial Cannabis Activities in the City of Hanford.

RECOMMENDATION:

Staff recommends that the City Council authorize the Mayor to enter into the Cost Recovery and Indemnification Agreement with Genezen LLC.

BACKGROUND:

The City has received a request to amend the Municipal Code to allow commercial cannabis activities. On November 15, 2016, the City Council directed staff to prepare an ordinance and other permitting processes to allow commercial cannabis activities in the Heavy Industrial zone, but that the costs for the preparation of the ordinance should be borne by the applicant. The original applicant, Game Changer withdrew their application on March 2, 2017. Since that time, the City Council approved an agreement with Nc3 "Caliva" on April 18, 2017. The agreement has been signed and a deposit of \$50,000 has been received.

Another company, Genezen, also wishes to participate in the process and cost reimbursement. The proposed agreement, attached, will be between the City of Hanford and Genezen LLC. They will share in the costs of preparing the ordinance amendment, tax measure and any other City work required for the project. The applicant will deposit \$50,000 initially, with additional deposits if necessary to cover all city work. The agreement was approved by City legal counsel and applicant has agreed to the content of the agreement.

On April 4, 2016, the City Council authorized an agreement for consultant services from HdL Companies to assist city staff in the preparation of the cannabis ordinance. On April 18 the Council authorized the agreement with Caliva.

FISCAL IMPACT:

ATTACHMENTS:

Genezen Agreement

COST-RECOVERY AND INDEMNIFICATION AGREEMENT

* * * * *

This Cost-Recovery and Indemnification Agreement (“**Agreement**”) is effective the ____ day of _____, 2017, and is made and entered into by and between the City of Hanford, a California municipal corporation (“**the City**”) and Genezen, LLC, a California limited liability company (“**Company**”). The City and Company are sometimes collectively referred to herein as “**Parties**” and individually as “**Party**.”

RECITALS

A. Company and/or its principals and affiliates desire to purchase that property located at 10210 Idaho Avenue, Hanford, CA and/or other properties in the City of Hanford (collectively the “**Property**”) and develop the Property so that it may be used as a medicinal cannabis campus which includes cultivation, lab testing, manufacturing, distribution, packaging and transportation of commercial cannabis (“**Project**”).

B. The proposed commercial medicinal cannabis campus, which includes cultivation, lab testing, manufacturing, distribution, packaging and transportation of medicinal cannabis (“**Commercial Uses**”), is not currently a permitted land use in any of the City’s zone districts. As a result, in order for such operations to occur legally in the City, Title 17 of the Hanford Municipal Code (“**HMC**”) must be amended.

C. If the City is inclined to amend the HMC to allow Commercial Uses, Company will need to obtain various land use approvals and entitlements (collectively “**Entitlements**”) from the City in order to construct the Project and operate its Commercial Uses operations. One such entitlement that Company may have to obtain is a Conditional Use Permit pursuant to HMC Title 17, as may be amended.

D. As a condition of allowing Commercial Uses to occur within a zone district of the City, the City may develop a new permitting program for Commercial Uses operations (“**Permit Program**”) that is separate and distinct from the Entitlements.

E. The City may seek to establish a tax (“**Business Tax**”) on businesses that engage in Commercial Uses. The adoption of such a tax will be subject to voter approval and would be presented to the voters residing in the City in the form of a ballot measure.

F. The City’s actions associated with the items and tasks described in Section B. through E. above, will be subject to the environmental review process set forth in California Public Resources Code Section 21000, *et seq.*, which is known as the California Environmental Quality Act (“**CEQA**”).

G. The work described above that the City would undertake to permit Commercial Uses to occur within a zone district of the City, entitle the Project, develop and adopt the Permit

Program and Business Tax, and perform the required environmental review is non-exhaustive as the Commercial Uses industry is in its infancy and the City may determine that additional work (“**Additional Work**”) is required to protect the public’s interest and welfare. For purposes of this Agreement, the work performed by the City and its employees, consultants, contractors, and attorneys that is described in Sections B. through F. above, and any Additional Work, shall be collectively referred to herein as the “**City Work**.”

H. The City will incur significant costs in undertaking the City Work, and Company is willing pay all of the costs of the City Work.

I. It is the City’s standard practice to require every party that requires land use entitlements for a project, including, without limitation, a Conditional Use Permit, to indemnify, defend, and hold the City harmless in that party’s matter. Company is willing to indemnify, defend, and hold the City harmless in accordance with the terms and conditions of this Agreement.

NOW, THEREFORE, THE CITY AND COMPANY HEREBY AGREE AS FOLLOWS:

1. **Payment of the City’s Costs.**

A. Upon the Parties’ execution of this Agreement, Company will deposit Fifty Thousand Dollars (\$50,000.00) (“**Initial Deposit**”) with the City. Such amount shall serve as an initial deposit that the City will utilize to pay the costs incurred by the City for the City Work.

B. Should the City exhaust the Initial Deposit before the City Work is completed, the City may require Company to deposit additional funds with the City as a condition of the City’s continuation of the City Work. The City agrees to provide a good faith, non-binding budget estimate for completion of the City Work prior to requesting Company to deposit additional funds. The City may immediately cease performing the City Work should the Initial Deposit or any subsequent deposit be exhausted and Company fails to deposit the additional amount identified by the City. Company acknowledges that the Initial Deposit amount is not an estimate as to the magnitude of the total cost of the City Work; rather, the Initial Deposit is the amount that the City requires to commence the City Work.

(1) Notwithstanding anything to the contrary set forth in this Agreement, in the event that at any time the City elects to pursue the City Work also on behalf of and/or in coordination with third parties seeking to engage in any of the Commercial Uses in the City (collectively “**Third Party Proponents**”), then the City shall so inform Company. The future obligations and liabilities of Company under this Agreement shall be shared on an equal, pro rata basis among Company and all of the other Third Party Proponents and, accordingly, Company’s future liability shall be limited to its pro rata share of the amounts incurred by the City pursuant to this Agreement; excluding, however, any portion of the City Work that pertains solely to the Project, and excluding Company’s obligations under Section 2, 3, and 4 below that relate to Company’s actions and omissions, for which Company will remain solely responsible.

Likewise, Company shall not be obligated for the cost of any City Work pertaining solely to projects of any Third Party Proponents.

(2) For purposes of calculating Company's and each Third Party Proponent's pro rata share of liabilities, the date on which the sharing of liabilities shall commence will be the date on which a Third Party Proponent submits an application to the City for entitlements needed for any Commercial Uses. For example, beginning on the date on which the first Third Party Proponent submits an application for entitlements, all future costs associated with City work will be divided evenly between Company and the Third Party Proponent; beginning on the date on which the second Third Party Proponent submits an application for entitlements, all future costs associated with the City Work will be divided evenly between Company and the two Third Party Proponents. The costs of the City Work incurred prior to a Third Party Proponent's submission of an application for entitlements will not be considered when calculating Company's and each Third Party Proponent's pro rata share of future City Work costs.

(3) Commencing on the date on which the City provides written notification to Company that the City Work has been completed, no additional Third Party Proponents will be added for purposes of the pro rata allocation of City Work costs.

(4) City will have no obligation to seek reimbursement on behalf of Company from a Third Party Proponent for costs of City Work paid by Company prior to the date on which a Third Party Proponent becomes responsible for a pro rata portion of City Work costs.

(5) Company is hereby informed by the City that there already exists a Third Party Proponent, Nc3 Systems dba Caliva, which shall participate in the sharing of costs and responsibilities herein. Should additional Third Party Proponents enter into similar agreements, or withdraw, the Company and all Third Party Proponents shall share the costs and responsibilities herein proportionally.

C. If Company intends to pay the Initial Deposit or any subsequent deposit in cash, Company will notify the City at least five (5) business days prior to remitting payment.

D. The preparation of an Environmental Impact Report ("EIR") may be required under CEQA, in which case, an EIR would be written as part of the City Work. Company acknowledges that the preparation of an EIR could be time-consuming and costly; the cost to prepare an EIR may greatly exceed the Initial Deposit.

E. Should any funds deposited by Company remain following the completion of the City Work, the City will promptly refund the remaining monies to Company. The City will not be required to pay interest on the refunded monies. The City shall have sole discretion in determining whether the City Work has been completed.

F. Company will notify the City in writing (“**Company Termination Notice**”) should Company wish to withdraw its applications for amendment of the HMC or Entitlements or otherwise wishes for the City to cease the City Work prior to completion. In such case, the City will utilize the remaining funds deposited by Company to pay all Company’s City costs (or Company’s pro rata share thereof) incurred by the City through the date of the City’s receipt of Company’s written notice. Company will deposit additional funds with the City should the funds held by the City be insufficient to pay such City costs (“**Company’s Post-Termination Payment Obligation**”). Any funds deposited by Company that remain following the payment of all of the City’s costs incurred prior to the City’s receipt of the Company Termination Notice shall be promptly refunded to Company (the “**City’s Refund Obligation**”). The City will not be required to pay interest on any refunded monies. Upon the City’s receipt of the Company Termination Notice, this Agreement shall terminate, other than the obligations set forth in this Section, and such other obligations which, pursuant to the express terms of this Agreement, expressly survive termination.

G. The City shall issue an invoice to Company on a monthly basis reflecting costs incurred by the City associated with the portion of the City Work performed during the prior month and which were paid by funds deposited by Company. Each invoice will reflect the beginning and ending balance of Company’s deposit and the amount and timeframe which the City estimates will be required to complete the portion of the City Work described in such invoice.

2. **Indemnity.** As a condition of the City engaging in the City Work, Company shall, except as otherwise provided herein, indemnify, defend and hold harmless the City and its elected and appointed officials, officers, employees, agents, representatives, consultants, attorneys, and contractors (collectively the “**Indemnified Parties**”) from and against all claims, demands, actions, injuries, liabilities, losses, costs or damages, direct or indirect, and any and all reasonable attorneys’ fees and other expenses which the Indemnified Parties, or any of them, may sustain or incur as a consequence of or in any way related to: (i) any legal challenges or proceedings associated with the City Work, including, without limitation, a challenge brought by any private party or government agency; (ii) the Indemnified Parties’ actions or omissions in connection with the City Work; or (iii) Company’s negligence or willful misconduct in performing this Agreement. The duty to indemnify, defend, and hold harmless shall survive the termination of this Agreement. The duties described of Company in this section will not, however, apply to the gross negligence or intentional misconduct of the Indemnified Parties or of any Third Party Proponents.

3. **Attack of Proceedings.** To the fullest extent permitted by law, Company shall defend, indemnify, and hold harmless the Indemnified Parties, and each of them, from any claim, action, or proceeding against the Indemnified Parties, or any of them, to attack, set aside, void, or annul any aspect of the City Work; provided however, such duty will not extend to any claim, action, or proceeding arising from the gross negligence or intentional misconduct of the Indemnified Parties.

4. **Defense of Claim.** If any claim, action, or proceeding is brought against the Indemnified Parties, or any of them, with respect to any aspect of the City Work, Company shall, at the City's election, defend the City at Company's sole expense by counsel satisfactory to the City or, upon demand, pay any and all of the City's legal fees should the City elect to utilize its own legal counsel. Should the City elect to utilize its own legal counsel, the City may require Company to deposit additional funds in accordance with Section 1 above that will serve to pay the City's legal expenses associated with any such claim, action, or proceeding. Such duty to defend will not, however, extend to any claim, action, or proceeding arising from the gross negligence or intentional misconduct of the Indemnified Parties.

5. **Notice of Claim.** The City shall promptly notify Company of any claim, action, or proceeding against the Indemnified Parties, or any of them, relating to the City Work or any other Indemnified Claim. The Indemnified Parties shall cooperate fully in the defense of such claim, action, or proceeding.

6. **Interpretation.**

A. This Agreement shall not be interpreted as a guaranty that the City will approve all of the necessary Entitlements or that the City will amend the HMC to allow Commercial Uses. Development of the Project is contingent upon Company applying for and obtaining the necessary approvals and Entitlements required under all applicable laws, ordinances, and regulations.

B. The City shall process Company's application(s) for Entitlements in a manner consistent with City's existing practice. Company acknowledges that the completion of the City Work will depend on the information and material that the City receives from Company, and Company will provide complete and accurate information and material required by the City in a timely manner.

C. The Hanford City Council ("**City Council**") will approve the required HMC amendment and the Entitlements only if it can make the findings required under applicable laws, ordinances, and regulations, including, without limitation, the HMC. The City's execution of this Agreement shall not be interpreted as a representation by the City that the required findings may or will be made by the City Council. If the City Council does not make all of the required findings, Company's application(s) for Entitlements will be denied and Company will be prohibited from developing the Project within the City's boundaries. Company will not be entitled to a refund of any monies paid to the City hereunder should Company's application for Entitlements be denied by the City or if the Business Tax presented to the voters be rejected.

D. This Agreement shall not be interpreted to limit the City's ability to establish conditions, which the City deems appropriate in its discretion, on the approvals and Entitlements required for the Project. Likewise, this Agreement shall not be interpreted to limit Company's right to oppose or challenge any conditions it considers unlawful.

7. Entire Agreement. This Agreement, including the Recitals above, shall constitute the entire understanding and agreement of the Parties with respect to the subject matters contained herein.

8. Execution in Counterpart. This Agreement may be executed in counterparts. Each such counterpart shall be deemed an original, but all such executed counterparts together shall constitute one and the same instrument.

9. Notice. Except as otherwise provided herein, all notices under this Agreement will be in writing and will be given by personal delivery; or by registered or certified U.S. mail, postage prepaid, return receipt requested; or by facsimile if transmitted by a machine that produces a transmission report verifying the date and time of transmission and the telephone number to which transmitted, and a confirming hard copy is mailed to the recipient; or by overnight delivery service that issues a receipt and addressed to the appropriate party at the address set forth below. Notice given (a) by personal delivery will be effective upon delivery; (b) by mail will be effective upon receipt or three (3) calendar days after the postmark date, whichever is earlier; (c) by facsimile will be effective on the date shown on the transmission receipt; and (d) by overnight service will be effective on the date of receipt.

For City:

City of Hanford
Attn: City Manager
319 N. Douty Street
Hanford, CA 93230
Facsimile: (559) 585-2595

For Company:

Robert DiVito
Genezen, LLC.
2200 Powell Street, Ste 440
Emeryville, CA 94608
(415)-274-0700
Facsimile: 415-520-0920

With a copy (which will not constitute notice) to:

Ty N. Mizote
GRISWOLD, LaSALLE,
COBB, DOWD & GIN, L.L.P.
111 E. 7th St.
Hanford, CA 93230
Facsimile: (800) 948-2707

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10. Captions. Headings or captions to the provisions of this Agreement are solely for the convenience of the Parties, are not part of this Agreement, and shall not be used to interpret or determine the validity of this Agreement. Any ambiguity in this Agreement shall not be construed against the drafter, but rather the terms and provisions hereof shall be given a reasonable interpretation as if both Parties had in fact drafted this Agreement.

11. Attorney Preparation. Each Party hereto represents and warrants that each of them has read, knows, and understands the contents of this Agreement and has executed this

document knowingly, willingly, and voluntarily, and has been represented by counsel, legal or otherwise, throughout the negotiations resulting in this Agreement. The Parties intend and agree that the provisions of this Agreement shall be interpreted fairly and evenly by the courts, and shall not be interpreted strictly for or against any Party hereto.

12. Venue. This Agreement shall be interpreted and enforced under the applicable laws of the State of California, and the applicable ordinances of the City. Any lawsuit filed by either Party relative to this Agreement shall be filed with the California Superior Court for the County of Kings, if in state court, or the United States District Court for the Eastern District of California (Fresno), if in federal court.

13. Attorneys' Fees. If either Party initiates any lawsuit to enforce or interpret the terms and conditions of this Agreement, the prevailing Party shall be entitled to recover its reasonable attorneys' fees and costs, in addition to any other relief, as determined by the court, to which it may be entitled, which shall be determined by the court in such proceedings, or in a separate action brought for that purpose. This Section 13 shall survive the termination of this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Cost-Recovery and Indemnification Agreement to be executed as of the date and year first above written.

CITY OF HANFORD

By: _____ Date _____
DAVID AYERS
Mayor

Attest:

By: _____ Date _____
JENNIFER GOMEZ
City Clerk

Approved as to Form:

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

By: _____ Date _____
TY N. MIZOTE

Attachment: Genezen Agreement (1983 : Genezen Agreement)

GENEZEN, LLC
a California limited liability company

By: _____ Date _____
Robert DiVito
President, Genezen

DRAFT

Attachment: Genezen Agreement (1983 : Genezen Agreement)



AGENDA STAFF REPORT

MEETING DATE: 5/16/2017	AGENDA SECTION: I
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SUBJECT:

Fire: Waive the second reading and adopt Ordinance 17-05 amending Section 15.12.040 of the Hanford Municipal Code to add fireworks regulations and remedies for fireworks violations.

RECOMMENDATION:

That the City Council waive the second reading and adopt Ordinance 17-05, which amends Section 15.12.040 of the Hanford Municipal Code to add fireworks regulations and remedies for fireworks violations.

BACKGROUND:

On May 2, 2017, the City Council approved the introduction of Ordinance 17-05 by a vote of 5-0 and waived the first reading. Ordinance 17-05 is an amendment to Section 15.12.040 of the Hanford Municipal Code regarding fireworks regulations and remedies for fireworks violations. This amendment provides regulations regarding the use of illegal fireworks and the use of “safe and sane” fireworks outside the allowed timeline defined in the Hanford Municipal Code. This amendment would allow the Fire Chief or his/her designee and law enforcement officers to issue administrative citations to any person or entity responsible for violation of the fireworks ordinance or to the parents or guardians of minors who violate the fireworks ordinance. If a person refuses to cooperate or denies involvement with illegal fireworks, the proposed amendment would also allow the Fire Chief or his/her designee and law enforcement officers to cite property owners for allowing illegal activity to occur on their respective property with the goal of having property owners police their own guests and occupants as a safer and more cost effective mitigation measure. If adopted, this ordinance would be in effect in 30 days. In addition to this ordinance, there is a separate resolution to also be presented on May 16, 2017, to establish a fine of \$1,000 for violation of the fireworks ordinance.

FISCAL IMPACT:

ATTACHMENTS:

Ordinance 17-05 Fireworks

ORDINANCE NO. 17-05

AN ORDINANCE OF THE CITY OF HANFORD AMENDING SECTION 15.12.040 OF THE HANFORD MUNICIPAL CODE TO ADD FIREWORKS REGULATIONS AND REMEDIES FOR FIREWORKS VIOLATIONS

The City Council of Hanford does ordain as follows:

Section 1: Hanford Municipal Code Section 15.12.040 is amended to read as follows:

The following will be added as Section 5610 of the International Fire Code, 2012 Edition:

5610.1. Short Title.

This Section and other sections of the Hanford Municipal Code (Municipal Code) pertaining to fireworks, including, without limitation, Municipal Code Chapter 8.12, shall collectively be known and cited as the “Fireworks Ordinance.”

5602.2. Findings, Intent, and General Provisions.

- (a) This Section governs the imposition, enforcement, collection and administrative review of administrative fines related to: the possession, use, storage, sale and/or display of those fireworks classified as “dangerous fireworks” in California Health and Safety Code, Section 12505, et seq., and the possession, use, storage, sale and/or display of Safe and Sane fireworks on or at dates, times, and/or locations other than those permitted under the Hanford Municipal Code (Municipal Code). The administrative fines are imposed under authority of Government Code Section 53069.4; Health and Safety Code, Section 12557; and the police power of the City of Hanford (city).
- (b) The issuance of an administrative citation to any person constitutes but one remedy of the city to redress violations of this Section. By adopting this Section, the city does not intend to limit its authority to employ any other remedy, civil or criminal, to redress any violation of this Section which the city may otherwise pursue.
- (c) The imposition of administrative fines under this Section shall be limited to persons who possess, use, sell and/or display, or the seizure of twenty-five (25) pounds or less of dangerous fireworks or persons who possess, use, sell and/or display Safe and Sane fireworks on or at the dates, times, and/or locations other than those permitted by the Municipal Code.
- (d) Administrative fines collected pursuant to this Section shall not be subject to Health and Safety Code, Section 12706. The administrative fines collected shall be allocated in compliance with Health and Safety Code Section 12557, which requires the city to provide cost reimbursement to the California State Fire

Marshal for reimbursement of costs, including, but not limited to transportation, and disposal. Regulations are to be adopted by the California State Fire Marshal setting forth this allocation. Unless and until such regulations have been adopted by the State of California, the City shall hold in trust a \$250.00 fee or 25% of the fine collected, whichever is greater, in addition to any fine collected to cover the reimbursement to the California State Fire Marshal for the cost of transportation and disposal of the dangerous fireworks. This fee is non-refundable.

- (e) Due to the serious threat of fire or injury posed by the use of dangerous fireworks or Safe and Sane fireworks on or at dates, times, and/or locations other than those permitted by the Municipal Code, this Section imposes strict civil liability upon the owners of real property for all violations of the Fireworks Ordinance occurring on the owner's property. Each contiguous use, display, and/or possession shall constitute a separate violation and shall be subject to a separate administrative fine.
- (f) Violation of this Section or any other section of the Municipal Code relating to fireworks shall be deemed a nuisance, and the Fire Chief or his/her designee may seek cost recovery for any costs incurred by the city to address a violation, including those arising from negligence, intentional wrongful act, carelessness, or malice, as set forth in the Municipal Code. Any and all cost recovery remedies associated with nuisance abatement available under the Municipal Code or State law, including, without limitation, the recording of liens and the addition of costs to the tax roll for a property, may be utilized by the city for the recovery of the city's costs in enforcing the Fireworks Ordinance.
- (g) This Section shall not apply to the public display of fireworks in accordance with Section 5608.
- (h) This Section shall not apply to the storage and handling of Safe and Sane fireworks in accordance with the California Building Code for Class 1.4G fireworks.

5602.3 Definitions.

- (a) "Exempt fireworks" means any special item containing pyrotechnic compositions which the California State Fire Marshal, with the advice of the State Fire Advisory Board, has investigated and determined to be limited to industrial, commercial, and agricultural use, or religious ceremonies when authorized by a permit granted by the authority having jurisdiction.
- (b) "Fireworks" means any device containing chemical elements and chemical compounds capable of burning independently of the oxygen of the atmosphere and producing audible, visual, mechanical, or thermal effects which are useful as pyrotechnic devices or for entertainment. These items include, but are not limited to:

- (i) Devices designated by the manufacturer as fireworks.
- (ii) Torpedoes, skyrocketes, roman candles, rockets, “Daygo bombs,” sparklers, party poppers, paper caps, chasers, fountains, smoke sparks, aerial bombs, and fireworks kits.
- (c) “Safe and Sane fireworks” means any fireworks which do not come within the definition of "dangerous fireworks" or "exempt fireworks." All Safe and Sane fireworks shall be labeled with the Safe and Sane fireworks seal as authorized by the California State Fire Marshal.

5602.4 General Prohibition Against Possession, Sale, Use and/or Display of Fireworks.

Except as otherwise provided in the Fire Works Ordinance, no person shall possess, sell, use, display, explode or discharge any fireworks within the city.

5602.5 Seizure of Fireworks.

The Fire Chief or his/her designee shall seize, take, remove or cause to be removed, at the expense of the owner or possessor, all stocks of fireworks offered or exposed for sale, stored or held in violation of the Fireworks Ordinance. Such seizure shall be subject to cost recovery allowed under state law or this Municipal Code, including, without limitation, cost recovery for nuisance abatement.

5602.6 Administrative Citations.

In addition to any other remedy available at law, an administrative citation may be issued to any person or entity who: (i) possesses, uses, stores, sells and/or displays dangerous fireworks; (ii) possesses, uses, sells and/or displays Safe and Sane fireworks on or at dates, times, or locations other than those permitted; or (iii) otherwise violates the Fireworks Ordinance.

- (a) *Issuance of Citation.*
 - 1. Whenever the city’s Fire Chief or his/her designee determines that a violation of the Fireworks Ordinance has occurred, the Fire Chief or his/her designee shall have the authority to issue an administrative citation to any person or entity responsible for the violation.
 - 2. Each administrative citation shall contain the following information:
 - i. The date of the violation or, if the date of the violation is unknown, then the date the violation is identified;

- ii. The address or a definite description of the location where the violation occurred;
- iii. The section of the Fireworks Ordinance violated and a description of the violation;
- iv. The amount of the fine for the violation;
- v. A description of the fine payment process, including a description of the time within which and the place to which the fine shall be paid;
- vi. An order prohibiting the continuation or repeated occurrence of the code violation described in the administrative citation;
- vii. A description of the administrative citation review process, including the time within which the administrative citation may be contested and the place from which a request for hearing form to contest the administrative citation may be obtained; and
- viii. The name and signature of the individual issuing the citation.

(b) *Amount of Fines.*

- 1. The amounts of the administrative citation fines for code violations imposed pursuant to the Fireworks Ordinance shall be set forth in a schedule of fines established by resolution of the Hanford City Council (City Council).
- 2. The schedule of fines shall specify any increased fines for repeat violations of the same code provision by the same person or entity.

(c) *Payment of Fines.*

- 1. Fines shall be paid to the city within thirty (30) days from the date of the administrative citation.
- 2. Any administrative citation fine paid shall be refunded if it is determined, after an appeal hearing, that a person or entity charged in the administrative citation was not responsible for the violation or that there was no violation as charged in the citation.
- 3. Payment of a fine under this chapter shall not excuse, discharge, or permit any continuation or repeated occurrence of the code violation that is the subject of the administrative citation.

(d) *Joint and Several Liability for Administrative Citations.*

A minor and the parent(s) or guardian(s) having custody and control of said minor are jointly and severally liable to the city for any administrative citation fine issued for failure to comply with the provisions of the Fireworks Ordinance.

(e) *Hearing Request.*

1. Any recipient of an administrative citation may appeal the citation by submitting a written request for hearing to the Fire Chief or his/her designee within thirty (30) days from the date of the administrative citation, together with an advance deposit of the fine.
2. The person or entity requesting the hearing shall be notified by the city of the time and place set for the hearing at least ten (10) days prior to the date of the hearing.
3. If the Fire Chief or his/her designee submits an additional written report concerning the administrative citation to the hearing body, then a copy of such report shall be served on the person requesting the hearing at least five (5) days prior to the date of the hearing.

(f) *Hearing Body.*

The City Council or its designee(s) shall serve as the hearing body for appeals regarding administrative citations issued under the Fireworks Ordinance.

(g) *Hearing Procedure.*

1. No hearing to contest an administrative citation shall be held unless the fine has been deposited with the city in advance.
2. A hearing shall be set for a date that is not less than fifteen (15) days and not more than sixty (60) days from the date that the request for hearing is filed in accordance with the provisions of this section.
3. At the hearing, the party contesting the administrative citation shall be given the opportunity to testify and to present evidence concerning the administrative citation.
4. The failure of any recipient of an administrative citation to appear at the appeal hearing shall constitute a forfeiture of the fine and a failure to exhaust his/her/its/their administrative remedies.

5. The administrative citation and any additional report submitted by the Fire Chief or his/her designee shall constitute prima facie evidence of the respective facts contained in those documents.
6. The hearing body may continue the hearing and request additional information from the Fire Chief, his/her designee, or the recipient of the administrative citation prior to issuing a written decision.

(h) *Hearing Body's Decision.*

1. After considering all of the testimony and evidence submitted at the hearing, the hearing body shall issue a written decision to uphold, modify, or cancel the administrative citation and shall list in the decision the reasons for the decision. The decision of the hearing body shall be final.
2. If the hearing body determines that the administrative citation should be upheld, then the fine amount on deposit with the city shall be retained by the city.
3. If the hearing body determines that the administrative citation should be canceled, then the city shall promptly refund the amount of the deposited fine.
4. If the hearing body determines that the fine levied under the administrative citation should be adjusted, then the city will promptly refund the amount of the deposited fine that exceeds the amount fixed by the hearing body or the recipient of the administrative citation will promptly pay to the city an additional amount fixed by the hearing body if the body finds that the fine assessed under the administrative citation to be insufficient.
5. The recipient of the administrative citation shall be served with a copy of the hearing body's written decision.

(i) *Late Payment Charges.*

Any person or entity who fails to pay to the city any fine imposed pursuant to the provisions of this Section on or before the date that the fine is due shall also be liable for a late payment charge equal to ten percent (10%) of the unpaid amount, and interest shall accrue thereafter at a rate of one and one half percent (1.5%) per month on the unpaid fine; provided however, the additional penalty and/or interest shall not apply if collection of the same by the city would violate State law.

(j) *Recovery of Administrative Citation Fines and Costs.*

The city may collect any past due administrative citation fine or late payment charge by use of all available legal means. Collection costs shall be in addition to

any interest and/or late charges imposed upon the delinquent obligation. Collection costs imposed under this provision shall be added to and become a part of the underlying obligation. Any partial payment of an obligation, when a partial payment is permitted, will be applied first to the principal amount of the underlying obligation, then to any penalties, and then to interest.

(k) *Right to Judicial Review.*

Any person or entity aggrieved by a decision of the hearing body on an administrative citation may obtain review of the decision by filing a petition for review with the Superior Court for Kings County, California in accordance with the timelines and provisions set forth in California Government Code Section 53069.4, as may be amended.

(l) *Notices.*

The administrative citation and all notices required to be given by this Section shall be served on the responsible party by personal delivery thereof to the person or entity to be notified or by deposit in the United States Mail, certified mail with return receipt requested, addressed to such person to be notified at his/her/its last-known address as the same appears in the public records or other records pertaining to the matter to which such notice is directed. Service by mail shall be deemed to have been completed at the time of deposit in the mail.

Section 2: This Ordinance shall take effect thirty (30) days after its adoption, 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.

THEREFORE, BE IT FURTHER RESOLVED, that based on the above and incorporated findings, the City Council approves Ordinance 17-05.

PASSED, ADOPTED AND APPROVED this 16th day of May, 2017 by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

DAVID 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 passed and adopted at a regular meeting of the City Council of the City of Hanford held on the 16th day of May, 2017.

Date: _____

City Clerk

Attachment: Ordinance 17-05 Fireworks (1974 : Fireworks Ordinance Second Reading)



AGENDA STAFF REPORT

MEETING DATE: 5/16/2017	AGENDA SECTION: J
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SUBJECT:

Finance: Accept and file the Fiscal Year 2016 audit reports and financial statements for the City of Hanford, the Single Audit Report, and the Appropriations Limit Report filed by the CPA firm of Sampson, Sampson & Patterson, LLP, Certified Public Accountants.

RECOMMENDATION:

That the City Council, by motion, accept and file the Fiscal Year 2016 audit reports and financial statements for the City of Hanford, the Single Audit Report, and the Appropriations Limit Report filed by the CPA firm of Sampson, Sampson & Patterson, LLP, Certified Public Accountants.

BACKGROUND:

The CPA firm of Sampson, Sampson & Patterson, LLP, Certified Public Accountants, was engaged by Council to audit the books, records, and accounts for the City of Hanford. Their audit was conducted pursuant to the Federal Single Audit Act and covered subject compliance matters and internal controls as well as financial statements and data. The financial statements are presented pursuant to U.S. Generally Accepted Accounting Principles as prescribed by the Governmental Accounting Standards Board (GASB). Enclosed are copies of the audit reports and financial statements.

The reports and opinions are favorable and unmodified, with certain findings or recommendations in regards to payroll tax returns, credit cards, fleet maintenance inventory, and bank reconciliations.

FISCAL IMPACT:

These reports impose no financial impact on the fiscal year budget.

ATTACHMENTS:

FY16 Audit Report

FINANCIAL STATEMENTS
WITH
INDEPENDENT AUDITOR'S REPORT

YEAR ENDED JUNE 30, 2016

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)

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CITY OF HANFORD
June 30, 2016

CITY COUNCIL

NAME

POSITION

Justin Mendez
 Francisco Ramirez
 Gary Pannette
 Russ Curry
 David Ayers

Mayor
 Vice Mayor
 Council Member
 Council Member
 Council Member

ADMINISTRATION

Darrel Pyle
 Griswold, LaSalle, Cobb, Dowd & Gin, L.L.P.
 Jennifer Gomez
 Tom Dibble
 Christopher Ekk
 Darlene Mata
 Parker Sever
 John Doyel
 Craig Miller
 Lou Camara
 Marissa Gonzales

City Manager
 City Attorneys
 City Clerk
 Treasurer/Finance Director
 Fire Chief
 Community Development Director
 Police Chief
 City Engineer
 Parks & Recreation Director
 Public Works Director
 Human Resources Manager

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)



Sampson, Sampson & Patterson, LLP
CERTIFIED PUBLIC ACCOUNTANTS

3148 Willow Avenue, Suite 102
Clovis, California 93612-4739
(559) 291-0277 • FAX (559) 291-6411

April 8, 2017

The Honorable City Council of
The City of Hanford
Hanford, California

INDEPENDENT AUDITOR'S REPORT

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the blended component unit, each major fund, and the aggregate remaining fund information of the City of Hanford, California (the City), as of and for the year ended June 30, 2016, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with accounting standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the City's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Hanford as of June 30, 2016, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)

City of Hanford
April 8, 2017

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 3-11, the Public Employees Retirement System Schedule of Funding Progress on pages 61-64 and budgetary comparison information on pages 65-68 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Hanford's basic financial statements. The introductory section and combining and individual nonmajor fund financial statements, are presented for purposes of additional analysis and are not a required part of the basic financial statements. The schedule of expenditures of federal awards is presented for purposes of additional analysis as required by *U.S. Office of Management and Budget Circular A-133, Audits of States, Local Governments, and Non-Profit Organizations*, and is also not a required part of the basic financial statements.

The combining and individual nonmajor fund financial statements and the schedule of expenditures of federal awards are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements and the schedule of expenditures of federal awards are fairly stated in all material respects in relation to the basic financial statements as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated April 8, 2017, on our consideration of the City of Hanford's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City of Hanford's internal control over financial reporting and compliance.

Sampson, Sampson & Patterson, LLP

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)

CITY OF HANFORD
Management's Discussion and Analysis
For the Fiscal Year Ended June 30, 2016

This discussion and analysis of the City of Hanford's financial performance provides an overview of the City's financial activities for the fiscal year ended June 30, 2016. We encourage readers to consider the information presented here in conjunction with the accompanying basic financial statements and the accompanying notes to those financial statements.

FINANCIAL HIGHLIGHTS

- Assets of the City of Hanford exceed its liabilities at the close of the most recent fiscal year 2016 by about \$275.6 million. Of this amount, about \$13.4 million in unrestricted assets may be used to meet the City's ongoing obligations to citizens and creditors.
- As of June 30, 2016, the City's governmental funds reported combined ending fund balances of \$60.3 million.
- Approximately 12.5% of the combined governmental fund balances is considered available for spending at the City's discretion.
- As of June 30, 2016, unassigned fund balance in the General Fund was \$7.5 million, or 30% of total General Fund Expenditures.
- The City's total debt decreased by \$2.67 million during the fiscal year 2016, which is due to the normal maturity of debt in the water system, the wastewater system, and the citywide solar energy system.
- The following pension liabilities \$39,383,019 are included in the financial statements as required by GASB 68: General Fund \$29,556,956; Water Enterprise \$2,449,624; Sewer Enterprise \$1,835,249; Refuse Enterprise \$3,371,186; Courthouse \$51,198; Information Technology \$255,989; Building \$712,833; Fleet \$1,000,329; Storm Drainage \$149,655.

THE FINANCIAL STATEMENTS

The financial statements presented herein include all of the activities of the City of Hanford (City) and its component units, using the integrated approach as prescribed by Government Accounting Standards Board (GASB) Statement No. 34. The City's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

These **Government-Wide Financial Statements** are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business. The statements present the financial picture of the City from the economic resources measurement focus using the accrual basis of accounting. They present governmental activities and business-type activities separately. Additionally, certain eliminations have occurred as prescribed by the GASB statements in regards to inter-fund activity, payables and receivables.

CITY OF HANFORD
Management's Discussion and Analysis
For the Fiscal Year Ended June 30, 2016
(Continued)

The **Fund Financial Statements** include statements for each of the three categories of activities – governmental, business-type and fiduciary. The governmental activities are prepared using the current financial resources measurement focus and modified accrual basis of accounting. The business-type activities are prepared using the economic resources measurement focus and the accrual basis of accounting. The fiduciary activities are agency funds, which only report a balance sheet and do not have a measurement focus. Reconciliations of the Fund Financial Statements to the Government-Wide Financial Statements are provided to explain the differences created by the integrated approach.

OVERVIEW OF THE FINANCIAL STATEMENTS

Government-Wide Financial Statements

The Statement of Net Position and the Statement of Activities and Changes in Net Position

The Statement of Net Position and the Statement of Activities and Changes in Net Position report information about the City as a whole and about its activities. These statements included all assets and liabilities of the City using the accrual basis of accounting, which is similar to the accounting used by most private-sector companies. All of the current year's revenue and expenses are taken into account, regardless of when cash is received or paid.

These two statements report the City's net position and changes in them. Net position is the difference between assets and liabilities, which is one way to measure the City's financial health, or financial position. Over time, increases or decreases in the City's net position are one indicator of whether its financial health is improving or deteriorating. Other factors to consider are changes in the City's property tax base and sales tax base.

In the Statement of Net Position and the Statement of Activities and Changes in Net Position, we separate the City activities as follows:

Governmental activities – Most of the City's basic services are reported in this category, including General Government, Police, Fire, Public Works, Parks/Recreation, and Community Development. Property and sales taxes, user fees, interest income, franchise fees, and state and federal shared revenues and grants generally financed these activities.

Business-Type activities – The City charges a fee to customers to cover all or most of the cost of certain services it provides. The City's Water, Sewer, Storm Drain, Refuse, Airport, Intermodal, and Courthouse Square Funds are reported in this category.

CITY OF HANFORD
Management's Discussion and Analysis
For the Fiscal Year Ended June 30, 2016
(Continued)

FUND FINANCIAL STATEMENTS

The City, like other state and local governments, uses fund accounting to account for a number of funding sources and activities. In general, fund accounting provides a mechanism for separately accounting for a variety of different funding sources, and enables the City to demonstrate compliance with legal and/or contractual requirements that may be associated with these funds. Thus, the accompanying fund financial statements present individual funds, organized into one of three groups based on the nature of the activities and their purpose: Governmental, Proprietary or Fiduciary Funds. Note that the fund financial statements only present the most significant (or "major") funds. In addition, the fund financial statements include a schedule that reconciles the fund financial statements to the Government-Wide Financial Statements. This is designed to explain the difference created by the integrated approach.

Governmental Funds – Most of the City's basic services are reported in governmental funds, which focus on how money flows into and out of those funds and the balances left at year-end that are available for spending. These funds are reported using an accounting method called modified accrual accounting, which measures cash and all other financial assets that can readily be converted to cash. The governmental fund statements provide a detailed short-term view of the City's general government operations and the basic services it provides. Governmental fund information helps determine whether there are more or fewer financial resources that can be spent in the near future to finance the City's programs. The differences between the results shown in the governmental fund financial statements and those shown in the government-wide financial statements are explained in a reconciliation schedule following each governmental fund financial statement.

Proprietary Funds – When the City charges customers for the services it provides, whether to outside customers or to other units of the City, these services are generally reported in proprietary funds. Proprietary funds are reported in the same way that all activities are reported in the Statement of Net Position and the Statement of Revenues, Expenses and Changes in Fund Net Position. In fact, the City's enterprise funds are the same as the business-type activities reported in the government-wide statements, but provide more detail and additional information, such as cash flows, for proprietary funds. We use internal service funds (the other component of proprietary funds) to report activities that provide supplies and services for the City's other programs and activities – such as the City's self-insurance, fleet maintenance, and computer maintenance funds. The internal service funds are reported with governmental activities in the government-wide financial statements.

Fiduciary Funds – The City is the trustee, or fiduciary, for certain funds held on behalf of various third parties. The City's fiduciary activities are reported in a separate Statement of Fiduciary Net Assets. We exclude these activities from the City's other financial statements because the City cannot use these assets to finance its operations. The City is responsible for ensuring that the assets reported in these funds are used for their intended purposes.

Notes to the Financial Statement – The notes to the financial statements provide information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Other Information – In addition to the basic financial statements and accompanying notes, this report also presents certain "required supplementary information" concerning the City's progress in funding its obligation to provide pension benefits to its employees, budgetary comparison schedules for the general fund and other major funds.

CITY OF HANFORD
Management's Discussion and Analysis
For the Fiscal Year Ended June 30, 2016
(Continued)

GOVERNMENT-WIDE FINANCIAL ANALYSIS

The City presents its financial statements under the reporting model required by Governmental Accounting Standards Board (GASB) Statement No. 34. The City is presenting prior fiscal years' data for the purpose of providing comparative information for the Management Discussion and Analysis (MD&A).

Statement of Net Position

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the City of Hanford, assets exceeded liabilities by \$275,623,196 at the close of the most recent fiscal year.

By far the largest portion of the City of Hanford's net position 79.1% reflects its investment in capital assets (e.g., land, buildings, machinery, infrastructure and equipment), less any outstanding debt used to acquire those assets. The City of Hanford uses these capital assets to provide services to citizens; consequently, their value is not available for future spending. Although the City of Hanford's investment in its capital assets is reported net of related debt, it should be noted that the sources needed to repay this debt must be provided from other sources since the capital assets themselves cannot be used to liquidate these liabilities.

Of the total current assets \$77,317,311, approximately 92% or \$71,075,532, consists of cash and investments. These funds are invested in accordance with State law and the City's investment policy, and includes funds legally and/or contractually restricted as to their use.

STATEMENT OF NET POSITION

	<u>Governmental Activities</u>		<u>Business-Type Activities</u>		<u>Total</u>	
	<u>2016</u>	<u>2015</u>	<u>2016</u>	<u>2015</u>	<u>2016</u>	<u>2015</u>
Assets:						
Current assets	\$ 48,776,375	\$ 47,249,511	\$ 28,540,936	\$ 30,454,986	\$ 77,317,311	\$ 77,704,497
Capital and non-current assets (net of depreciation)	<u>165,764,880</u>	<u>166,008,584</u>	<u>123,369,579</u>	<u>119,040,900</u>	<u>289,134,459</u>	<u>285,049,484</u>
Total assets	<u>214,541,255</u>	<u>213,258,095</u>	<u>151,910,515</u>	<u>149,495,886</u>	<u>366,451,770</u>	<u>362,753,981</u>
Deferred outflow of resources	<u>4,164,354</u>	<u>3,825,534</u>	<u>1,037,837</u>	<u>931,408</u>	<u>5,202,191</u>	<u>4,756,942</u>
Liabilities:						
Current and other liabilities	3,152,702	1,579,353	4,056,969	4,179,333	7,209,671	5,758,686
Long-term liabilities	<u>34,074,129</u>	<u>33,451,705</u>	<u>50,684,637</u>	<u>53,255,861</u>	<u>84,758,766</u>	<u>86,707,566</u>
Total liabilities	<u>37,226,831</u>	<u>35,031,058</u>	<u>54,741,606</u>	<u>57,435,194</u>	<u>91,968,437</u>	<u>92,466,252</u>
Deferred inflow of resources	<u>3,251,893</u>	<u>6,782,470</u>	<u>810,435</u>	<u>1,651,341</u>	<u>4,062,328</u>	<u>8,433,811</u>
Net Position:						
Invested in capital assets, net of related debt	138,153,691	137,807,121	79,775,875	72,850,892	217,929,566	210,658,013
Restricted	44,303,261	45,230,167	324	3,124,917	44,303,585	48,355,084
Unrestricted	<u>(4,230,067)</u>	<u>(7,767,187)</u>	<u>17,620,112</u>	<u>15,364,950</u>	<u>13,390,045</u>	<u>7,597,763</u>
Total net position	<u>\$178,226,885</u>	<u>\$175,270,101</u>	<u>\$ 97,396,311</u>	<u>\$ 91,340,759</u>	<u>\$275,623,196</u>	<u>\$266,610,860</u>

An additional portion of the City of Hanford's net position \$44,303,585 represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position \$13,390,045 may be used to meet the government's ongoing obligations to citizens and creditors.

CITY OF HANFORD
Management's Discussion and Analysis
For the Fiscal Year Ended June 30, 2016
(Continued)

At the end of the current fiscal year, the City of Hanford is able to report an overall positive balance in net position. This means the City has sufficient current assets to satisfy both its current and long-term liabilities and fulfill its obligations pursuant to external restriction imposed on City assets. In short, the City is in sound financial condition.

Statement of Activities

As discussed earlier, the Statement of Net Position provides a measure of the financial health of an entity at a specific date in time (usually year end). The Statement of Activities provides details of how net position changed from the beginning of the year to the end of the year, and whether net assets increased or decreased. Thus, it indicates that the net position of the City as a whole is more at June 30, 2016 than it was at June 30, 2015.

STATEMENT OF ACTIVITIES

	Governmental Activities		Business-Type Activities		Total	
	2016	2015	2016	2015	2016	2015
REVENUES:						
Program revenues:						
Charges for services	\$ 8,174,050	\$ 5,119,281	\$20,332,313	\$19,793,536	\$ 28,506,363	\$ 24,912,817
Operating grants and contributions	981,843	1,252,929			981,843	1,252,929
Capital grants and contributions	1,435,941	914,526	1,096,236	3,388,446	2,532,177	4,302,972
General revenues:						
Taxes	23,065,462	22,858,595			23,065,462	22,858,595
Investment earnings	1,657,481	689,100	153,781	93,420	1,811,262	782,520
Other revenues	283,381	875,621	3,242,709	2,268,941	3,526,090	3,144,562
TOTAL REVENUES	35,598,158	31,710,052	24,825,039	25,544,343	60,423,197	57,254,395
EXPENSES:						
Governmental activities:						
General government	1,985,661	2,377,309			1,985,661	2,377,309
Public safety	14,331,789	14,386,240			14,331,789	14,386,240
Public works	8,587,563	7,110,149			8,587,563	7,110,149
Parks and recreation	2,992,500	3,327,204			2,992,500	3,327,204
Community development	3,602,920	2,134,853			3,602,920	2,134,853
Business-type activities:						
Water system			6,416,603	6,490,128	6,416,603	6,490,128
Wastewater system			5,104,626	6,213,253	5,104,626	6,213,253
Storm drain			1,087,813	909,360	1,087,813	909,360
Refuse			6,524,554	6,535,528	6,524,554	6,535,528
Airport			401,980	428,542	401,980	428,542
Intermodal			107,976	78,241	107,976	78,241
Courthouse square			266,876	205,220	266,876	205,220
TOTAL EXPENSES	31,500,433	29,335,755	19,910,428	20,860,272	51,410,861	50,196,027
Increase in net position before transfers	4,097,725	2,374,297	4,914,611	4,684,071	9,012,336	7,058,368
Transfers	(1,140,941)	(138,102)	1,140,941	138,102		
Change in net position	2,956,784	2,236,195	6,055,552	4,822,173	9,012,336	7,058,368
Net position, beginning of year, as previously reported	175,270,101	206,356,210	91,340,759	95,829,626	266,610,860	302,185,836
Prior period adjustment						
Effect of accounting change		(33,322,304)		(9,311,040)		(42,633,344)
Net position, beginning of year, restated		173,033,906		86,518,586		259,552,492
Net position, end of year	\$178,226,885	\$175,270,101	\$97,396,311	\$91,340,759	\$275,623,196	\$266,610,860

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)

CITY OF HANFORD
Management's Discussion and Analysis
For the Fiscal Year Ended June 30, 2016
(Continued)

The City's revenue totaled \$60,423,197, with 47% generated from charges for services and 38% generated from taxes. The largest source of revenues in Governmental Activities comes from taxes at 65%. This is typical in that traditional services provided by a city, such as public safety, parks, recreation, and public works, are primarily funded from property, sales, transient occupancy, and other local taxes. The largest source of revenues in Business-Type Activities comes from charges for services at 82%. The Business-Type Activities include enterprise fund operations, such as Water, Sewer, Refuse, Airport and Intermodal Funds, all of which recover their costs through fees and charges just like a normal business.

Expenses of the City totaled \$51,410,861. The two largest categories of expense are public safety, which accounted for 28% of total costs and public works, which represents 17% of total costs. However, in relation to Governmental Activity expenses, public safety makes up 45% of the total.

As shown in the Statement of Activities, net position increased from the prior year. In those funds included within the Governmental Activities category, net position increased by \$2,956,784, an increase of 1.7%. The net position also increased in those funds included within the Business-Type Activities category by \$6,055,552, or 6.6%.

FINANCIAL ANALYSIS OF THE GOVERNMENT'S FUNDS

As previously noted, the City of Hanford uses fund accounting to demonstrate compliance with legal and contractual requirements. This section provides an analysis and discussion of individual funds and fund types presented in the financial statements.

Governmental Funds – The Focus of the City of Hanford's governmental funds is on short-term inflows and outflows and balances of spendable resources. Such information is useful in assessing the City's financial requirements. In particular, unreserved fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. The remainder of fund balance is reserved or designated to indicate that it is not available for new spending because it has already been committed to a specific future use.

The General Fund is the primary operating fund of the City of Hanford. At the end of the fiscal year, unassigned fund balance of the General Fund was \$7,588,301 while total fund balance was \$14,850,074. As a measure of the General Fund's liquidity, it may be useful to compare both unreserved fund balance and total fund balance to total expenditures. The unassigned fund balance of the general fund represents approximately 30% of general fund expenditures.

Capital Improvement Funds, which are categorized as governmental funds, show fluctuations in their ending fund balances because they are primarily used to account for capital improvement projects that span more than one year. Therefore, the change in fund balance is generally due to the timing of funding, which generally occurs in one year, in relation to the timing of expenditures, which occur over more than one year. Any remaining fund balances are either reserved or earmarked specifically for the continuing cost of the related projects.

CITY OF HANFORD
Management's Discussion and Analysis
For the Fiscal Year Ended June 30, 2016
(Continued)

Proprietary Funds – The City proprietary funds include the Water, Wastewater, Storm Drain, Refuse, Airport, Intermodal, and Courthouse Square Funds. All of the proprietary funds are highly capital intensive, requiring a significant investment in capital equipment and facilities to conduct their operations, whether it be in water and sewer lines, water and wastewater treatment facilities or runways.

The Water Fund has a total net position of \$32,711,144 at the end of the fiscal year. Total net position includes \$31,500,296 invested in capital assets and \$324 reserved for debt service, which are not available to pay for current expenses. The remaining net position of \$1,210,524 is unrestricted and available to cover current operating and capital needs of the fund.

The Refuse Fund has a total net position of \$548,657 at the end of the fiscal year. Total net position includes \$680,876 invested in capital assets, which are not available to cover current expenses. The negative net position of \$(132,219) will be corrected with rate increases proposed during the fiscal year.

The Wastewater Fund has a total net position of \$31,468,718 at the end of the fiscal year. Total net position includes \$24,511,178 invested in capital assets, which are not available to cover current expenses. The fund has \$6,957,540 available to cover current operating and capital needs.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets – The City of Hanford's investment in capital assets for its governmental and business type activities as of June 30, 2016 amounts to \$261,523,270 (net of accumulated depreciation). This investment in capital assets includes land, buildings and system, improvements, machinery and equipment, park facilities and roads. The net increase in the City's investment in capital assets for the current fiscal year was \$4,675,249. This increase is a result of annual depreciation, land acquisition, normal equipment replacement, and construction of typical capital assets. Significant capital asset events during the fiscal year included the following:

- Purchase of fleet vehicles and equipment \$869,971.
- Purchase of land and construction on storm drainage facilities \$473,005.
- Construction on wastewater system treatment plan and collection system for \$252,273.
- Construction on the water system storage tanks, water wells, and water mains for \$5,630,026.
- Various street construction projects, rehabilitation and betterments for \$1,230,770.
- Depreciation for fiscal year 2015-16 \$10,088,452.

Capital Assets
(Net of Depreciation)

	Governmental Activities		Business-Type Activities		Total	
	2016	2015	2016	2015	2016	2015
Land	\$ 61,246,763	\$ 60,432,656	\$ 10,958,043	\$ 10,958,043	\$ 72,204,806	\$ 71,390,699
Buildings	11,691,610	10,625,505	6,361,542	6,020,617	18,053,152	16,646,122
Infrastructure	53,389,270	57,476,281	87,849,111	89,613,680	141,238,381	147,089,961
Equipment	8,191,960	8,345,453	14,215,299	3,471,758	22,407,259	11,817,211
Construction in progress	3,634,088	927,226	3,985,584	8,976,802	7,619,672	9,904,028
Total capital assets	<u>\$138,153,691</u>	<u>\$137,807,121</u>	<u>\$123,369,579</u>	<u>\$119,040,900</u>	<u>\$261,523,270</u>	<u>\$256,848,021</u>

CITY OF HANFORD
Management's Discussion and Analysis
For the Fiscal Year Ended June 30, 2016
(Continued)

Long-Term Debt - At the end of the current fiscal year, the City of Hanford, primary government, had a total debt outstanding of \$46,050,795.

Outstanding Debt

	Governmental Activities		Business-Type Activities		Total	
	2016	2015	2016	2015	2016	2015
Compensated absences	\$1,023,394	\$ 989,915	\$ 190,944	\$ 196,937	\$ 1,214,338	\$ 1,186,852
Revenue bonds payable			25,455,000	26,820,000	25,455,000	26,820,000
Unamortized bond premium			996,303	1,069,646	996,303	1,069,646
Notes payable	246,450	246,450	6,845,590	7,160,982	7,092,040	7,407,432
Lease purchase			<u>11,293,114</u>	<u>12,209,027</u>	<u>11,293,114</u>	<u>12,209,027</u>
Total outstanding debt	<u>\$1,269,844</u>	<u>\$1,236,365</u>	<u>\$44,780,951</u>	<u>\$47,456,592</u>	<u>\$46,050,795</u>	<u>\$48,692,957</u>

In the Business-Type Activities, the revenue bonds payable consists of three bond issues. In 2013, for the water system, the city received \$12,725,000 from the issuance of Water Revenue Bonds for the purpose of refinancing a 2003 Revenue Bond and 2007 note payable. For the sewer system there remains a 2015 \$3,885,000 Refunding Revenue Bond, and a 2012 \$13,165,000 Refunding Revenue Bond.

The notes payable portion of the outstanding \$7,092,040 debt consists of two loans. In 2002, the City obtained a \$10,000,000 loan for the purpose of expanding the wastewater treatment plant and in September, 2011, the City obtained a \$246,450 shared appreciation loan from the Kings County Economic Development Corporation for purchase of land in the Kings Industrial Park.

The outstanding lease purchase amount, \$11,293,114, is three capital leases. The first was for an original lease amount of \$3,050,000 to lease water meters and AMR devices. The second lease was for an energy efficient solar tracker system at the wastewater treatment plant for \$4,325,556. The third lease was for a second energy efficient solar tracking system \$8,495,138 located at the wastewater treatment plant but serving the whole city.

For detail information regarding each of these bonds or notes, please refer to Note 5 – Long-Term Debt, pages 45-50.

GENERAL FUND BUDGETARY HIGHLIGHTS

The original 2016 fiscal year budget was increased by \$414,969 primarily from grant funds and prior year projects brought forward. The actual revenues were more than budget estimates by \$291,670. The increase came from investments, fines and fees for services. Expenditures from all general fund functions were \$548,307 over budget due to the write-off of \$1,185,166 in loans to the Successor Agency.

CITY OF HANFORD
Management's Discussion and Analysis
For the Fiscal Year Ended June 30, 2016
(Continued)

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES

The key assumptions in the General Fund revenue forecast for fiscal year 2016-2017 were:

- Service charges will increase due to new services and rate increases that went into effect during the fiscal year.
- Property tax revenues will increase about 4% with assessed valuation and general growth.
- Sales tax revenues will grow by about 4%.
- State budget actions will not negatively affect general fund revenues.

Items addressed in the budget were:

Wastewater – Complete upgrades to sewer life stations and reserve funds for future sewer treatment plant expansion.

Airport – Design and construction of improvements /overlay of the airport apron and taxiway.

Community Development – Continue upgrade of the City general plan.

Water – The completion of construction of various water main replacements and additions and construction of a new water well.

Streets – Resurface 12th Avenue from Glendale Avenue to Home Depot, install traffic signal at 11th Avenue and Houston Avenue, and complete sealing and maintenance of various streets.

General Fund Operations – The budget maintains current services with the same level of employees and anticipates minimal revenue growth with no draw from reserves.

Parks and Recreation – Continue variety of recreation programs and activities and install field lighting for Rotary Field.

REQUESTS FOR INFORMATION

This Financial Report is designed to provide our citizens, taxpayers, customers, and investors and creditors with a general overview of the City's finances and to show the City's accountability for the money it receives. Questions concerning any of the information provided in the report or requests for additional financial information can be sent via e-mail to finance@cityofhanfordca.com. Formal written requests should be addressed to: City of Hanford, Attn: Finance Department, 315 N. Douty Street, Hanford, California 93230.

FINANCIAL STATEMENTS
GOVERNMENT-WIDE FINANCIAL STATEMENTS

CITY OF HANFORD
Statement of Net Position
June 30, 2016

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
ASSETS			
Cash and investments	\$ 50,088,006	\$ 20,987,202	\$ 71,075,208
Receivables	2,365,887	2,961,561	5,327,448
Internal balances	(4,158,976)	4,158,976	
Prepaid expenses		94,522	94,522
Inventories	251,200	221,206	472,406
Deposits	227,500	14,000	241,500
Deferred charges		103,145	103,145
Other assets	2,758		2,758
Long-term notes receivable	20,567,037		20,567,037
Loan to Successor Agency	6,551,252		6,551,252
Restricted cash and investments		324	324
Land held for resale	492,900		492,900
Capital assets:			
Land	61,246,763	10,958,043	72,204,806
Construction in progress	3,634,088	3,985,584	7,619,672
Depreciable capital assets, net of depreciation	<u>73,272,840</u>	<u>108,425,952</u>	<u>181,698,792</u>
Total assets	<u>214,541,255</u>	<u>151,910,515</u>	<u>366,451,770</u>
Deferred outflow of resources			
Deferred outflows related to pensions	<u>4,164,354</u>	<u>1,037,837</u>	<u>5,202,191</u>
Total deferred outflow of resources	<u>4,164,354</u>	<u>1,037,837</u>	<u>5,202,191</u>
LIABILITIES			
Accounts payable	2,291,036	796,435	3,087,471
Salary and benefits payable	782,804	169,207	952,011
Accrued interest payable		520,544	520,544
Deposits and unearned revenue	78,862	299,865	378,727
Long-term debt – due within one year		2,270,918	2,270,918
Long-term debt – due in more than one year	246,450	41,322,786	41,569,236
Unamortized bond premium		996,303	996,303
Compensated absences – long-term	1,023,394	190,944	1,214,338
Net OPEB liability	1,278,178	317,692	1,595,870
Net pension liability	<u>31,526,107</u>	<u>7,856,912</u>	<u>39,383,019</u>
Total liabilities	<u>37,226,831</u>	<u>54,741,606</u>	<u>91,968,437</u>
Deferred inflow of resources			
Deferred inflows related to pensions	<u>3,251,893</u>	<u>810,435</u>	<u>4,062,328</u>
Total deferred inflow of resources	<u>3,251,893</u>	<u>810,435</u>	<u>4,062,328</u>
NET POSITION			
Invested in capital assets, net of related debt	138,153,691	79,775,875	217,929,566
Restricted for:			
Streets	9,887,295		9,887,295
Debt service		324	324
Housing	21,441,923		21,441,923
Public safety	1,860,328		1,860,328
Parks and recreation	3,439,438		3,439,438
Capital projects	7,674,277		7,674,277
Unrestricted	<u>(4,230,067)</u>	<u>17,620,112</u>	<u>13,390,045</u>
Total net position	<u>\$178,226,885</u>	<u>\$ 97,396,311</u>	<u>\$275,623,196</u>

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)

See independent auditor's report and notes to financial statements.

CITY OF HANFORD
Statement of Activities
For the Year Ended June 30, 2016

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Primary government:					
Governmental activities:					
General government	\$ 1,985,661	\$ 58,565	\$366,452	\$	\$ (1,560,644)
Public safety	14,331,789	1,718,975	437,888	41,117	(12,133,809)
Public works	8,587,563	3,111,264		1,394,824	(4,081,475)
Recreation	2,992,500	1,289,624			(1,702,876)
Community development	<u>3,602,920</u>	<u>1,995,622</u>	<u>177,503</u>		<u>(1,429,795)</u>
Total governmental activities	<u>31,500,433</u>	<u>8,174,050</u>	<u>981,843</u>	<u>1,435,941</u>	<u>(20,908,599)</u>
Business-type activities:					
Water system	6,416,603	6,453,076		996,506	1,032,979
Wastewater system	5,104,626	5,584,110		99,730	579,214
Storm drain	1,087,813	1,355,759			267,946
Refuse	6,524,554	6,693,871			169,317
Airport	401,980	87,231			(314,749)
Intermodal	107,976	33,104			(74,872)
Courthouse square	<u>266,876</u>	<u>125,162</u>			<u>(141,714)</u>
Total business-type activities	<u>19,910,428</u>	<u>20,332,313</u>		<u>1,096,236</u>	<u>1,518,121</u>
Total primary government	<u>\$51,410,861</u>	<u>\$28,506,363</u>	<u>\$981,843</u>	<u>\$2,532,177</u>	<u>\$(19,390,478)</u>

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)

CITY OF HANFORD
Statement of Activities
For the Year Ended June 30, 2016
(Continued)

Functions/Programs	Net (Expense) Revenue and Changes in Net Position		
	Governmental Activities	Business-Type Activities	Total
Primary Government:			
Governmental activities:			
General government	\$ (1,560,644)	\$	\$ (1,560,644)
Public safety	(12,133,809)		(12,133,809)
Public works	(4,081,475)		(4,081,475)
Recreation	(1,702,876)		(1,702,876)
Community development	(1,429,795)		(1,429,795)
Total governmental activities	<u>(20,908,599)</u>		<u>(20,908,599)</u>
Business-type activities:			
Water system		1,032,979	1,032,979
Wastewater system		579,214	579,214
Storm drain		267,946	267,946
Refuse		169,317	169,317
Airport		(314,749)	(314,749)
Intermodal		(74,872)	(74,872)
Courthouse square		(141,714)	(141,714)
Total business-type activities		<u>1,518,121</u>	<u>1,518,121</u>
Total primary government	<u>(20,908,599)</u>	<u>1,518,121</u>	<u>(19,390,478)</u>
General revenues:			
Taxes:			
Property taxes	10,201,145		10,201,145
Sales and use tax	9,552,912		9,552,912
Franchise taxes	1,030,056		1,030,056
Other taxes	2,281,349		2,281,349
Revenue from use of money and property	1,657,481	153,781	1,811,262
Impact fees		2,676,359	2,676,359
Miscellaneous/other	283,381	566,350	849,731
Transfers - interfund	(1,140,941)	1,140,941	
Total general revenues and transfers	<u>23,865,383</u>	<u>4,537,431</u>	<u>28,402,814</u>
Change in net position	2,956,784	6,055,552	9,012,336
Net position, beginning of year	<u>175,270,101</u>	<u>91,340,759</u>	<u>266,610,860</u>
Net position, end of year	<u>\$178,226,885</u>	<u>\$97,396,311</u>	<u>\$275,623,196</u>

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)

**GOVERNMENTAL
FUND FINANCIAL STATEMENTS**

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)

CITY OF HANFORD
Combining Balance Sheet
Governmental Funds
June 30, 2016

	General Fund	CDBG Home/Housing Fund	Capital Project Fund	Transportation Impact Fees	All Other Governmental Funds	Totals
ASSETS						
Cash and investments	\$ 8,384,338	\$	\$5,592,602	\$1,961,639	\$14,691,009	\$30,629,588
Receivables	554,064	36,752	1,026	3,014	1,875,314	2,520,170
Loan receivable		18,065,206			2,327,669	20,392,875
Due from other funds	387,644		1,902,225			2,289,869
Deposits	102,500					102,500
Other assets	1,658		1,100			2,758
Land for resale	492,900					492,900
Advances to successor agency	6,551,252					6,551,252
Total assets	<u>\$16,474,356</u>	<u>\$18,151,958</u>	<u>\$7,496,953</u>	<u>\$1,964,653</u>	<u>\$18,893,992</u>	<u>\$62,981,912</u>
LIABILITIES AND FUND BALANCES						
Liabilities:						
Accounts payable	\$ 314,897	\$ 36,203	\$ 184,247	\$ 858,778	\$ 692,363	\$ 2,086,488
Accrued wages payable	719,040				5,941	724,981
Consumer deposits	76,785	2,077				78,862
Due to other funds	267,110	100,786			286,858	654,754
Loans payable	246,450					246,450
Total liabilities	<u>1,624,282</u>	<u>139,066</u>	<u>184,247</u>	<u>858,778</u>	<u>985,162</u>	<u>3,791,535</u>
FUND BALANCES						
Nonspendable:						
Long-term receivables	6,551,252				2,327,669	8,878,921
Land for resale	246,450					246,450
Insurance deposits	102,500					102,500
Restricted for:						
Community development		18,012,892			11,546	18,024,438
Streets and roads				1,105,875	8,129,762	9,235,637
Recreation					3,438,237	3,438,237
Landscape maintenance					633,978	633,978
Public safety					1,860,328	1,860,328
Committed for:						
Parking and business improvement			7,312,706		403,149	7,715,855
Community development					1,154,093	1,154,093
Capital projects	361,571					361,571
Unassigned	7,588,301				(49,932)	7,538,369
Total fund balances	<u>14,850,074</u>	<u>18,012,892</u>	<u>7,312,706</u>	<u>1,105,875</u>	<u>17,908,830</u>	<u>59,190,377</u>
Total liabilities and fund balances	<u>\$16,474,356</u>	<u>\$18,151,958</u>	<u>\$7,496,953</u>	<u>\$1,964,653</u>	<u>\$18,893,992</u>	<u>\$62,981,912</u>

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)

See independent auditor's report and notes to financial statements.

CITY OF HANFORD
Reconciliation of the Governmental Fund Balances to the
Governmental Activities Net Position
June 30, 2016

Total fund balances governmental funds \$ 59,190,377

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets: In governmental funds, only current assets are reported. In the statement of net position, all assets are reported, including capital assets and accumulated depreciation:

Capital assets at historical cost	\$214,571,123	
Accumulated depreciation	<u>(83,252,738)</u>	131,318,385

Internal service funds are used by management to charge the costs of fleet maintenance, purchasing, risk management, building usage, and computer maintenance to individual funds. The assets and liabilities of the internal service funds are included in the governmental activities in the statement of net position:	18,673,602
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Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore are not reported as liabilities in the funds. Long-term liabilities at year-end consist of:

Compensated absences	\$ 975,812	
Unfunded OPEB liabilities	1,278,178	
Net pension liability	<u>29,556,956</u>	(31,810,946)

Deferred outflows related to pensions	3,904,244
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Deferred inflows related to pensions	<u>(3,048,777)</u>
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Total net position – governmental activities	<u>\$178,226,885</u>
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Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)

CITY OF HANFORD
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
For the Year Ended June 30, 2016

	General Fund	CDBG Home/Housing Fund	Capital Project Fund	Transportation Impact Fees	All Other Governmental Funds	Totals
REVENUES						
Taxes and special assessments	\$20,365,885	\$	\$	\$2,409,766	\$ 4,518,033	\$27,293,684
Aid from other government agencies	1,332,652	424,282	289,951		1,708,369	3,755,254
Licenses and permits	1,106,359					1,106,359
Fines and forfeitures	188,919				23,817	212,736
Charges for services	1,233,071					1,233,071
Revenue from use of money and property	638,387	929,927	9,237	13,239	132,773	1,723,563
Miscellaneous	280,636	74		1,881		282,591
Total revenues	<u>25,145,909</u>	<u>1,354,283</u>	<u>299,188</u>	<u>2,424,886</u>	<u>6,382,992</u>	<u>35,607,258</u>
EXPENDITURES						
General government	2,175,584		42,465			2,218,049
Public safety	16,200,994				19,594	16,220,588
Public works	2,172,271				2,122,152	4,294,423
Recreation	2,540,013				159,493	2,699,506
Community development	2,578,994	591,716	20,552		586,608	3,777,870
Capital outlay		456,549	1,484,777	3,111,070	1,719,791	6,772,187
Total expenditures	<u>25,667,856</u>	<u>1,048,265</u>	<u>1,547,794</u>	<u>3,111,070</u>	<u>4,607,638</u>	<u>35,982,623</u>
Excess (deficiency) of revenues over expenditures	<u>(521,947)</u>	<u>306,018</u>	<u>(1,248,606)</u>	<u>(686,184)</u>	<u>1,775,354</u>	<u>(375,365)</u>
Other financing sources (uses)						
Operating transfers in	233,005			70,535	678	304,218
Operating transfers out	<u>(404,115)</u>		<u>(40,927)</u>		<u>(557,318)</u>	<u>(1,002,360)</u>
Total other financing sources (uses)	<u>(171,110)</u>		<u>(40,927)</u>	<u>70,535</u>	<u>(556,640)</u>	<u>(698,142)</u>
Net change in fund balance	<u>(693,057)</u>	<u>306,018</u>	<u>(1,289,533)</u>	<u>(615,649)</u>	<u>1,218,714</u>	<u>(1,073,507)</u>
Fund balance, beginning of year	<u>15,543,131</u>	<u>17,706,874</u>	<u>8,602,239</u>	<u>1,721,524</u>	<u>16,690,116</u>	<u>60,263,884</u>
Fund balance, end of year	<u>\$14,850,074</u>	<u>\$18,012,892</u>	<u>\$ 7,312,706</u>	<u>\$1,105,875</u>	<u>\$17,908,830</u>	<u>\$59,190,377</u>

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)

See independent auditor's report and notes to financial statements.

CITY OF HANFORD
Reconciliation of the Governmental Funds Statement
of Revenues, Expenditures, and Changes in Fund Balances
to the Government-Wide Statement of Activities
For the Year ended June 30, 2016

Total net change in fund balances – governmental funds \$(1,073,507)

Amounts reported for governmental activities in the statement of activities
different because:

Capital outlays are reported in governmental funds as expenditures.

However, in the statement of activities, the cost of those assets is allocated
over their estimated useful lives as depreciation expense. This is the amount
by which depreciation exceeded capital outlay in the current period:

Expenditures for capital outlay	\$ 6,361,374	
Depreciation expense	<u>(5,829,532)</u>	531,842

Compensated absences: In governmental funds, compensated absences are
measured by the amounts paid during the period. In the statement
of activities, compensated absences are measured by the amounts earned.
The difference between compensated absences paid and those earned was:

14,103

Internal service funds are used by management to charge the costs of fleet
maintenance, purchasing, employee welfare, workers' compensation, general
and unemployment insurance to individual funds. The net revenue of certain
activities of internal service funds is reported with governmental activities:

325,055

Unfunded OPEB liability: These expenses reported in the statement of
activities do not require the use of current financial resources and therefore
are not reported as expenditures in government funds.

101,964

Pension contributions are reported as expenditures in the governmental
funds, but contributions are reported as deferred outflows in the statement
of net position.

3,057,327

Change in net position of governmental activities

\$ 2,956,784

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)

PROPRIETARY FUNDS FINANCIAL STATEMENTS

CITY OF HANFORD
Statement of Net Position
Proprietary Funds
June 30, 2016

	Water System Fund	Sewer Improvement Funds Wastewater Fund	Storm Drain Fund	Refuse Fund
ASSETS				
Current assets:				
Cash and investments	\$ 3,046,087	\$ 9,394,973	\$ 5,515,268	\$ 3,024,137
Restricted cash	324			
Receivables, net	1,698,140	501,726	135,161	626,256
Deposits	10,000	4,000		
Prepaid expenses		94,522		
Inventory	221,206			
Debt issuance costs	25,351	77,794		
Due from other funds		4,746		
Total current assets	<u>5,001,108</u>	<u>10,077,761</u>	<u>5,650,429</u>	<u>3,650,393</u>
Noncurrent assets:				
Capital assets:				
Land	324,114	4,135,650	3,622,772	
Buildings and improvements	48,973,989	73,697,837	17,133,547	729,333
Machinery and equipment	14,642,652	894,553	129,356	589,969
Construction in progress	3,365,716	49,768	49,340	22,462
Less accumulated depreciation	(16,383,451)	(30,095,650)	(4,559,736)	(660,888)
Total capital assets	<u>50,923,020</u>	<u>48,682,158</u>	<u>16,375,279</u>	<u>680,876</u>
(net of accumulated depreciation)				
Total noncurrent assets	<u>50,923,020</u>	<u>48,682,158</u>	<u>16,375,279</u>	<u>680,876</u>
Total assets	<u>55,924,128</u>	<u>58,759,919</u>	<u>22,025,708</u>	<u>4,331,269</u>
Deferred outflow of resources				
Deferred outflows related to pensions	<u>323,576</u>	<u>242,422</u>	<u>19,768</u>	<u>445,308</u>
Total deferred outflow of resources	<u>323,576</u>	<u>242,422</u>	<u>19,768</u>	<u>445,308</u>
LIABILITIES				
Current liabilities:				
Accounts payable	294,729	262,649	7,455	218,902
Salaries and benefits payable	54,490	34,651	8,117	70,748
Deposits and unearned revenue	295,861		1,035	1,110
Due to other funds				
Interest payable	191,724	328,820		
Current portion of long-term debt	<u>1,254,487</u>	<u>1,016,431</u>		
Total current liabilities	<u>2,091,291</u>	<u>1,642,551</u>	<u>16,607</u>	<u>290,760</u>
Noncurrent liabilities:				
Compensated absences payable	57,760	41,848		81,336
Net OPEB liability	107,208	73,581		136,903
Unamortized bond premium	399,763	596,540		
Bonds and notes payable	18,168,237	23,154,549		
Net pension liability	<u>2,449,624</u>	<u>1,835,249</u>	<u>149,655</u>	<u>3,371,186</u>
Total noncurrent liabilities	<u>21,192,592</u>	<u>25,701,767</u>	<u>149,655</u>	<u>3,589,425</u>
Total liabilities	<u>23,283,883</u>	<u>27,344,318</u>	<u>166,262</u>	<u>3,880,185</u>
Deferred inflow of resources				
Deferred inflows related to pensions	<u>252,677</u>	<u>189,305</u>	<u>15,437</u>	<u>347,735</u>
Total deferred inflow of resources	<u>252,677</u>	<u>189,305</u>	<u>15,437</u>	<u>347,735</u>
NET POSITION				
Invested in capital assets net of related debt	31,500,296	24,511,178	16,375,279	680,876
Restricted for debt service	324			
Unrestricted	<u>1,210,524</u>	<u>6,957,540</u>	<u>5,488,498</u>	<u>(132,219)</u>
Total net position	<u>\$ 32,711,144</u>	<u>\$ 31,468,718</u>	<u>\$21,863,777</u>	<u>\$ 548,657</u>

Adjustments to reflect the consolidation of internal
service funds related to enterprise funds

Net position of business-type activities

See independent auditor's report and notes to financial statements.

CITY OF HANFORD
Statement of Net Position
Proprietary Funds
June 30, 2016
(Continued)

	Airport Fund	Intermodal Fund	Courthouse Square	Total	Governmental Activities Interna Service Funds
ASSETS					
Current assets:					
Cash and investments	\$ 1,143	\$ 888	\$ 4,706	\$ 20,987,202	\$ 19,458,418
Restricted cash				324	
Accounts receivable, net			178	2,961,561	19,879
Deposits				14,000	125,000
Prepaid expenses				94,522	
Inventory				221,206	251,200
Debt issuance costs				103,145	
Due from other funds				4,746	
Total current assets	<u>1,143</u>	<u>888</u>	<u>4,984</u>	<u>24,386,706</u>	<u>19,854,497</u>
Noncurrent assets:					
Capital assets:					
Land	2,596,623	278,884		10,958,043	
Buildings and improvements	5,880,359	1,305,817		148,720,882	
Machinery and equipment	54,971			16,311,501	18,952,179
Construction in progress	498,298			3,985,584	
Less: Accumulated depreciation	<u>(4,372,438)</u>	<u>(534,268)</u>		<u>(56,606,431)</u>	<u>(12,116,873)</u>
Total capital assets (net of accumulated depreciation)	<u>5,657,813</u>	<u>1,050,433</u>		<u>123,369,579</u>	<u>6,835,306</u>
Total noncurrent assets	<u>5,657,813</u>	<u>1,050,433</u>		<u>123,369,579</u>	<u>6,835,306</u>
Total assets	<u>5,658,956</u>	<u>1,051,321</u>	<u>4,984</u>	<u>147,756,285</u>	<u>26,689,803</u>
Deferred outflow of resources					
Deferred outflows related to pensions			6,763	1,037,837	260,110
Total deferred outflow of resources			<u>6,763</u>	<u>1,037,837</u>	<u>260,110</u>
LIABILITIES					
Current Liabilities:					
Accounts payable	7,931	26	1,843	796,435	204,548
Salaries and benefits payable	173		1,028	169,207	57,823
Deposits and unearned revenue	1,859			299,865	
Due to other funds	380,214	271,723	187,924	1,639,861	
Interest payable				520,544	
Current portion of long-term debt				2,270,918	
Total current liabilities	<u>390,177</u>	<u>272,649</u>	<u>992,795</u>	<u>5,696,830</u>	<u>262,371</u>
Noncurrent liabilities:					
Compensated absence payable				190,944	47,582
Net OPEB liability				317,692	
Unamortized bond premium				996,303	
Bonds and notes payable				41,322,786	
Net pension liability			51,198	7,856,912	1,969,151
Total noncurrent liabilities			<u>51,198</u>	<u>50,684,637</u>	<u>2,016,733</u>
Total liabilities	<u>390,177</u>	<u>272,649</u>	<u>1,043,993</u>	<u>56,381,467</u>	<u>2,279,104</u>
Deferred inflow of resources					
Deferred inflows related to pensions			5,281	810,435	203,116
Total deferred inflow of resources			<u>5,281</u>	<u>810,435</u>	<u>203,116</u>
NET POSITION					
Invested in capital assets net of related debt	5,657,813	1,050,433		79,775,875	6,835,306
Restricted for debt service				324	
Unrestricted	<u>(389,034)</u>	<u>(271,761)</u>	<u>(1,037,527)</u>	<u>11,826,021</u>	<u>17,632,387</u>
Total net position	<u>\$ 5,268,779</u>	<u>\$ 778,672</u>	<u>\$(1,037,527)</u>	<u>\$ 91,602,220</u>	<u>\$ 24,467,693</u>
Adjustments to reflect the consolidation of internal service funds related to enterprise funds				<u>5,794,091</u>	
Net position of business-type activities				<u>\$ 97,396,311</u>	

See independent auditor's report and notes to financial statements.

CITY OF HANFORD
Statement of Revenues, Expenses, and Changes in Net Position
Proprietary Funds
For the Year Ended June 30, 2016

	Water System Fund	Sewer Improvement Funds Wastewater Fund	Storm Drain Fund	Refuse Fund
OPERATING REVENUES				
Charges for services	\$ 6,453,076	\$ 5,584,110	\$ 1,355,759	\$ 6,693,871
Other revenues	<u>1,303,157</u>	<u>1,418,869</u>	<u>226,446</u>	<u>210,752</u>
Total operating revenue	<u>7,756,233</u>	<u>7,002,979</u>	<u>1,582,205</u>	<u>6,904,623</u>
OPERATING EXPENSES				
Personnel services	1,509,024	493,636	237,777	1,951,779
Services and supplies	3,110,292	2,332,666	633,829	5,216,345
Depreciation	<u>1,169,970</u>	<u>1,482,527</u>	<u>217,275</u>	<u>5,350</u>
Total operating expenses	<u>5,789,286</u>	<u>4,308,829</u>	<u>1,088,881</u>	<u>7,173,474</u>
Operating income (loss)	<u>1,966,947</u>	<u>2,694,150</u>	<u>493,324</u>	<u>(268,851)</u>
NON-OPERATING REVENUES (EXPENSES)				
Intergovernmental	815,144			
Interest income	25,701	58,356	35,770	2,719
Interest expense	(715,480)	(887,201)		
Unrealized gain (loss) on investments	<u>3,572</u>	<u>14,059</u>	<u>8,433</u>	<u>5,284</u>
Total non-operating revenue (expense)	<u>128,937</u>	<u>(814,786)</u>	<u>44,203</u>	<u>8,003</u>
Income (loss) before capital contributions and transfers	2,095,884	1,879,364	537,527	(260,848)
Capital contributions	181,362	99,730		
Transfers in (out)	<u>583,508</u>	<u>791</u>		<u>95,602</u>
CHANGES IN NET POSITION	2,860,754	1,979,885	537,527	(165,246)
NET POSITION, Beginning of year	<u>29,850,390</u>	<u>29,488,833</u>	<u>21,326,250</u>	<u>713,903</u>
NET POSITION, End of year	<u>\$32,711,144</u>	<u>\$31,468,718</u>	<u>\$21,863,777</u>	<u>\$ 548,657</u>
Adjustment to reflect the consolidation of the internal service funds activities related to enterprise funds				
Change in net position of business-type activities				

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)

CITY OF HANFORD
Statement of Revenues, Expenses, and Changes in Net Position
Proprietary Funds
For the Year Ended June 30, 2016
(Continued)

	Airport Fund	Intermodal Fund	Courthouse Square	Total Enterprise Funds	Government Activities Internal Service Fund
OPERATING REVENUES					
Charges for services	\$ 87,231	\$ 33,104	\$ 125,162	\$20,332,313	\$ 6,578,035
Other revenues	<u>82,805</u>	<u>680</u>		<u>3,242,709</u>	<u>413,761</u>
Total operating revenue	<u>170,036</u>	<u>33,784</u>	<u>125,162</u>	<u>23,575,022</u>	<u>6,991,796</u>
OPERATING EXPENSES					
Personnel services	16,120		74,938	4,283,274	1,061,543
Services and supplies	156,550	82,927	193,006	11,725,615	3,847,664
Depreciation	<u>230,461</u>	<u>26,117</u>		<u>3,131,700</u>	<u>1,122,870</u>
Total operating expenses	<u>403,131</u>	<u>109,044</u>	<u>267,944</u>	<u>19,140,589</u>	<u>6,032,077</u>
Operating income (loss)	<u>(233,095)</u>	<u>(75,260)</u>	<u>(142,782)</u>	<u>4,434,433</u>	<u>959,719</u>
NON-OPERATING REVENUES (EXPENSES)					
Intergovernmental				815,144	59,619
Interest income				122,546	79,794
Interest expense				(1,602,681)	
Unrealized gain (loss) on investments	<u>171</u>	<u>(91)</u>	<u>(193)</u>	<u>31,235</u>	<u>30,389</u>
Total non-operating revenue (expense)	<u>171</u>	<u>(91)</u>	<u>(193)</u>	<u>(633,756)</u>	<u>169,802</u>
Income (loss) before capital contributions and transfers	<u>(232,924)</u>	<u>(75,351)</u>	<u>(142,975)</u>	<u>3,800,677</u>	<u>1,129,521</u>
Capital contributions				281,092	471,175
Transfers in (out)	<u>461,040</u>			<u>1,140,941</u>	<u>(442,795)</u>
CHANGES IN NET POSITION	<u>228,116</u>	<u>(75,351)</u>	<u>(142,975)</u>	<u>5,222,710</u>	<u>1,157,897</u>
NET POSITION, Beginning of year	<u>5,040,663</u>	<u>854,023</u>	<u>(894,552)</u>		<u>23,309,796</u>
NET POSITION, End of year	<u>\$5,268,779</u>	<u>\$778,672</u>	<u>\$(1,037,527)</u>		<u>\$24,467,693</u>
Adjustment to reflect the consolidation of the internal service funds activities related to enterprise funds				<u>832,842</u>	
Change in net position of business-type activities				<u>\$ 6,055,552</u>	

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)

CITY OF HANFORD
Statement of Cash Flows
Proprietary Funds
For the Year ended June 30, 2016

	Water System Fund	Sewer Improvement Funds Wastewater Fund	Storm Drain Fund	Refuse Fund	Airport Fund
CASH FLOWS FROM OPERATING ACTIVITIES:					
Cash received for current services	\$ 6,145,725	\$ 5,544,637	\$1,348,798	\$ 6,666,715	\$ 87,130
Cash received for other operating revenues	1,303,157	,418,869	226,446	210,752	82,805
Cash paid for services and supplies	(3,518,643)	2,278,301)	(633,135)	(5,204,565)	(165,791)
Cash paid for salaries and benefits	<u>(1,511,790)</u>	<u>(1,162,324)</u>	<u>(84,336)</u>	<u>(2,058,667)</u>	<u>(15,947)</u>
Net cash provided (used) by operating activities	<u>2,418,449</u>	<u>3,522,881</u>	<u>857,773</u>	<u>(385,765)</u>	<u>(11,803)</u>
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES:					
Transfers (to) from other funds	583,508	'91		95,602	461,040
Loans from/(to) other funds		4,746)			51,209
Intergovernmental revenue	<u>2,475,080</u>				
Net cash provided (used) by non-capital financing activities	<u>3,058,588</u>	<u>(3,955)</u>		<u>95,602</u>	<u>512,249</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:					
Principal paid on long-term debt	(1,197,794)	1,435,469)			
Interest paid	(755,432)	905,515)			
Capital expenditures	<u>(5,448,663)</u>	<u>(137,577)</u>	<u>(473,005)</u>	<u>(461,218)</u>	<u>(658,824)</u>
Net cash provided (used) by capital and related financing activities	<u>(7,401,889)</u>	<u>(2,478,561)</u>	<u>(473,005)</u>	<u>(461,218)</u>	<u>(658,824)</u>
CASH FLOWS FROM INVESTING ACTIVITIES:					
Unrealized gain (loss) on investments	3,572	4,059	8,433	5,284	171
Interest received	<u>20,571</u>	<u>54,728</u>	<u>33,965</u>	<u>2,521</u>	
Net cash provided by investing activities	<u>24,143</u>	<u>68,787</u>	<u>42,398</u>	<u>7,805</u>	<u>171</u>
Net increase (decrease) in cash and cash equivalents	(1,900,709)	,109,152	427,166	(743,576)	(158,207)
Cash and cash equivalents, beginning of year	<u>4,947,120</u>	<u>8,285,821</u>	<u>5,088,102</u>	<u>3,767,713</u>	<u>159,350</u>
Cash and cash equivalents, end of year	<u>\$ 3,046,411</u>	<u>\$ 9,394,973</u>	<u>\$5,515,268</u>	<u>\$ 3,024,137</u>	<u>\$ 1,143</u>

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)

CITY OF HANFORD
Statement of Cash Flows
Proprietary Funds
For the Year Ended June 30, 2016
(Continued)

	Water System Fund	Sewer Improvement Funds Wastewater Fund	Storm Drain Fund	Refuse Fund	Airport Fund
Reconciliation of operating income to net cash provided by operating activities:					
Operating income (loss)	\$ 1,966,947	\$ 2,694,150	\$ 493,324	\$ (268,851)	\$(233,095)
Adjustments to reconcile operating income to net cash provided (used) by operating activities:					
Depreciation	1,169,970	1,482,527	217,275	5,350	230,461
(Increase) decrease in net assets:					
Accounts receivable	(337,400)	(39,473)	(6,901)	(26,906)	
Prepaid expenses		13,020			
Deposits	(4,000)				
Inventory	27,205				
Deferred outflow of resources	(51,955)	32,054	(19,768)	(60,949)	
Increase (decrease) in net liabilities:					
Accounts payable	(435,556)	41,345	694	11,780	(9,241)
Salaries and benefits payable	15,545	(2,634)	8,117	17,662	173
Compensated absences	6,600	(14,746)		2,152	
Deposits and unearned revenue	34,049		(60)	(250)	(101)
OPEB liability	(3,754)	(10,296)		(3,158)	
Net pension related liabilities	259,692	(375,740)	149,655	271,122	
Deferred inflow of resources	(228,894)	(297,326)	15,437	(333,717)	
Total adjustments	<u>451,502</u>	<u>828,731</u>	<u>364,449</u>	<u>(116,914)</u>	<u>221,292</u>
Net cash provided (used) by operating activities	<u>\$ 2,418,449</u>	<u>\$ 3,522,881</u>	<u>\$ 857,773</u>	<u>\$ (385,765)</u>	<u>\$ (11,803)</u>
Noncash investing, capital, and financing activities:					
Contribution of capital assets	<u>\$ 181,362</u>	<u>\$ 99,730</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)

CITY OF HANFORD
Statement of Cash Flows
Proprietary Funds
For the Year Ended June 30, 2016
(Continued)

	Intermodal Fund	Courthouse Square	Total Enterprise Funds	Governmental Activities- Internal Service Fund
CASH FLOWS FROM OPERATING ACTIVITIES:				
Cash received for current services	\$ 33,104	\$ 125,057	\$ 19,951,166	\$ 6,578,035
Cash received for other operating revenues	680		3,242,709	431,449
Cash paid for services and supplies	(82,428)	(193,363)	(12,076,226)	(3,823,766)
Cash paid for salaries and benefits		(32,774)	(4,865,838)	(1,177,765)
Net cash provided (used) by operating activities	<u>(48,644)</u>	<u>(101,080)</u>	<u>6,251,811</u>	<u>2,007,953</u>
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES:				
Transfers (to) from other funds			1,140,941	(442,799)
Loans from/(to) other funds	49,173	105,979	201,615	
Intergovernmental revenue			<u>2,475,080</u>	<u>59,619</u>
Net cash provided (used) by non-capital financing activities	<u>49,173</u>	<u>105,979</u>	<u>3,817,636</u>	<u>(383,180)</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:				
Principal paid on long-term debt			(2,633,263)	
Interest paid			(1,660,947)	
Capital expenditures			<u>(7,179,287)</u>	<u>(466,423)</u>
Net cash provided (used) by capital and related financing activities			<u>(11,473,497)</u>	<u>(466,423)</u>
CASH FLOWS FROM INVESTING ACTIVITIES:				
Unrealized gain (loss) on investments	(91)	(193)	31,235	30,389
Interest received			<u>111,785</u>	<u>75,009</u>
Net cash provided (used) by investing activities	<u>(91)</u>	<u>(193)</u>	<u>143,020</u>	<u>105,398</u>
Net increase (decrease) in cash and cash equivalents	438	4,706	(1,261,030)	1,263,748
Cash and cash equivalents, beginning of year	<u>450</u>		<u>22,248,556</u>	<u>18,194,670</u>
Cash and cash equivalents, end of year	<u>\$ 888</u>	<u>\$ 4,706</u>	<u>\$ 20,987,526</u>	<u>\$19,458,418</u>

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)

CITY OF HANFORD
Statement of Cash Flows
Proprietary Funds
For the Year Ended June 30, 2016
(Continued)

	Intermodal Fund	Courthouse Square	Total Enterprise Funds	Governmental Activities- Internal Service Fund
Reconciliation of operating income to net cash provided by operating activities:				
Operating income/(loss)	\$(75,260)	\$(142,782)	\$ 4,434,433	\$ 959,719
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:				
Depreciation	26,117		3,131,700	1,122,870
(Increase) decrease in net assets:				
Accounts receivable		(105)	(410,785)	
Prepaid expenses			13,020	
Deposits			(4,000)	
Inventory			27,205	(42,984)
Deferred outflow of resources		(5,811)	(106,429)	(29,873)
Increase (decrease) in net liabilities				
Accounts payable	499	(357)	(390,836)	66,882
Salaries and benefits payable		202	39,065	26,916
Compensated absences			(5,994)	(4,289)
Deposits and unearned revenue			33,638	
OPEB liability			(17,208)	
Net pension related liabilities		44,179	348,908	113,792
Deferred inflow of resources		3,594	(840,906)	(205,080)
Total adjustments	<u>26,616</u>	<u>41,702</u>	<u>1,817,378</u>	<u>1,048,234</u>
Net cash provided (used) by operating activities	<u>\$(48,644)</u>	<u>\$(101,080)</u>	<u>\$ 6,251,811</u>	<u>\$ 2,007,953</u>
Noncash investing, capital, and financing activities:				
Contribution of capital assets	<u>\$ _____</u>	<u>\$ _____</u>	<u>\$ 281,092</u>	<u>\$ 471,175</u>

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)

FIDUCIARY FUNDS FINANCIAL STATEMENTS

CITY OF HANFORD
Statement of Fiduciary Net Position
Fiduciary Funds
June 30, 2016

	Redevelopment Successor Agency Private-Purpose Trust Fund	Trust and Agency Funds
ASSETS		
Cash and investments	\$ 249,496	\$1,148,642
Interest receivable	383	4,088
Assets held for resale	135,265	
Other	<u> </u>	<u>440,000</u>
Total assets	<u>\$ 385,144</u>	<u>\$1,592,730</u>
LIABILITIES		
Accounts payable	\$	\$ 324,053
Deposits held for others		372,316
Advances from City of Hanford	6,551,252	
Bonds/notes payable	<u>48,384</u>	<u>440,000</u>
Total liabilities	<u>6,599,636</u>	<u>1,136,369</u>
NET POSITION (Deficit)		
Held in trust for the retirement of obligations of the former Hanford Redevelopment Agency and other purposes	<u>(6,214,492)</u>	<u>456,361</u>
Total net position (deficit)	<u>\$(6,214,492)</u>	<u>\$ 456,361</u>

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)

See independent auditor's report and notes to financial statements.

CITY OF HANFORD
Statement of Changes in Fiduciary Net Position
Fiduciary Funds
For the Year Ended June 30, 2016

	Redevelopment Successor Agency Private-Purpose Trust Fund	Trust and Agency Funds
ADDITIONS		
Investment earnings	\$ 2,013	\$
Other additions		18,350
Debt cancellation	<u>1,185,166</u>	<u> </u>
Total additions	<u>1,187,179</u>	<u>18,350</u>
DEDUCTIONS		
General government	2,815	18,921
Unrealized (gain) loss on investments		(973)
Debt service:		
Principal		415,000
Interest	<u> </u>	<u>38,850</u>
Total deductions	<u>2,815</u>	<u>471,798</u>
Change in net position	1,184,364	(453,448)
Net position (deficit) – beginning of year	<u>(7,398,856)</u>	<u>909,809</u>
Net position (deficit) – end of year	<u><u>\$(6,214,492)</u></u>	<u><u>\$ 456,361</u></u>

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)

See independent auditor's report and notes to financial statements.

CITY OF HANFORD
Notes to Financial Statements
June 30, 2016

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accompanying financial statements of the City of Hanford (the “City”) have been prepared in conformity with U.S. Generally Accepted Accounting principles as prescribed by the Governmental Accounting Standards Board (GASB).

The accompanying financial statements present the financial position of the City and the various funds and fund types, the results of operations of the City and the various funds and fund types, and the cash flows of the proprietary funds. The financial statements are presented as of June 30, 2016 and for the year then ended.

A. Description of the Reporting Entity

The City of Hanford was incorporated as a General Law city in 1891. The City operates under a Council-Administrator form of government and provides the following services: Public safety (police and fire), community development, community services, public works, cultural, general administrative services, and capital improvements.

As required by accounting principles generally accepted in the United States of America, these financial statements present the City of Hanford (the primary government) and its component units. The component units discussed below is included in the City’s reporting entity because of the significance of their operational or financial relationship with the City. However, elected officials of the City of Hanford have a continuing accountability for fiscal matters of the other entities. The financial reporting entity consists of: (1) the City (2) organizations for which the City is financially accountable and (3) organizations for which the nature and significance of their relationship with the City are such that exclusion would cause the City’s financial statements to be misleading or incomplete.

An organization is fiscally dependent on the primary government if it is unable to adopt its budget, levy taxes or set rates or charges, or issue bonded debt without approval by the primary government. In a blended presentation, component unit balances and transactions are reported in a manner similar to the balances and transactions of the City. A component unit is presented on a blended basis when the component unit’s governing body is substantially the same as the City’s or the component unit provides services almost entirely to the City; otherwise the component unit is presented discretely.

Blended Component Unit:

The financial statements of the City of Hanford include the financial activities of the City as well as of the Hanford Improvement Corporation. Although the Hanford Improvement Corporation is a legally distinct unit from the City, their financial operations are overseen by the City of Hanford and the City Council is the board of directors of the Corporation.

CITY OF HANFORD
Notes to Financial Statements
June 30, 2016
(Continued)

B. Basis of Presentation

Government-Wide Financial Statements

The Government-wide financial statements (the statement of net assets and the statement of activities) report information of all of the non-fiduciary activities of the primary government and its component units. For the most part, eliminations have been made to minimize the double counting on internal activities. These statements distinguish between the *governmental and business type activities* of the City. Governmental activities, which normally are supported by taxes and inter-governmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees charged to external parties.

The statement of activities presents a comparison between direct expenses and program revenues for each segment of the business-type activities of the City and for each function of the City's governmental activities. Direct expenses are those that are specifically associated with a program or function and; therefore, are clearly identifiable to a particular function. Program revenues include 1) charges paid by the recipients of goods or services offered by the programs and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues that are not classified as program revenues, including all taxes, are presented instead as general revenues.

Net assets are restricted when constraints placed on them are either externally imposed or are imposed by constitutional provisions or enabling legislation. Internally imposed designations of resources are not presented as restricted net assets. When both restricted and unrestricted resources are available for use, generally it is the City's policy to use restricted resources first, then unrestricted resources as they are needed.

Governmental Fund Financial Statements

The fund financial statements provide information about the City's funds, with separate statements presented for each fund category – *governmental, proprietary and fiduciary*. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental and enterprise funds are separately aggregated and reported as non-major funds.

Proprietary fund *operating* revenues, such as charges for services, result from exchange transactions associated with the principal activity of the fund. Exchange transactions are those in which each party receives and gives up essentially equal values. Non-operating revenues, such as subsidies and investment earnings, result from non-exchange transactions or ancillary activities.

CITY OF HANFORD
Notes to Financial Statements
June 30, 2016
(Continued)

The City reports the following major governmental funds:

General Fund - The General Fund is the principle operating fund of the City. It is used to account for all financial resources except those required to be accounted for in other funds. For the City, the general fund includes basic governmental activities such as general government, public safety, public works, recreation and community development.

CDBG Home/Housing Fund - This fund is used to receive and disburse funds in accordance with grants received from the Department of Housing and Urban Development for the repair and improvement of targeted housing areas.

Capital Projects Fund - The Capital Projects Fund is used to account for financial resources to be used for the acquisition or construction of major capital facilities other than those financed by proprietary funds.

Transportation Impact Fees - This fund is used to hold and account for transportation development impact fees levied by city ordinance on development activities and collected for the purpose of financing construction of transportation facilities necessary to reduce impacts caused by growth or new development.

The City reports the following major enterprise funds:

Water Fund - The Water Fund is used to account for the financial activities of water utility of the City.

Wastewater Fund - The Wastewater Fund is used to account for financial activities of sewage collection and wastewater treatment utility of the City.

Storm Drain Fund - The Storm Drain Fund is used to account for the financial activities of the City's storm drains.

Refuse Fund - The Refuse Fund is used to account for the financial activities of the collection of solid waste and disposal utility of the City.

Airport Fund - To account for all activities necessary to provide an airport to the residents of the City and surroundings areas.

Intermodal Fund - The Intermodal Fund is used to account for the financial activities of a building used to support state regional and local transportation.

Courthouse Square Fund - The Courthouse Square Fund is used to account for the financial activities of the maintenance and improvement of the property known as the Courthouse Square in downtown Hanford.

CITY OF HANFORD
Notes to Financial Statements
June 30, 2016
(Continued)

The City reports the following fund types in aggregate as part of other non-major governmental funds:

Special Revenue Funds – Special Revenue Funds are used to account for the proceeds of specific revenue sources that are legally restricted to expenditures for specified purposes.

Additionally, the City reports the following fund types:

Internal Service Funds – Internal Service Funds are used to account for the financing of goods or services provided by one department or agency of the City to another on a cost-reimbursement basis.

Private-Purpose Trust Funds – Private-purpose trust funds are used to account for the activities of the former Hanford Redevelopment Agency during the wind down period.

Trust and Agency Funds – Trust and Agency Funds are used to account for assets held by the City in a trustee capacity or as an agent for individuals, private organizations and/or other governments.

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

In accordance with GASB Statement No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position*, the statement of net position reports separate sections for Deferred Outflows of Resources, and Deferred Inflows of Resources, when applicable.

Deferred Outflows of Resources – This amount represents outflows of resources (consumption of net position) that apply to future periods and that, therefore, will not be recognized as an expense until that time.

Deferred Inflows of Resources – This amount represents inflows of resources (acquisition of net position) that apply to future periods and that, therefore, are not recognized as a revenue until that time.

The government-wide and proprietary fund financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place. Non-exchange transactions, in which the City gives (or receives) value without directly receiving (or giving) equal value in exchange, include property and sales taxes, grants, entitlements and donations. On an accrual basis, revenue from property taxes is recognized in the fiscal year for which the taxes are levied. Revenues from sales tax are recognized when the underlying transactions take place. Revenues from grants, entitlements and donations are recognized in the fiscal year in which all eligible requirements have been satisfied.

CITY OF HANFORD
Notes to Financial Statements
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Governmental funds are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under this method, revenues are recognized when measurable and available. Property and sales taxes, interest, certain state and federal grants and charges for services are accrued when their receipt occurs within sixty days after the end of the accounting period so as to be both measurable and available. Expenditures are generally recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments are recorded only when payment is due. General capital assets acquisitions are reported as expenditures in governmental funds. Proceeds of general long-term debt and capital leases are reported as other financing sources.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. Revenues and expenses not meeting this definition are reported as non-operating.

D. Assets, Liabilities, Net Assets or Equity, and Other Financial Statement Items

Cash and Investments

For purposes of the statement of cash flows, the City considers short term and highly liquid investments (including restricted assets) to be cash and cash equivalents.

Investments

Investments are stated at fair value (the value at which a financial instrument could be exchanged in a current transaction between willing parties, other than a forced or liquidation sale).

Further cash and investment disclosures are presented in Note 2.

Interfund Transactions

Interfund transactions are reflected as either loans, services provided, reimbursements or transfers. Loans are reported as receivables and payables as appropriate, are subject to elimination upon consolidation and are referred to as either "due to/from other funds" (i.e., the current portion of interfund loans) or "advances to/from other funds" (i.e., the non-current portion of interfund loans). Any residual balances outstanding between the governmental activities and the business-type activities are reported in the government-wide financial statement as "internal balances." Advances between funds, as reported in the fund financial statements, are offset by a fund balance reserve account in applicable governmental funds to indicate that they are not available for appropriation and are not available financial resources.

Services provided, deemed to be a market or near market rates, are treated as revenues and expenditures/expenses. Reimbursements are when one fund incurs a cost, charges the appropriate benefiting fund and reduces its related cost as a reimbursement. All other interfund transactions are treated as transfers. Transfers between governmental or proprietary funds are netted as part of the reconciliation to the government-wide presentation.

CITY OF HANFORD
Notes to Financial Statements
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(Continued)

Receivables

In the government-wide statements, receivables consist of all revenues earned at year-end and not yet received. Allowances for uncollectible accounts receivable are based upon historical trends and the periodic aging of accounts receivable. Major receivable balances for the governmental activities include intergovernmental and tax revenue receivable. Business-type activities report trade and intergovernmental revenue as their major receivables.

Inventory

Inventories of materials and supplies in the proprietary and internal services funds are valued at the lower of cost or market, carried on a first-in, first-out (FIFO) basis.

Land Held for Resale

Land held for resale is recorded at the lower of cost or estimated realizable value. Fund balances are reserved in amounts equal to the carrying value of the land held for resale because such assets are not available to finance the City's current operations.

Capital Assets

The accounting treatment over property, plant, and equipment (capital assets) depends on whether the assets are used in governmental fund operations or proprietary fund operations and whether they are reported in the government-wide or fund financial statements.

In the government-wide financial statements, fixed assets are accounted for as capital assets. All fixed assets are valued at historical cost or estimated historical cost if actual is unavailable, except for donated fixed assets which are recorded at their estimated fair value at the date of donation.

The City's capitalization threshold is \$5,000. In other words, fixed assets are capitalized only if they have a cost in excess of \$5,000 and have an expected useful life of three years or more. Fixed assets that have a cost below \$5,000 are expended during the fiscal year they are acquired.

The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Betterments and major improvements which significantly increase values, change capacities or extend useful lives are capitalized. Upon sale or retirement of fixed assets, the cost and related accumulated depreciation are removed from the respective accounts and any resulting gain or loss is included in the results of operations.

Depreciation of all exhaustible fixed assets is recorded as an allocated expense in the Statement of Activities, with accumulated depreciation reflected in the Statement of Net Assets. Depreciation is provided over the assets' estimated useful lives using the straight-line method of depreciation. The range of estimated useful lives by type of assets is as follows:

Infrastructure	20 to 50 years
Buildings	20 to 50 years
Improvements other than buildings	20 to 50 years
Machinery and equipment	4 to 20 years

CITY OF HANFORD
Notes to Financial Statements
June 30, 2016
(Continued)

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase of capital assets of business-type activities is included as part of the capitalized value of the assets constructed.

Fund Financial Statements

In the fund financial statements, fixed assets used in governmental fund operations are accounted for as capital outlay expenditures of the governmental fund upon acquisition. Fixed assets used in proprietary fund operations are accounted for the same as in the government-wide statements.

Compensated Absences

It is the City's policy to permit employees to accumulate earned but unused vacation, sick pay benefits and compensatory time. All vacation and compensatory pay is accrued when incurred in the government-wide, proprietary, and fiduciary fund financial statements. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations or retirements. For additional information regarding compensated absences, see Note 5.

Long-Term Obligations

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net assets. Debt principal payments of both government and business-type activities are reported as decreases in the balance of the liability on the Statement of Net Position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are expensed when incurred.

In the fund financial statements, however, debt principal payments of governmental funds are recognized as expenditures when paid. Governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the plans and additions to/deductions from the plans' fiduciary net position have been determined on the same basis as they are reported by the plans. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with benefit items. Investments are reported at fair value.

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Notes to Financial Statements
June 30, 2016
(Continued)

The following timeframes are used for pension reporting:

<u>CalPERS</u>	
Valuation Date	June 30, 2014
Measurement Date	June 30, 2015
Measurement Period	July 1, 2014 to June 30, 2015

Gains and losses related to changes in total pension liability and fiduciary net position are recognized in pension expense systematically over time. The first amortized amounts are recognized in pension expense for the year the gain or loss occurs. The remaining amounts are categorized as deferred outflows and deferred inflows of resources related to pensions and are to be recognized in future pension expense. The amortization period differs depending on the source of the gain or loss. The difference between projected and actual earnings is amortized straight-line over 5 years. All other amounts are amortized straight-line over the average expected remaining service lives of all members that are provided with benefits (active, inactive, and retired) as of the beginning of the measurement period.

Net Position

In the government-wide financial statements and proprietary fund financial statements, net position is classified as follows:

- *Invested in Capital Assets, Net of Related Debt* – This category groups all capital assets, including infrastructure, into one component of net assets. Accumulated depreciation and the outstanding balances of debt that are attributable to the acquisition, construction or improvement of these assets reduce the balance in this category.
- *Restricted Net Assets* – This category presents external restrictions imposed by creditors, grantors, contributors or laws and regulations of other governments and restrictions imposed by law through constructional provisions or enabling legislation.
- *Unrestricted net assets* – This category represents net assets of the City, not restricted for any project or other purpose.

In the fund financial statements, governmental funds report fund balances as nonspendable, restricted, committed, assigned or unassigned based primarily on the extent to which the City is bound to honor constraints on how specific amounts can be spent.

CITY OF HANFORD
Notes to Financial Statements
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(Continued)

- *Nonspendable fund balance* – amounts that cannot be spent because they are either (a) not spendable in form or (b) legally or contractually required to be maintained intact.
- *Restricted fund balance* – amounts with constraints placed on their use that are either (a) externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or (b) imposed by law through constitutional provisions or enabling legislation.
- *Committed fund balance* – amounts that can only be used for specific purposes determined by formal action of the City's highest level of decision-making authority and that remain binding unless removed in the same manner. The underlying action that imposed the limitation needs to occur no later than the close of the reporting period.
- *Assigned fund balance* – amounts that are constrained by the City's *intent* to be used for specific purposes. The intent can be established by either the highest level of decision making, or by a body or an official designated for that purpose.
- *Unassigned fund balance* – the residual classification for the City's General Fund that includes amounts not contained in the other classifications. In other funds, the unassigned classification is used only if expenditures incurred for specific purposes exceed the amounts restricted, committed, or assigned to those purposes.

The City Council establishes, modifies or rescinds fund balance commitments and assignments by passage of an ordinance or resolution. This is done through adoption of the budget and subsequent budget amendments that occur throughout the year.

When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first, followed by the unrestricted, committed, assigned and unassigned resources as they are needed.

Property Taxes

In 1978, a state constitutional amendment (Proposition 13) provided that the tax rate be limited to 1% of market value, levied only by the County and shared with all other jurisdictions. Such limitation on the rate may only be increased through voter approval. The County Collects property taxes and distributes them to taxing jurisdictions on the basis of the taxing jurisdiction's assessed valuations and on the tax rate for voter-approved debt. In the fund financial statements, property tax is recorded as revenue in the period levied to the extent they are collected within 60 days of year-end.

The property tax calendar for the City and the Discretely Presented Component Unit is as follows:

Lien date	January 1
Levy dates	September 1
Due dates	November 1 – 1 st installment
	February 1 – 2 nd installment
Collection dates	December 10 – 1 st installment
	April 12 – 2 nd installment

CITY OF HANFORD
Notes to Financial Statements
June 30, 2016
(Continued)

E. Unearned Revenue

The City reports unearned revenue in its financial statements. Unearned revenue arises when resources are recovered by the government before it has legal claim to them.

F. Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

G. Stewardship, Compliance, and Accountability

Budgets and Budgetary Accounting

The procedures established by the City Council in adopting the budgetary data reflected in the financial statements are as follows:

On or before the second meeting in May, the City Manager submits to the City Council a proposed operating and capital projects budget for the fiscal year commencing the following July 1. Following publication and public hearings, the budget is legally enacted by resolution.

The City Manager is authorized to transfer funds appropriated with respect to all classifications within the same department. The City Manager may transfer appropriated funds from any classification within other expenditure categories to existing capital outlay and capital projects classifications within the same department only; however, any revisions that alter the total expenditures of any department or create additional projects must be approved by the City Council.

Supplemental budgetary appropriations were negligible for the fiscal year ended June 30, 2016. All unencumbered appropriations lapse at year-end.

For budgeting purposes, the General Fund is composed of several departments while all other budgeted funds are considered a single department. Revenues are budgeted on a line item basis. A comparison of budgeted and actual revenues by line item would be too voluminous for this report.

Budgets for the General and major Special Revenue Funds are presented in the accompanying general purpose financial statements on a basis consistent with accounting principles generally accepted in the United States of America. Budgets for Capital Projects Funds are not presented because they are budgeted on a project basis rather than on an annual basis. No budgets are adopted for the Proprietary and Fiduciary Fund types.

CITY OF HANFORD
Notes to Financial Statements
June 30, 2016
(Continued)

Deficit Fund Equity/Net Position

At June 30, 2016, the Courthouse Square proprietary fund had a net positions deficit of \$1,037,527, and the Special Aviation special revenue fund had a deficit fund balance of \$49,932. These deficits are expected to be eliminated in future years through revenues or transfers from other funds.

Reclassification and Eliminations

Interfund balances must generally be eliminated in the government-wide financial statements, except for net residual amounts due between governmental activities. Amounts involving fiduciary funds should be reported as external transactions. Any allocations must reduce the expense of the function from which the expenses are being allocated, so that expenses are reported only once – in the function in which they are allocated.

NOTE 2 – CASH AND INVESTMENTS

Cash and investments as of June 30, 2016 are classified in the accompanying financial statements as follows:

Statement of Net Position:	
Cash and investments	\$71,075,708
Restricted cash and investments	324
Fiduciary funds:	
Cash and investments	<u>1,398,138</u>
Total cash and investments	<u>\$72,474,170</u>

Cash and investments as of June 30, 2016 consist of the following:

Cash on hand	\$ 1,705
Deposits with financial institutions	12,105,769
Investments	<u>60,366,696</u>
Total cash and investments	<u>\$72,474,170</u>

Investments Authorized by the California Government Code and the City of Hanford's Investment Policy.

CITY OF HANFORD
Notes to Financial Statements
June 30, 2016
(Continued)

The table below identifies the **investment types** that are authorized for the City of Hanford by the California Government Code (or the City of Hanford's investment policy, where more restrictive). The table also identifies certain provisions of the California Government Code (or the City of Hanford's investment policy, where more restrictive) that address **interest rate risk**, **credit risk**, and **concentration** of credit risk. This table does not address investments of debt proceeds held by bond trustees that are governed by the provisions of debt agreements of the City of Hanford, rather than the general provisions of the California Government Code or the City of Hanford's investment policy.

Authorized Investment type	Maximum Maturity	Maximum Percentage of Portfolio*	Maximum Investment in One Issuer
U.S. Treasury Obligations	5 years	None	None
U.S. Agency Securities	5 years	None	None
Banker's Acceptances	180 days	40%	30%
Commercial Paper	270 days	25%	10%
Negotiable Certificates of Deposit	5 years	None	None
Repurchase Agreements	1 year	30%	None
Mutual Funds	N/A	20%	10%
Money Market Mutual Funds	N/A	20%	10%
Local Agency Investment Fund (LAIF)	N/A	None	None

*Excluding amounts held by bond trustees that are not subject to California Government Code Restrictions.

Investments Authorized by Debt Agreements

Investments of debt proceeds held by bond trustee are governed by provisions of the debt agreements, rather than the general provisions of the California Government Code or the City of Hanford's investment policy. The table below identifies the **investment types** that are authorized for investments held by bond trustee. The table also identifies certain provisions of these debt agreements that address **interest rate risk**, **credit risk**, and **concentration of credit risk**.

Authorized Investment type	Maximum Maturity	Maximum Percentage of Portfolio	Maximum Investment in One Issuer
U.S. Treasury Obligations	5 years	None	None
U.S. Agency Securities	5 years	None	None
Banker's Acceptances	180 days	None	None
Commercial Paper	270 days	None	None
Money Market Mutual Funds	N/A	None	None
Investment Contracts	30 years	None	None

CITY OF HANFORD
Notes to Financial Statements
June 30, 2016
(Continued)

Disclosure Relating to Interest Rate risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. One of the ways that the City of Hanford manages its exposure to interest rate risk is by purchasing a combination of shorter term and longer term investments and by timing cash flows from maturities so that a portion of the portfolio is maturing and coming close to maturity evenly over time as necessary to provide the cash flow and liquidity needed for operations.

Information about the sensitivity of the fair values of the City of Hanford's investments (including investments held by bond trustee) to market interest rate fluctuations is provided by the following table that shows the distribution of the City of Hanford's investments by maturity.

Investment Type	Amount	Remaining Maturity (in Months)			
		12 Months or Less	13 to 24 Months	25 to 60 Months	More Than 60 Months
Federal Agency Securities	\$19,808,531	\$	\$	\$19,808,531	\$
State Investment Pool	36,228,229	36,228,229			
Negotiable Certificates of Deposits	3,874,373	1,084,899	298,372	2,491,102	
Held by Bond Trustee:					
Money Market Funds	<u>455,563</u>	<u>455,563</u>			
Total	<u>\$60,366,696</u>	<u>\$37,768,691</u>	<u>\$298,372</u>	<u>\$22,299,633</u>	<u>\$</u>

Disclosures Relating to Credit Risk

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Presented below is the minimum rating required by (where applicable) the California Government Code, the City of Hanford's investment policy, or debt agreements and the actual rating as of year end for each investment type.

Investment Type		Minimum Legal Rating	Standard & Poors Ratings as of Year End		
			AAAm	AA	Not Rated
Federal Agency Securities	\$19,808,531	N/A	\$	\$19,808,531	\$
State Investment Pool	36,228,229	N/A			36,228,229
Negotiable Certificates of Deposits	3,874,373	N/A			3,874,373
Held by Bond Trustee:					
Money Market Funds	<u>455,563</u>	N/A	<u>455,563</u>		
Total	<u>\$60,366,696</u>		<u>\$455,563</u>	<u>\$19,808,531</u>	<u>\$40,102,602</u>

CITY OF HANFORD
Notes to Financial Statements
June 30, 2016
(Continued)

Concentration of Credit Risk

The investment policy of the City of Hanford contains no limitations on the amount that can be invested in any one issuer beyond that stipulated by the California Government Code. Investments in any one issuer (other than U.S. Treasury Securities, mutual funds, and external investment pools) that represent 5% or more of **total City of Hanford investments** are as follows:

Issuer	Investment Type	Reported Amount
FHLB	Federal Agency Securities	\$4,834,757
FNMA	Federal Agency Securities	\$5,409,054
FFCB	Federal Agency Securities	\$7,563,841
FHLMC	Federal Agency Securities	\$2,000,879

Custodial Credit Risk

Custodial credit risk for *deposits* is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party (e.g., broker-dealer) to a transaction, a government will not be able to recover the value of its investment or collateral securities that are in the possession of another party. The California Government Code and the City of Hanford's investment policy do not contain legal or policy requirements that would limit the exposure to custodial credit risk for deposits or investments, other than the following provisions for deposits: The California Government Code requires that a financial institution secure deposits made by state or local governmental units by pledging securities in an undivided collateral pool held by a depository regulated under state law (unless so waived by the governmental unit). The market value of the pledged securities in the collateral pool must equal at least 110% of the total amount deposited by the public agencies. California law also allows financial institutions to secure City deposits by pledging first trust deed mortgage notes having a value of 150% of the secured public deposits.

GASB Statement No. 40 requires that the following disclosure be made with respect to custodial credit risks relating to deposits and investments: \$14,072,008 of the City of Hanford's deposits with financial institutions in excess of federal depository insurance limits were held in uncollateralized accounts. For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. None of the City's investments were subject to custodial credit risk.

Investment in State Investment Pool

The City of Hanford is a voluntary participant in the Local Agency Investment Fund (LAIF) that is regulated by California Government Code Section 16429 under the oversight of the Treasurer of the State of California. The fair value of the City of Hanford's investment in this pool is reported in the accompanying financial statements at amounts based upon the City of Hanford's pro-rata share of the fair value provided by LAIF for the entire LAIF portfolio (in relation to the amortized cost of that portfolio). The balance available for withdrawal is based on the accounting records maintained by LAIF, which are recorded on an amortized cost basis.

CITY OF HANFORD
Notes to Financial Statements
June 30, 2016
(Continued)

Fair Value Measurements

The City Categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

The City has the following recurring fair value measurements as of June 30, 2016:

<u>Debt Securities</u>	<u>Level 1</u>	<u>Level 2</u>	<u>Level 3</u>	<u>Total</u>
Federal Agency Securities	\$	\$19,808,531	\$	\$19,808,531
Certificates of Deposit		3,874,373		3,874,373

Debt securities classified in Level 2 of the fair value hierarchy are valued using a matrix pricing technique.

NOTE 3 – RECEIVABLES

Receivables as of June 30, 2016 for the City's individual major funds, nonmajor funds and internal service funds in the aggregate are as follows:

	<u>Accounts</u>	<u>Taxes</u>	<u>Grants</u>	<u>Interest</u>	<u>Loans</u>	<u>Total</u>
Governmental Funds						
General	\$ 291,941	\$ 228,478	\$	\$33,645	\$	\$ 554,064
CDBG Home/Housing			86,622	130	18,065,206	18,151,958
Capital Projects Fund				1,026		1,026
Transportation Impact Fees				3,014		3,014
Nonmajor and Other		776,288	1,076,771	22,254	2,327,670	4,202,983
Total	<u>\$ 291,941</u>	<u>\$1,004,766</u>	<u>\$1,163,393</u>	<u>\$60,069</u>	<u>\$20,392,876</u>	<u>\$22,913,045</u>
Enterprise Funds						
Water System	\$ 825,285	\$	\$ 865,288	\$ 7,567	\$	\$ 1,698,140
Wastewater	487,296			14,430		501,726
Storm Drain	126,690			8,471		135,161
Refuse	625,548			708		626,256
Courthouse Square	278					278
Total	<u>\$2,065,097</u>	<u>\$</u>	<u>\$ 865,288</u>	<u>\$31,176</u>	<u>\$</u>	<u>\$ 2,961,561</u>
Internal Service Funds						
Fleet Maintenance Fund	\$	\$	\$	\$19,879	\$	\$ 19,879
Total	<u>\$</u>	<u>\$</u>	<u>\$</u>	<u>\$19,879</u>	<u>\$</u>	<u>\$ 19,879</u>

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)

CITY OF HANFORD
Notes to Financial Statements
June 30, 2016
(Continued)

NOTE 4 – CAPITAL ASSETS

Capital assets activities for the year ended June 30, 2016 were as follows:

	Balance July 1, 2015	Additions Completions	Retirements/ Adjustments	Balance June 30, 2016
Governmental activities				
Capital assets, not being depreciated				
Land	\$ 60,432,656	\$ 814,107	\$	\$ 61,246,763
Construction in Progress	<u>927,226</u>	<u>3,322,605</u>	<u>(615,743)</u>	<u>3,634,088</u>
Total capital assets, not being depreciated	61,359,882	4,136,712	(615,743)	64,880,851
Capital assets being depreciated				
Buildings	18,264,030	1,388,271		19,652,301
Infrastructure	125,683,618	1,230,770	1	126,914,389
Equipment	<u>21,527,331</u>	<u>1,158,963</u>	<u>(610,533)</u>	<u>22,075,761</u>
Total capital assets being depreciated	165,474,979	3,778,004	(610,532)	168,642,451
Less: Accumulated depreciation				
Buildings	(7,638,525)	(322,166)		(7,960,691)
Infrastructure	(68,207,337)	(5,317,781)	(1)	(73,525,119)
Equipment	<u>(13,181,878)</u>	<u>(1,316,805)</u>	<u>614,882</u>	<u>(13,883,801)</u>
Total accumulated depreciation	(89,027,740)	(6,956,752)	614,881	(95,369,611)
Total capital assets being depreciated, net	<u>76,447,239</u>	<u>(3,178,748)</u>	<u>4,349</u>	<u>73,272,840</u>
Governmental activities capital assets, net	<u>\$137,807,121</u>	<u>\$ 957,964</u>	<u>\$ (611,394)</u>	<u>\$138,153,691</u>
Business-type activities				
Capital assets, not being depreciated				
Land	\$ 10,958,043	\$	\$	\$ 10,958,043
Construction in progress	<u>8,976,802</u>	<u>1,330,804</u>	<u>(6,322,022)</u>	<u>3,985,584</u>
Total capital assets, not being depreciated	<u>19,934,845</u>	<u>1,330,804</u>	<u>(6,322,022)</u>	<u>14,943,627</u>
Capital assets being depreciated				
Buildings and improvement	147,260,109	1,460,774	(1)	148,720,882
Machinery and equipment	<u>5,834,293</u>	<u>10,990,823</u>	<u>(513,615)</u>	<u>16,311,501</u>
Total capital assets being depreciated	153,094,402	12,451,597	(513,616)	165,032,383
Less: Accumulated depreciation for:				
Buildings and improvement	(51,625,812)	(2,884,417)		(54,510,229)
Machinery and equipment	<u>(2,362,535)</u>	<u>(247,283)</u>	<u>513,616</u>	<u>(2,096,202)</u>
Total accumulated depreciation	(53,988,347)	(3,131,700)	513,616	(56,606,431)
Total capital assets being depreciated, net	<u>99,106,055</u>	<u>9,319,897</u>	<u>_____</u>	<u>108,425,952</u>
Business-type activities capital assets, net	<u>\$119,040,900</u>	<u>\$10,650,701</u>	<u>\$ (6,322,022)</u>	<u>\$123,369,579</u>

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)

CITY OF HANFORD
Notes to Financial Statements
June 30, 2016
(Continued)

Depreciation expense for the fiscal year ending June 30, 2016 was charged to the following activities:

Governmental functions:

General governmental	\$ 31,496
Public safety	339,943
Culture and recreation	739,616
Public works	4,591,096
Community development	131,731
Capital assets held by the internal service funds were charged to the various functions based on their usage	<u>1,122,870</u>
Total	<u>\$6,956,752</u>

Business-type functions:

Water system	\$1,169,970
Wastewater	1,482,527
Storm drain	217,275
Refuse	5,350
Airport	230,461
Intermodal	<u>26,117</u>
Total	<u>\$3,131,700</u>

NOTE 5 – LONG-TERM DEBT

The following is a summary of the long-term debt activity for the year ended June 30, 2016:

Type of Debt	Balance July 1, 2015	Additions	Deletions	Balance June 30, 2016	Amounts Due Within One Year
Governmental activities					
Notes payable	\$ 246,450	\$	\$	\$ 246,450	\$
Compensated absences	<u>989,915</u>	<u>33,479</u>	<u> </u>	<u>1,023,394</u>	<u> </u>
Total governmental activities	<u>1,236,365</u>	<u>33,479</u>	<u> </u>	<u>1,269,844</u>	<u> </u>
Business activities					
Bonds payable	26,820,000		1,365,000	25,455,000	1,400,000
Add deferred amounts for issuance premium	1,069,646		73,343	996,303	
Note payable	7,160,982		315,392	6,845,590	326,431
Capital leases	12,209,027		915,913	11,293,114	544,487
Compensated absences	<u>196,937</u>	<u>500</u>	<u>6,493</u>	<u>190,944</u>	<u> </u>
Total business activities	<u>47,456,592</u>	<u>500</u>	<u>2,676,141</u>	<u>44,780,951</u>	<u>2,270,918</u>
Total primary government	<u>\$48,692,957</u>	<u>\$33,979</u>	<u>\$2,676,141</u>	<u>\$46,050,795</u>	<u>\$2,270,918</u>

CITY OF HANFORD
Notes to Financial Statements
June 30, 2016
(Continued)

Governmental Activities –

Notes Payable:

On September 20, 2011, the City entered into a loan agreement with the Kings County Economic Development Corporation in the amount of \$246,450 to fund 50% of the purchase price of 16.43 acres of vacant land for the Kings County Industrial Park Project. The note does not accrue interest at a fixed rate, but instead will pay a contingent deferred interest for a price in excess of \$30,000 per acre. The note represents a shared appreciation loan and the City is required to pay \$15,000 in principal for each acre it sells. The principal balance at June 30, 2016 was \$246,450.

Compensated Absences:

The City accounts for compensated absences (unpaid vacation, sick leave and compensatory time) in accordance with GASB Codification Sec. C60. In governmental funds, compensated absences are recorded as expenditures in the year paid, as it is the City's intention to liquidate any unpaid compensated absences at June 30 from future resources, rather than current available financial resources. Accordingly, the unpaid liability for governmental funds is recorded in the government-wide statement of net assets.

\$1,023,394

Business Type Activities –

On July 1, 2012, the City of Hanford issued \$13,165,000 Wastewater Revenue Refunding Bonds Series 2012 bearing interest of 3.0% to 5.0% payable semi-annually on April 1 and October 1 commencing October 1, 2012. The bonds mature annually at various amounts through October 1, 2032. The bonds are payable from net revenues of the City's Wastewater System and from amounts on deposit in certain funds and accounts created under the Indenture.

The Bonds were issued to refinance the City's previously issued \$5,000,000 CSCDA Water and Wastewater Revenue Bonds, dated October 1, 1999 and the \$10,555,000 CSCDA Water and Wastewater Revenue Bonds dated April 16, 2002. As a result the 1999 and 2002 Revenue Bonds are considered to be defeased and the liability for those bonds has been removed from the long-term liabilities of the Business Activities Debt.

The aggregate debt service payments of the new debt is \$2,121,034 less than the old debt. The issuance of the new debt and refunding of the old debt resulted in an economic gain (the difference between the present value of the old debt and new debt payments of approximately \$1,537,677.

Bonds outstanding at June 30, 2016 are \$11,185,000.

CITY OF HANFORD
Notes to Financial Statements
June 30, 2016
(Continued)

The future maturities of the Bonds payable are as follows:

Fiscal Year	Principal	Interest	Total
2017	\$ 520,000	\$ 410,156	\$ 930,156
2018	545,000	388,856	933,856
2019	565,000	366,656	931,656
2020	590,000	340,606	930,606
2021	620,000	313,456	933,456
2022-2026	3,385,000	1,192,916	4,577,916
2027-2031	3,745,000	591,262	4,336,262
2032-2033	<u>1,215,000</u>	<u>49,100</u>	<u>1,264,100</u>
Total	<u>\$11,185,000</u>	<u>\$3,653,008</u>	<u>\$14,838,008</u>

On July 1, 2013, the City of Hanford issued \$12,725,000 Water Revenue Refunding Bonds Series 2013 bearing interest of 2.0% to 5.0% payable semi-annually on April 1 and October 1, commencing October 1, 2013. The bonds mature annually at various amounts through October 1, 2028. The bonds are payable from net revenues of the City's Water System and from amounts on deposit in certain funds and accounts created under the Indenture.

The Bonds are being issued to refinance the City's previously issued to refinance the City's previously issued \$8,925,000 CSDA Water and Wastewater Revenue Bonds, dated December 9, 2003 and the \$8,150,000 Installment Sale Agreement – Water System dated December 20, 2007. As a result the 2003 Revenue Bond and 2007 Installment Sale Agreement are considered defeased and the liability for those issues has been removed from the long-term liabilities of the Business Activities Debt.

The aggregate debt service payments of the new debt are \$1,430,167 less than the old debt. The issuance of the new debt and refunding of the old debt resulted in an economic gain (the difference between the present value of the old debt and new debt payments of approximately \$(567,774).

Bonds outstanding at June 30, 2016 are \$10,550,000.

Fiscal Year	Principal	Interest	Total
2017	\$ 710,000	\$ 421,850	\$ 1,131,850
2018	730,000	403,800	1,133,800
2019	750,000	381,600	1,131,600
2020	775,000	354,850	1,129,850
2021	805,000	323,250	1,128,250
2022-2026	4,640,000	999,325	5,639,325
2027-2029	<u>2,140,000</u>	<u>117,325</u>	<u>2,257,325</u>
Total	<u>\$10,550,000</u>	<u>\$3,002,000</u>	<u>\$13,552,000</u>

Long-Term Debt – Bonds Payable

On January 28, 2015, the City of Hanford issued \$3,885,000 Wastewater Revenue Refunding Bonds, Series 2015, bearing interest of 2.0% to 4.0% payable semi-annually on April 1 and October 1, commencing April 1, 2015. The bonds mature annually at various amounts through October 1, 2032. The bonds are payable from net revenues of derived from charges and revenues received by the City from the operation of the Wastewater System.

CITY OF HANFORD
Notes to Financial Statements
June 30, 2016
(Continued)

The Bonds are being issued to provide funds to refund the City's outstanding City of Hanford, Variable Rate Demand Sewer System Refunding Revenue Bonds, 1996 Series A, to purchase a reserve fund municipal bond insurance policy in lieu of cash funding a bond reserve fund for the Bonds, and to pay the cost of issuing the Bonds. As a result the 1996 Revenue Bonds are considered to be defeased and the liability for those bonds has been removed from the long-term liabilities of the Business Activities Debt.

The aggregate debt service payments of the new debt are \$644,540 more than the old debt. The issuance of the new debt and refunding of the old debt resulted in an economic loss (the difference between the present value of the old debt and new debt payments) of approximately \$621,656.

Bonds outstanding at June 30, 2016 are 3,720,000.

The future maturities of the Bonds payable are as follows:

Fiscal Year	Principal	Interest	Total
2017	\$ 170,000	\$ 123,800	\$ 293,800
2018	175,000	119,475	294,475
2019	180,000	114,150	294,150
2020	185,000	108,675	293,675
2021	190,000	103,050	293,050
2022-2026	1,035,000	425,325	1,460,325
2027-2031	1,225,000	237,375	1,462,375
2032-2033	<u>560,000</u>	<u>22,600</u>	<u>582,600</u>
Total	<u>\$3,720,000</u>	<u>\$1,254,450</u>	<u>\$4,974,450</u>

Long-Term Debt – Notes Payable

On May 28, 2002, the City of Hanford obtained a loan from the California Infrastructure and Economic Development Bank in the amount of \$10,000,000. The term of the agreement is thirty (30) years with a maturity date of February 1, 2034, and an annual interest rate of 3.50%. Prior to the Bond Date, there is a .26% reduction in the interest rate, resulting in an initial rate of 3.24%. Interest on the loan is payable semi-annually on each February 1 and August 1, commencing August 1, 2003. As of June 30, 2016, the balance outstanding was \$6,845,590.

The future maturities of the Note payable were as follows:

Fiscal Year	Principal	Interest	Total
2017	\$ 326,431	\$ 233,883	\$ 560,314
2018	337,856	222,258	560,114
2019	349,681	210,226	559,907
2020	361,920	197,773	559,693
2021	374,587	184,884	559,471
2022-2026	2,079,014	714,735	2,793,749
2027-2031	2,469,216	317,704	2,786,920
2032	<u>546,885</u>	<u>9,571</u>	<u>556,456</u>
Total	<u>\$6,845,590</u>	<u>\$2,091,034</u>	<u>\$8,936,624</u>

CITY OF HANFORD
Notes to Financial Statements
June 30, 2016
(Continued)

Capital Lease

In August, 2009, the City entered into a capital lease agreement with Government Capital Corporation, to lease water meters and AMR devices. The purchase price of the equipment was approximately \$3,050,000 and a down payment of \$950,000 was applied to the purchase. Semi-annual payments commenced on February, 2010, were \$151,096 including interest of 4.668%, with a final payment in August, 2017.

On August 28, 2014 the City refinanced the 2009 capital lease to add an Automated Reading System (ARS). The purchase price was approximately \$400,000 and was added to the current balance of the prior capital lease. The revised principal balance is \$1,246,352 and commenced on February 18, 2015, with semi-annual payments of \$148,253 including interest of 2.79%, with a final payment in February, 2019. The balance outstanding as of June 30, 2016 was \$847,654.

The annual debt service requirements for the 2014 Capital Lease outstanding at June 30, 2016 are as follows:

Fiscal Year	Principal	Interest	Total
2017	\$274,760	\$21,746	\$296,506
2018	282,479	14,027	296,506
2019	<u>290,415</u>	<u>6,091</u>	<u>296,506</u>
Total	<u>\$847,654</u>	<u>\$41,864</u>	<u>\$889,518</u>

In November, 2011, the City entered into a capital lease agreement with Bank of America to design and construct an energy efficient tracker system for the City's wastewater treatment plant. The purchase price of this project is \$4,325,556, with annual payments in varying amounts including interest at 3.33% commencing on July 8, 2012 with a final payment in July, 2026. The balance outstanding as of June 30, 2016 was \$2,420,390.

The annual debt service requirements for the 2011 Capital Lease outstanding at June 30, 2016 are as follows:

Fiscal Year	Principal	Interest	Total
2018	\$ 138,686	\$ 80,599	\$ 219,285
2019	157,826	75,981	233,807
2020	178,265	70,725	248,990
2021	200,075	64,789	264,864
2022	223,336	58,126	281,462
2023-2027	<u>1,522,202</u>	<u>161,741</u>	<u>1,683,943</u>
Total	<u>\$2,420,390</u>	<u>\$511,961</u>	<u>\$2,932,351</u>

CITY OF HANFORD
Notes to Financial Statements
June 30, 2016
(Continued)

In March 2014, the City entered into a capital lease agreement with Bank of America National Association to design and construct a solar photovoltaic energy system using an energy service contract with Chevron Energy Solutions Company for several facilities throughout the City. The purchase price of this contract is \$8,495,138, with semi-annual payments in varying amounts including interest at 3.54% commencing on October 26, 2014 with a final payment in April, 2029. The balance outstanding as of June 30, 2016 was \$8,025,070.

The annual debt service requirements for the 2014 Capital Lease outstanding at June 30, 2015 are as follows:

Fiscal Year	Principal	Interest	Total
2017	\$ 269,727	\$ 281,721	\$ 551,448
2018	311,746	271,804	583,550
2019	356,766	260,374	617,140
2020	421,475	247,176	668,651
2021	474,518	231,791	706,309
2022-2026	3,303,562	856,587	4,160,149
2027-2029	<u>2,887,276</u>	<u>185,186</u>	<u>3,072,462</u>
Total	<u>\$8,025,070</u>	<u>\$2,334,639</u>	<u>\$10,359,709</u>

NOTE 6 – PENSION PLAN

General Information

Plan Descriptions

The City's defined benefit plans, the Miscellaneous, Police Safety and Fire Safety Plans of the City of Hanford, are open to all qualified permanent and probationary employees. The miscellaneous plan is an agent multiple – employer plan and the police and fire safety plans are cost-sharing multiple – employer plans. The Plans are administered by the California Public Employees' Retirement System (CalPERS), which acts as a common investment and administrative agent for participating public employers within the State of California. Benefit provisions under the Plans are established by State Statute and City resolution. CalPERS issues publicly available reports that include a full description of the pension plans regarding benefit provisions, assumptions and membership information that can be found on the CalPERS website.

Benefits Provided

CalPERS provides service retirement and disability benefits, annual cost of living adjustments, and death benefits to plan members and beneficiaries. Benefits are based on years of credited service, equal to one year of full time employment. Members with five years of total service are eligible to retire at age 50 to 52 with statutorily reduced benefits. All members are eligible for non-duty disability benefits after 10 years of service. The death benefits is one of the following: The Basic Death Benefit, the 1957 Survivor Benefit, or the Optional Settlement 2W Death Benefit. The cost of living adjustments for each plan are applied as specified by the Public Employees' Retirement Law.

CITY OF HANFORD
Notes to Financial Statements
June 30, 2016
(Continued)

The Plans' provisions and benefits in effect at June 30, 2016, are summarized as follows:

Date of Hire	Miscellaneous	
	Prior to January 1, 2013	On or After January 1, 2013
Benefit formula	2.7% @ 55	2% @ 62
Benefit vesting schedule	5 years' service	5 years' service
Benefit payments	Monthly for life	Monthly for life
Retirement age	55	55
Monthly benefits, as a percentage of eligible compensation	1.426% - 2.418%	1.000% - 2.500%
Required employee contribution rates	8%	8%
Required employer contribution rates	27.327%	28.226%

Date of Hire	Safety Police		
	Prior to January 1, 2013	On or After January 1, 2013	PEPRA On or After January 1, 2013
Benefit formula	3% @ 55	2.7% @ 57	2% @ 62
Benefit vesting schedule	5 years' service	5 years' service	5 years' service
Benefit payments	Monthly for life	Monthly for life	Monthly for life
Retirement age	50	50	52
Monthly benefits, as a percentage of eligible compensation	3.00%	2.0% - 2.7%	1.000% - 2.500%
Required employee contribution rates	9%	9%	6.25%
Required employer contribution rates	31.532%	31.254%	6.25%

Date of Hire	Safety Fire		
	Prior to January 1, 2013	On or After January 1, 2013	PEPRA On or After January 1, 2013
Benefit formula	3% @ 55	2.7% @ 57	2% @ 62
Benefit vesting schedule	5 years' service	5 years' service	5 years' service
Benefit payments	Monthly for life	Monthly for life	Monthly for life
Retirement age	50	50	52
Monthly benefits, as a percentage of eligible compensation	3.00%	2.0% - 2.7%	1.000% - 2.500%
Required employee contribution rates	9%	9%	6.25%
Required employer contribution rates	29.883%	30.882%	6.25%

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)

CITY OF HANFORD
Notes to Financial Statements
June 30, 2016
(Continued)

Contributions

Section 20814(c) of the California Public Employees' Retirement Law requires that the employer contribution rates for all public employers be determined on an annual basis by the actuary and shall be effective on July 1 following notice of a change in the rate. Funding contributions for the Plans are determined annually on an actuarial basis as of June 30 by CalPERS. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with an additional amount to finance unfunded accrued liability. The City is required to contribute the difference between the actuarially determined rate and the contribution rate of the employees.

For the year ended June 30, 2016, the contributions recognized as part of pension expense for the Plans are as follows:

	<u>Plans</u>
Contributions - employer	<u>\$5,202,191</u>

Pension Liabilities, Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions

As of June 30, 2016, the City reported net pension liabilities for its proportionate shares of the net pension liability of each Plan as follows:

	<u>Proportionate Share of Net Pension Liability</u>
Miscellaneous	\$24,835,846
Safety Police Plan	8,784,395
Safety Fire Plan	5,763,834
PEPRA Safety Police Plan	(858)
PEPRA Safety Fire Plan	(198)
Total Net Pension Liability	<u>\$39,383,019</u>

The City's net pension liability for each Plan is measured as the proportionate share of the net pension liability. The net pension liability of each of the Plans is measured as of June 30, 2014, and the total pension liability for each Plan use is calculate the net pension liability was determined by an actuarial valuation as of June 30, 2014 rolled forward to June 30, 2015 using standard update procedures. The City's proportion of the net pension liability was based on a projection of the City's long-term share of contributions to the pension plans relative to the projected contributions of all participating employers, actuarially determined. The City's proportionate share of the net pension liability for each Plan as of June 30, 2014 and 2015 was as follows:

	<u>Miscellaneous</u>	<u>Safety Police</u>	<u>Safety Fire</u>	<u>PEPRA Safety Police</u>	<u>PEPRA Safety Fire</u>
Proportion – June 30, 2014	N/A	0.243%	0.155%	0.000%	0.000%
Proportion – June 30, 2015	N/A	0.238%	0.142%	0.000%	0.000%
Change – Increase (Decrease)	N/A	.005%	.013%	0.000%	0.000%

CITY OF HANFORD
Notes to Financial Statements
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Deferred Outflows of Resources

	<u>Changes of Assumptions</u>	<u>Differences Between Expected and Actual Experiences</u>	<u>Net Differences Between Projected Earnings and Actual on Pension Plan Investments</u>	<u>Total Pension-related Deferred Outflows</u>
Miscellaneous Plan	\$0.00	\$0.00	\$2,899,378	\$2,899,378
Safety Plan	<u>0.00</u>	<u>0.00</u>	<u>2,859,367</u>	<u>2,859,367</u>
Total	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$5,758,745</u>	<u>\$5,758,745</u>

Deferred Inflows of Resources

	<u>Changes of Assumptions</u>	<u>Differences Between Expected and Actual Experiences</u>	<u>Net Differences Between Projected Earnings and Actual on Pension Plan Investments</u>	<u>Total Pension-related Deferred Inflows</u>
Miscellaneous Plan	\$1,226,746	\$319,949	\$3,433,855	\$4,980,550
Safety Plan	<u>1,149,010</u>	<u>249,820</u>	<u>3,441,693</u>	<u>4,840,523</u>
Total	<u>\$2,375,756</u>	<u>\$569,769</u>	<u>\$6,875,548</u>	<u>\$9,821,073</u>

<u>Measurement Period Ended June 30</u>	<u>Deferred Outflows (Inflows) of Resources</u>	
	<u>Safety Plans</u>	<u>Miscellaneous Plans</u>
2016	\$(930,417)	\$(1,014,657)
2017	(930,417)	(1,014,657)
2018	(830,666)	(776,701)
2019	710,344	724,843

Actuarial Methods and Assumptions Used to Determine Total Pension Liability

For the measurement period ended June 30, 2015, the total pension liability was determined by rolling forward the June 30, 2014 total pension liability. The June 30, 2015 total pension liability was based on the following actuarial methods and assumptions:

Actuarial Cost Method	Entry Age Normal in accordance with the Requirement of GASB Statement No. 68
Actuarial Assumptions:	
Discount Rate	7.65%
Inflation	2.75%
Salary Increases	Varies by Entry Age and Service
Investment Rate of Return	7.50% Net of Pension Plan Investment and Administrative Expenses; includes Inflation
Mortality Rate Table	Derived using CalPERS' Membership Date for all Funds
Post Retirement Benefit Increases	Contract COLA up to 2% until Purchasing Power Protection Allowance Floor on Purchasing Power applies, 2% thereafter

The experience Study report can be obtained at CalPERS' website under Forms and Publications.

CITY OF HANFORD
Notes to Financial Statements
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(Continued)

- (1) Depending on age, service and type of employment
- (2) Net of pension plan investment expenses, including inflation
- (3) The mortality table used was developed based on CalPERS' specific data. The table includes 20 years of mortality improvements using Society of Actuaries Scale BB. For more details on this table, please refer to the CalPERS 2014 experience study report available on CalPERS website.
- (4) All of the City's plan for Miscellaneous and Safety employed the same assumptions

All other actuarial assumptions used in the June 30, 2014 valuation were based on the results of an actuarial experience study for the period 1997 to 2011, including updates to salary increase, mortality and retirement rates. Further details of the Experience Study can be found on the CalPERS website under Forms and Publications.

Change of Assumption

GASB 68, paragraph 68 states that the long-term expected rate of return should be determined net of pension plan investment expense but without reduction for pension plan administrative expense. The discount rate was changed from 7.50 percent (net of administrative expense in 2014) to 7.65 percent as of June 30, 2015 measurement date to correct the adjustment which previously reduced the discount rate for administrative expense.

Discount Rate

The discount rate used to measure the total pension liability was 7.65 percent. To determine whether the municipal bond rates should be used in the calculation of a discount rate for public agency plans (including PERF C), CalPERS stress tested plans that would most likely result in a discount rate that would be different from the actuarially assumed discount rate. Based on the testing of the plans, the tests revealed the assets would not run out. Therefore, the current 7.65 percent discount rate is appropriate and the use of the municipal bond rate calculation is not deemed necessary. The long-term expected discount rate of 7.65 percent is applied to all plans in the Public Employees Retirement Fund, including PERF C. The stress test results are presented in a detailed report called "GASB Crossover testing Report" that can be obtained on CalPERS' website under the GASB 68 section.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class.

CITY OF HANFORD
Notes to Financial Statements
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(Continued)

In determining the long-term expected rate of return, CalPERS took into account both short-term and long-term market return expectations as well as the expected pension fund cash flows. Such cash flows were developed assuming that both members and employers will make their required contributions on time and as scheduled in all future years. Using historical returns of all the funds' asset classes, expected compound geometric returns were calculated over the short-term (first 10 years) and the long-term (11-60 years) using a building-block approach. Using the expected nominal returns for both short-term and long-term, the present value of benefits was calculated for each fund. The expected rate of return was set by calculating the single equivalent expected return that arrived at the same present value of benefits for cash flows as the one calculated using both short-term and long-term returns. The expected rate of return was then set equivalent to the single equivalent rate calculated above and rounded down to the nearest one quarter of one percent.

The table below reflects the long-term expected real rate of return by asset class. The rate of return was calculated using the capital market assumptions applied to determine the discount rate and asset allocation. These geometric rates of return are net of administrative expenses.

Asset Class	New Strategic Allocation	Real Return Years 1-10(a)	Real Return Years 11+(b)
Global Equity	47.0%	5.25%	5.71%
Global Fixed Income	19.0%	0.99%	2.43%
Inflation Sensitive	6.0%	0.45%	3.36%
Private Equity	12.0%	6.83%	6.95%
Real Estate	11.0%	4.50%	5.13%
Infrastructure and Forestland	3.0%	4.50%	5.09%
Liquidity	<u>2.0%</u>	-0.55%	-1.05%
Total	<u>100%</u>		

(a) An expected inflation of 2.5% used for this period.

(b) An expected inflation of 3.0% used for this period.

Sensitivity of the Proportionate Share of the Net Pension Liability to Change in the Discount Rate

The following presents the City's proportionate share of the net pension liability for each Plan, calculated using the discount rate for each Plan, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage point lower or 1-percentage point higher than the current rate:

	Miscellaneous	Safety Plans
1% Decrease	6.65%	6.65%
Net Pension Liability	\$37,854,481	\$23,324,114
Current Discount Rate	7.65%	7.65%
Net Pension Liability	\$24,835,846	\$14,547,173
1% Increase	8.65%	8.65%
Net Pension Liability	\$14,150,719	\$7,350,243

CITY OF HANFORD
Notes to Financial Statements
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Pension Plan Fiduciary Net Position

Detailed information about each pension plan's fiduciary net position is available in the separately issued CalPERS financial reports.

Payable to the Pension Plan

At June 30, 2016, the City reported a payable of \$189,429 for the outstanding amount of contributions to the pension plan required for the year ended June 30, 2016.

NOTE 7 – POST EMPLOYMENT HEALTH CARE BENEFITS

Plan Description

The City participates in the CalPERS medical program under the Public Employees' Medical and Hospital and Care Act (PEMHCA). As such, the City is obligated to contribute toward the cost of retiree medical coverage for the retiree's lifetime or until coverage is discontinued. The City has selected the equal contribution method, where it resolves to contribute the same amount for retirees as is contributed toward active employee medical plan coverage. The City currently pays the minimum employer contribution (MEC) for both active and retired employees as well as their survivors, if covered at the time of the employee's death. The MEC is \$119 per month for 2016.

Dental insurance is available to retired employees as well, though the cost of coverage is paid entirely by the retiree. Once the retiree reaches age 65 the City no longer allows the retiree to stay on the dental plan.

The above coverage is available for employees who satisfy the requirements for retirement under CalPERS (attained age 50 with 5 years of State or public agency service or approved disability retirement). An employee cannot terminate employment before meeting the age condition and be entitled to receive benefits.

Funding Policy

Currently the City funds retiree healthcare benefits on a pay-as-you-go basis, paying a maximum of \$119 per month for retiree benefits from the City funds as they are due with no prefunding for future years. The City recognizes expenditures for its share of the annual premiums as these benefits become due. For fiscal years 2015-2016, the City paid \$69,640 for benefits of 47 retirees or their beneficiaries receiving benefits.

Net OPEB Obligation

The City's annual other post-employment benefit (OPEB) cost (expense) is calculated based on the annual required contribution of the employer (ARC), and amount which was determined as part of the June 30, 2016 actuarial valuation in accordance with the parameters of GASB Statement No. 45. The ARC represents a level of funding that, if paid on an ongoing basis, is projected to cover normal cost each year and amortize any unfunded actuarial liabilities (or funding excess) over a period not to exceed thirty years. The ARC is subject to change with each actuarial valuation date performed no less than every three years.

CITY OF HANFORD
Notes to Financial Statements
June 30, 2016
(Continued)

The City's OPEB unfunded actuarial accrued liability as of July 1, 2016, the date of the most recent actuarial valuation, was a total of \$2,520,990. The OPEB obligation has been adjusted by an annual wage inflation percentage of 3.00% based on the assumptions of the actuarial valuation and a general salary increase of 3.25%.

The City has calculated and recorded the Net OPEB obligation, representing the difference between the ARC, amortization and contributions, as follows:

Annual required contributions (ARC) and annual OPEB cost	\$ 163,160
Interest on net OPEB obligation	68,602
Adjustment to the ARC	<u>(115,438)</u>
Annual required contribution annual OPEB cost (expense)	116,324
Less: Employer contribution	<u>(235,496)</u>
Change in net OPEB obligation	(119,172)
Net OPEB obligations, beginning of year	<u>1,715,042</u>
Net OPEB obligations, end of year	<u>\$1,595,870</u>

The City's annual OPEB cost, the percentage of annual OPEB cost contributed to the plan, and the net OPEB obligation for fiscal year 2016 and the two preceding years were as follows:

Fiscal Year Ended	Annual OPEB Cost	Percentage of Annual OPEB Cost Contributed	Net OPEB Obligation
6/30/14	\$412,280	16.34%	\$1,827,948
6/30/15	\$120,235	193.9%	\$1,715,042
6/30/16	\$116,324	202.4%	\$1,595,870

Funded Status and Funding Progress

Actuarial valuations of an ongoing plan involve estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Examples include assumptions about investment return, future employment, mortality, and the healthcare cost trend. Amounts determined regarding the funded status of the plan and annual required contributions of the employer are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future.

CITY OF HANFORD
Notes to Financial Statements
June 30, 2016
(Continued)

The funded status of the plan as of June 30, 2016 was as follows:

Actuarial accrued liability	\$2,520,990
Actuarial value of plan assets	<u>0</u>
Unfunded Actuarial accrued liability (UAAL)	\$2,520,990
 Funded ratio (actuarial value of plan assets/AAL)	 0%
Covered payroll (active plan members)	\$ N/A
UAAL as a percentage of covered payroll	N/A%

The funded ratio (the ratio of the Actuarial Value of Assets divided by the Actuarial Accrued Liability) is 0.0% as of June 30, 2016. Because the few eligible active employees retired shortly after the valuation date, they were treated as retirees for valuation purposes. Thus, for all practical purposes, there is no “covered” payroll as of June 30, 2016. This valuation reflects a number of important benefits and assumption changes, including extradaction of Methodology to value the implicit subsidy liability and closure of the retiree medical benefits for those not retired as of December 31, 2016.

Actuarial Methods and Assumptions

Projections of benefits for financial reporting purposes are based on the substantive plan as understood by the employer and plan members, and include the types of plan benefits provided at the time of the valuation and the historical pattern of sharing benefit costs between employer and plan members to that point. The actuarial methods and assumptions used include techniques that are designed to reduce the effects of short-term volatility in actuarial accrued liabilities and the actuarial assets, consistent with the long-term perspective of the calculations.

NOTE 8 – RISK MANAGEMENT

The City is partially self-insured for workers’ compensation and general liability insurance. For worker’s compensation, the City is responsible for claims up to \$250,000 per occurrence. Coverage in excess of the City’s self-insured retention is purchased through CSAC Excess Insurance Authority (CSAC-EIA) up to the statutory limits. The City participates in a risk pool for general liability insurance through CSAC-EIA above the City’s self-insured retention of \$100,000 up to \$5,000,000 per occurrence. Reinsurance coverage in excess of the pool layer up to \$25,000,000 is purchased through CSAC-EIA. For both workers’ compensation and general liability insurance, CSAC-EIA retains responsibility for claims in excess of each member’s self-insured retention. There were no reductions in insurance coverage from the prior year and there were no settlements that exceeded insurance coverage for the past three fiscal years.

Workers’ compensation and general liability claims incurred prior to July 1, 2012 were covered through the City’s participation in the Central San Joaquin Valley Risk Management Authority (CSJVRMA), a public entity risk pool. For workers’ compensation insurance, the City is self-insured up to \$200,000. Coverage between \$200,000 and \$500,000 is provided through a risk pool. CSJVRMA participates in an excess pool which provides coverage from \$500,000 to \$5,000,000 and purchases excess insurance above \$5,000,000 to the statutory limit. For general liability insurance, the City participates in a risk pool which covers the City above its self-insurance retention level of \$100,000 up to \$1,000,000. CSJVRMA participates in an excess pool which provides coverage from \$1,000,000 to \$29,000,000. CSJVRMA members may receive rebates or be required to make additional contributions through a retrospective adjustment process.

CITY OF HANFORD
Notes to Financial Statements
June 30, 2016
(Continued)

NOTE 9 – INTERFUND TRANSACTIONS

Interfund transactions are reported as either loans, service provided, reimbursements, or transfers. Loans are reported as interfund receivables and payables, as appropriate, and are subject to elimination upon consolidation. Services provided, deemed to be at market or near market rates, are treated as revenues and expenditures/expenses. Reimbursements occur when one fund incurs a cost, charges the appropriate benefiting fund, and reduces its related cost as a reimbursement. All other interfund transactions are treated as transfers. Transfers among governmental or proprietary funds are netted as part of the reconciliation to the government-wide financial statements.

Interfund due from/to other funds at June 30, 2016 were as follows:

	<u>Due From Other Funds</u>	<u>Due To Other Funds</u>
Governmental Funds		
General Fund	\$ 387,644	\$ 267,110
Capital Project Fund	1,902,225	100,786
Other Governmental Funds		286,858
Proprietary Funds		
Wastewater Fund	4,746	
Airport Fund		380,214
Intermodal Fund		271,723
Courthouse Square		<u>987,924</u>
Total	<u>\$2,294,615</u>	<u>\$2,294,615</u>

Interfund transfers consist of operating transfers from funds receiving resources to funds through which the resources are to be expended. Interfund transfers for the 2015/16 fiscal year were as follows:

	<u>Transfers In</u>	<u>Transfers Out</u>
Governmental Funds		
General Fund	\$ 233,005	\$ 404,115
Capital Project Fund		40,927
Transportation Impact Fees	70,535	
Other Governmental funds	678	557,318
Proprietary Funds		
Water System Fund	583,508	
Wastewater Fund	791	
Refuse Fund	95,602	
Airport Fund	461,040	
Building Fund		107,002
Fleet Management Fund		<u>335,797</u>
	<u>\$1,445,159</u>	<u>\$1,445,159</u>

CITY OF HANFORD
Notes to Financial Statements
June 30, 2016
(Continued)

NOTE 10 – CONTINGENT LIABILITIES

Litigation

The City is involved as a defendant in various legal proceedings. While it is not feasible to predict or determine the outcome in these cases, it is the opinion of the City that the outcome will have no material effect on the financial position of the City.

Special Tax Bond Series 1998

The City, by resolution, issued \$5,365,000 of “Special Tax Bonds, Series 1998,” pursuant to the Mello-Roos Community Facilities Act of 1982, as amended commencing with Section 53311, et seq., of the Government Code of the State of California. Neither the full faith and credit nor the taxing power (except with respect to the special taxes) of the City of Hanford, the State of California or any political subdivision thereof is pledged to the payment of the bonds. The bonds are not general or special obligations of the City or general obligations of the Community Facilities District No. 91-1, but are limited obligations of the district payable solely from the special taxes and funds held pursuant to that agreement. The City is acting only as an agent for the property owners.

Other

The City participates in a number of programs that are fully or partially funded by grants received from federal, state, and county governments. Expenditures financed by grants are subject to audit by the appropriate grantor agency. If expenditures are disallowed due to non-compliance with grant program regulations, the City may be required to reimburse the grantor agency. As of June 30, 2016, significant amounts of grant expenditures have not been audited by the grantor agencies, but the City believes that disallowed expenditures, if any, based on subsequent audits will not have a material effect on any of the individual governmental funds or the City’s overall financial position.

NOTE 11 – SUBSEQUENT EVENT

In March 2017, the City was notified by the California Department of Finance that \$6,551,252 in loans from the City of Hanford to the RDA Successor Agency did not meet the criteria for reimbursement through the annual ROPS process. The City has not decided whether to challenge the decision via resubmission, appeal, or lawsuit or to accept the decision of the Department of Finance and write-off the balance of the loans.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF HANFORD
Required Supplementary Information
Agent Multiple – Employer Defined Benefit Pension Plan
Schedule of Changes in Net Pension Liability and Related Ratios

California Public Employees' Retirement System (CalPERS) – Miscellaneous Plan

Measurement Period	2014-15 ¹	2013-14 ¹
TOTAL PENSION LIABILITY		
Service Cost	\$ 1,859,399	\$ 1,803,855
Interest	6,689,193	6,381,234
Changes in Benefit Terms	0	0
Difference Between Expected and Actual Experience	(443,007)	0
Changes of Assumptions	(1,698,571)	
Benefit Payments, Including Refunds of Employee Contributions	<u>(3,783,672)</u>	<u>(3,644,252)</u>
Net Change in Total Pension Liability	2,623,342	4,540,837
Total Pension Liability – Beginning	<u>90,544,146</u>	<u>86,003,309</u>
Total Pension Liability – Ending (a)	<u>\$93,167,488</u>	<u>\$90,544,146</u>
PLAN FIDUCIARY NET POSITION		
Contributions – Employer	\$ 2,837,484	\$ 2,451,408
Contributions – Employee	712,929	686,870
Net Investment Income ²	1,494,371	10,020,177
Benefit Payments, Including Refunds of Employee Contributions	(3,783,672)	(3,644,252)
Other Changes in Fiduciary Net Position	<u>(76,906)</u>	<u>0</u>
Net Change in Fiduciary Net Position	1,184,206	9,514,203
Plan Fiduciary Net Position – Beginning	<u>67,147,436</u>	<u>57,633,233</u>
Plan Fiduciary Net Position – Ending (b)	<u>\$68,331,642</u>	<u>\$67,147,436</u>
Plan net Pension Liability/(Asset) – Ending (a) - (b)	<u>\$24,835,846</u>	<u>\$23,396,710</u>
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	73.34%	74.16%
Covered-Employee Payroll	\$ 9,090,194	\$ 8,260,542
Plan Net Pension Liability/(Asset) as a percentage of Covered-Employee Payroll	273.22%	283.23%

¹ Historical information is required only for measurement periods for which GASB 68 is applicable.

² Net of administrative expenses.

Notes to Schedule:

Benefit Changes: The figures above do not include any liability impact that may have resulted from plan changes.

Changes of Assumptions: The discount rate was changed from 7.5 percent (net of administrative expense) to 7.65 percent.

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)

CITY OF HANFORD
Required Supplementary Information
Cost-Sharing Multiple-Employer Defined Benefit Pension Plan – Last 10 Years*

**Schedule of Plan's Proportionate Share of the Net Pension
Liability and Related Ratios as of the Measurement Date**

Safety Plans

	2015	2014
Plan's Proportion of the Net Pension Liability/(Asset)	.3530%	0.24020%
Plan's Proportionate Share of the Net Pension Liability/(Asset)	\$14,547,173	\$14,946,492
Plan's Covered-Employee Payroll	\$ 6,897,272	\$ 6,602,409
Plan's Proportionate Share of the Net Pension Liability/(Asset) as a Percentage of its Covered-Employee Payroll	210.91%	226.38%
Plan's Proportionate Share of the Fiduciary Net Position as a Percentage of the Plan's Total Pension Liability	78.71%	77.21%

*Fiscal year 2015 was the first year of implementation, therefore only two years are shown.

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)

CITY OF HANFORD
Required Supplementary Information
Schedule of Funding Progress PERS Information
For the Year Ended June 30, 2016

Schedule of Contributions

	2015 <u>Miscellaneous</u>	2014 <u>Miscellaneous</u>
Actuarially determined contribution	\$ 2,837,484	\$ 2,451,408
Contributions in relation to the actuarially determined contributions	<u>(2,837,484)</u>	<u>(2,451,408)</u>
Contribution deficiency (excess)	<u>\$ 0</u>	<u>\$ 0</u>
 Covered-employee payroll	 <u>\$ 9,090,194</u>	 <u>\$ 8,260,542</u>
Contributions as a percentage of covered-employee payroll	31.21%	29.68%
	<u>Safety Plans</u>	<u>Safety Plans</u>
Actuarially determined contribution	\$ 2,859,367	\$ 1,937,233
Contributions in relation to the actuarially determined contributions	<u>(2,859,367)</u>	<u>(1,937,233)</u>
Contribution deficiency (excess)	<u>\$ 0</u>	<u>\$ 0</u>
 Covered-employee payroll	 <u>\$ 6,897,272</u>	 <u>\$ 6,602,409</u>
Contributions as a percentage of covered-employee payroll	41.46%	29.34%

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)

CITY OF HANFORD
Required Supplementary Information
Schedule of Funding Progress PERS Information
For the Year Ended June 30, 2016
(Continued)

Notes to Schedule

Valuation date:

The actual methods and assumptions used to set the actuarially determined contributions for Fiscal Year 2014-15 were derived from the June 30, 2012 funding valuation report.

Methods and assumptions used to determine contribution rates:

Actuarial cost method	Entry Age Normal Cost Method
Amortization method	For details, see June 30, 2012 Funding Valuation Report
Asset valuation method	Actuarial Value of Assets. Details-see June 30, 2012 Funding Valuation Report
Inflation	2.75%
Salary increases	Varies by Entry Age and Service
Payroll Growth	3.00%
Investment rate of return	7.50%, net of pension plan investment expense, including inflation
Retirement age	The probabilities of retirement are based on the 2010 CalPERS Experience Study for the period from 1997 to 2007.
Mortality	The probabilities of mortality are based on the 2010 CalPERS Experience Study for the period from 1997 to 2007. Pre-retirement and Post-retirement mortality rates include 5 years of projected mortality improvement using Scale AA published by the Society of Actuaries.

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)

CITY OF HANFORD
Schedule of Revenues, Expenditures, and Changes in
Fund Balances – Budget and Actual (GAAP Basis)
General Fund
For the Year Ended June 30, 2016

	General Fund			Variance With Final Budget Positive (Negative)
	Original Budget	Final Budget	Actual	
REVENUES				
Taxes and special assessments	\$20,804,160	\$20,804,160	\$20,365,885	\$ (438,275)
Aid from other governmental agencies	1,369,540	1,348,929	1,332,652	(16,277)
License and permits	816,630	816,630	1,106,359	289,729
Fines and forfeits	80,380	80,380	188,919	108,539
Charges for services	1,056,930	1,068,930	1,233,071	164,141
Revenue from use of money and property	474,860	486,860	638,387	151,527
Miscellaneous	<u>247,350</u>	<u>248,350</u>	<u>280,636</u>	<u>32,286</u>
Total revenues	<u>24,849,850</u>	<u>24,854,239</u>	<u>25,145,909</u>	<u>291,670</u>
EXPENDITURES				
General government	1,900,520	2,011,820	2,175,584	(163,764)
Public safety	15,809,510	16,003,099	16,200,994	(197,895)
Public works	2,526,670	2,632,060	2,172,271	459,789
Parks and recreation	3,024,270	3,028,100	2,540,013	488,087
Community development	<u>1,443,610</u>	<u>1,444,470</u>	<u>2,578,994</u>	<u>(1,134,524)</u>
Total expenditures	<u>24,704,580</u>	<u>25,119,549</u>	<u>25,667,856</u>	<u>(548,307)</u>
Excess (deficiency) of revenue over expenditures	145,270	(265,310)	(521,947)	(256,637)
Other financing sources (uses)				
Operating transfers in	60,000	60,000	233,005	173,005
Operating transfers out	<u>(133,250)</u>	<u>(133,250)</u>	<u>(404,115)</u>	<u>(270,865)</u>
Total other financing sources (uses)	<u>(73,250)</u>	<u>(73,250)</u>	<u>(171,110)</u>	<u>(97,860)</u>
Net change in fund balances	<u>72,020</u>	<u>(338,560)</u>	<u>(693,057)</u>	<u>(354,497)</u>
Fund balances, beginning of year	<u>15,543,131</u>	<u>15,543,131</u>	<u>15,543,131</u>	
Fund balances, end of year	<u>\$15,615,151</u>	<u>\$15,204,571</u>	<u>\$14,850,074</u>	<u>\$ (354,497)</u>

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)

CITY OF HANFORD
Schedule of Revenues, Expenditures, and Changes in
Fund Balances – Budget and Actual (GAAP Basis)
CDBG Home/Housing Fund
For the Year Ended June 30, 2016

	CDBG Home/Housing Fund			Variance With Final Budget Positive (Negative)
	Original Budget	Final Budget	Actual	
REVENUES				
Aid from other governmental agencies	\$ 538,000	\$ 971,655	\$ 424,282	\$(547,373)
Revenue from use of money and property	181,780	181,720	929,927	748,207
Miscellaneous			74	74
Total revenues	<u>719,780</u>	<u>1,153,375</u>	<u>1,354,283</u>	<u>200,908</u>
EXPENDITURES				
Community development	719,780	747,810	591,716	156,094
Capital outlay		<u>969,926</u>	<u>456,549</u>	<u>513,377</u>
Total expenditures	<u>719,780</u>	<u>1,717,736</u>	<u>1,048,265</u>	<u>669,471</u>
Excess (deficiency) of revenue over expenditures		<u>(564,361)</u>	<u>306,018</u>	<u>870,379</u>
Other financing sources (uses)				
Operating transfers out				
Total other financing sources (uses)				
Net change in fund balances		<u>(564,361)</u>	<u>306,018</u>	<u>870,379</u>
Fund balances, beginning of year	<u>17,706,874</u>	<u>17,706,874</u>	<u>17,706,874</u>	
Fund balances, end of year	<u>\$17,706,874</u>	<u>\$17,142,513</u>	<u>\$18,012,892</u>	<u>\$870,379</u>

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)

CITY OF HANFORD
Schedule of Revenues, Expenditures, and Changes in
Fund Balances – Budget and Actual (GAAP Basis)
Capital Projects Fund
For the Year Ended June 30, 2016

	Capital Projects Fund			Variance With Final Budget Positive (Negative)
	Original Budget	Final Budget	Actual	
REVENUES				
Aid from other governmental agencies	\$	\$ 300,500	\$ 289,951	\$ (10,549)
Revenue from use of money and property			9,237	9,237
Miscellaneous	<u>218,590</u>	<u>218,590</u>		<u>(218,590)</u>
Total revenues	<u>218,590</u>	<u>519,090</u>	<u>299,188</u>	<u>(219,902)</u>
EXPENDITURES				
General government			42,465	(42,465)
Community development			20,552	(20,552)
Capital outlay	<u>943,000</u>	<u>3,063,280</u>	<u>1,484,777</u>	<u>1,578,503</u>
Total expenditures	<u>943,000</u>	<u>3,063,280</u>	<u>1,547,794</u>	<u>1,515,486</u>
Excess (deficiency) of revenue over expenditures	<u>(724,410)</u>	<u>(2,544,190)</u>	<u>(1,248,606)</u>	<u>1,295,584</u>
Other financing sources (uses)				
Operating transfers out			(40,927)	(40,927)
Total other financing sources (uses)			(40,927)	(40,927)
Net change in fund balances	(724,410)	(2,544,190)	(1,289,533)	1,254,657
Fund balances, beginning of year	<u>8,602,239</u>	<u>8,602,239</u>	<u>8,602,239</u>	
Fund balances, end of year	<u>\$7,877,829</u>	<u>\$ 6,058,049</u>	<u>\$ 7,312,706</u>	<u>\$1,254,657</u>

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)

CITY OF HANFORD
Schedule of Revenues, Expenditures, and Changes in
Fund Balances – Budget and Actual (GAAP Basis)
Transportation Impact Fees
For the Year Ended June 30, 2016

	Transportation Impact Fees			Variance With Final Budget Positive (Negative)
	Original Budget	Final Budget	Actual	
REVENUES				
Taxes and special assessments	\$1,177,000	\$ 1,177,000	\$2,409,766	\$1,232,766
Revenue from use of money and property	6,050	6,050	13,239	7,189
Miscellaneous			1,881	1,881
Total revenues	<u>1,183,050</u>	<u>1,183,050</u>	<u>2,424,886</u>	<u>1,241,836</u>
EXPENDITURES				
Capital outlay	<u>150,000</u>	<u>2,427,030</u>	<u>3,111,070</u>	<u>(684,040)</u>
Total expenditures	<u>150,000</u>	<u>2,427,030</u>	<u>3,111,070</u>	<u>(684,040)</u>
Excess (deficiency) of revenue over expenditures	<u>1,033,050</u>	<u>(1,243,980)</u>	<u>(686,184)</u>	<u>557,796</u>
Other financing sources (uses)				
Operating transfers in			70,535	70,535
Total other financing sources (uses)			70,535	70,535
Net change in fund balances	1,033,050	(1,243,980)	(615,649)	628,331
Fund balances, beginning of year	<u>1,721,524</u>	<u>1,721,524</u>	<u>1,721,524</u>	
Fund balances, end of year	<u>\$2,754,574</u>	<u>\$ 477,544</u>	<u>\$1,105,875</u>	<u>\$ 628,331</u>

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)

SUPPLEMENTARY INFORMATION SECTION

CITY OF HANFORD
Combining Balance Sheet
Non-Major Special Revenue Funds
June 30, 2016

	Transportation Funds	Park Impact Fees	Parking Fund	Downtown Reinvestment Fund	Landscaping Assessment District
ASSETS					
Cash and investments	2,347,888	\$3,592,213	\$98,330	\$108,138	\$647,518
Accounts receivable	,078,392	5,517		166	5,325
Loans receivable				41,108	
Total assets	<u>3,426,280</u>	<u>\$3,597,730</u>	<u>\$98,330</u>	<u>\$149,412</u>	<u>\$652,843</u>
LIABILITIES AND FUND BALANCES					
Liabilities					
Accounts payable	178,605	\$ 159,493	\$	\$	\$ 20,066
Accrued wages payable					
Due to other funds					
Total liabilities	<u>178,605</u>	<u>159,493</u>			<u>20,066</u>
FUND BALANCES					
Nonspendable:					
Long-term receivables				41,108	
Restricted for:					
Community development					
Streets and roads	,247,675				
Recreation		3,438,237			
Landscape maintenance					632,777
Public safety					
Committed for:					
Parking and business improvement			98,330	108,304	
Community development					
Unassigned					
Total fund balances	<u>3,247,675</u>	<u>3,438,237</u>	<u>98,330</u>	<u>149,412</u>	<u>632,777</u>
Total liabilities and fund balances	<u>3,426,280</u>	<u>\$3,597,730</u>	<u>\$98,330</u>	<u>\$149,412</u>	<u>\$652,843</u>

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)

CITY OF HANFORD
Combining Balance Sheet
Non-Major Special Revenue Funds
June 30, 2016
(Continued)

	City Housing Fund	Central Parking and Business Improvement	Fire Protection Impact Fees	Police Protection Impact Fees
ASSETS				
Cash and investments	\$1,129,190	\$196,213	\$818,248	\$1,049,894
Accounts receivable	1,734	302	1,256	1,612
Loans receivable	<u>1,211,171</u>	<u> </u>	<u> </u>	<u> </u>
Total assets	<u>\$2,342,095</u>	<u>\$196,515</u>	<u>\$819,504</u>	<u>\$1,051,506</u>
LIABILITIES AND FUND BALANCES				
Liabilities				
Accounts payable	\$	\$	\$	\$ 10,727
Accrued wages payable				
Due to other funds	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Total liabilities	<u> </u>	<u> </u>	<u> </u>	<u>10,727</u>
FUND BALANCES				
Nonspendable:				
Long-term receivables	,211,171			
Restricted for:				
Community development				
Streets and roads				
Recreation				
Landscape maintenance				
Public safety			819,504	1,040,779
Committed for:				
Parking and business improvement		196,515		
Community development	,130,924			
Unassigned	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Total fund balances	<u>2,342,095</u>	<u>196,515</u>	<u>819,504</u>	<u>1,040,779</u>
Total liabilities and fund balances	<u>\$2,342,095</u>	<u>\$196,515</u>	<u>\$819,504</u>	<u>\$1,051,506</u>

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)

CITY OF HANFORD
Combining Balance Sheet
Non-Major Special Revenue Funds
June 30, 2016
(Continued)

	Special Aviation	Learning Center Operation	Traffic Safety	Street Tree Committee
ASSETS				
Cash and investments	\$	\$4,281	\$ 8,068	\$1,201
Accounts receivable	460,128	7	2,150	
Loans receivable	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Total assets	<u>\$460,128</u>	<u>\$4,288</u>	<u>\$10,218</u>	<u>\$1,201</u>
LIABILITIES AND FUND BALANCES				
Liabilities				
Accounts payable	\$225,342	\$	\$ 8,033	\$
Accrued wages payable				
Due to other funds	<u>284,718</u>	<u> </u>	<u>2,140</u>	<u> </u>
Total liabilities	<u>510,060</u>	<u> </u>	<u>10,173</u>	<u> </u>
FUND BALANCES				
Nonspendable:				
Long-term receivables				
Restricted for:				
Community development				
Streets and roads				
Recreation				
Landscape maintenance				1,201
Public safety			45	
Committed for:				
Parking and business improvement				
Community development		4,288		
Unassigned	<u>(49,932)</u>	<u> </u>	<u> </u>	<u> </u>
Total fund balances	<u>(49,932)</u>	<u>4,288</u>	<u>45</u>	<u>1,201</u>
Total liabilities and fund balances	<u>\$460,128</u>	<u>\$4,288</u>	<u>\$10,218</u>	<u>\$1,201</u>

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)

CITY OF HANFORD
Combining Balance Sheet
Non-Major Special Revenue Funds
June 30, 2016
(Continued)

	State Gas Tax Fund	Grants	Public Housing Authority	Total Non-Major Special Revenue Funds
ASSETS				
Cash and investments	\$4,653,143	\$18,881	\$ 17,803	\$14,691,009
Accounts receivable	318,725			1,875,314
Loans receivable			1,075,390	2,327,669
Total assets	<u>\$4,971,868</u>	<u>\$18,881</u>	<u>\$1,093,193</u>	<u>\$18,893,992</u>
LIABILITIES AND FUND BALANCES				
Liabilities				
Accounts payable	\$ 89,781	\$	\$ 316	\$ 692,363
Accrued wages payable			5,941	5,941
Due to other funds				286,858
Total liabilities	<u>89,781</u>		<u>6,257</u>	<u>985,162</u>
FUND BALANCES				
Nonspendable:				
Long-term receivables			1,075,390	2,327,669
Restricted for:				
Community development			11,546	11,546
Streets and roads	4,882,087			8,129,762
Recreation				3,438,237
Landscape maintenance				633,978
Public safety				1,860,328
Committed for:				
Parking and business improvement				403,149
Community development		18,881		1,154,093
Unassigned				(49,932)
Total fund balances	<u>4,882,087</u>	<u>18,881</u>	<u>1,086,936</u>	<u>17,908,830</u>
Total liabilities and fund balances	<u>\$4,971,868</u>	<u>\$18,881</u>	<u>\$1,093,193</u>	<u>\$18,893,992</u>

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)

CITY OF HANFORD
Combining Statement of Revenues, Expenditures, and
Changes in Fund Balances
Non-Major Special Revenue Funds
For the Year Ended June 30, 2016

	Transportation Funds	Park Impact Fees	Parking Fund	Downtown Reinvestment Fund	Landscaping Assessment District
REVENUES					
Taxes and special assessments	\$1,412,911	\$ 997,194	\$	\$	\$ 409,738
Aid from other governmental agencies	660,821				
Fines and forfeitures					
Revenue from use of money and property	<u>18,325</u>	<u>25,872</u>	<u>9,225</u>	<u>2,904</u>	<u>1,203</u>
Total revenues	<u>2,092,057</u>	<u>1,023,066</u>	<u>9,225</u>	<u>2,904</u>	<u>410,941</u>
EXPENDITURES					
Public safety					
Public works	590,425				530,656
Recreation		159,493			
Community development					
Capital outlay	<u>628,749</u>	<u> </u>	<u> </u>	<u>191,349</u>	<u> </u>
Total expenditures	<u>1,219,174</u>	<u>159,493</u>	<u> </u>	<u>191,349</u>	<u>530,656</u>
Excess (deficiency) of revenue over expenditures	<u>872,883</u>	<u>863,573</u>	<u>9,225</u>	<u>(188,445)</u>	<u>(119,715)</u>
Other financing sources (uses)					
Operating transfers in					
Operating transfers out	<u>(52,908)</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Total other financing sources (uses)	<u>(52,908)</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Net change in fund balances	819,975	863,573	9,225	(188,445)	(119,715)
Fund balances, beginning of year	<u>2,427,700</u>	<u>2,574,664</u>	<u>89,105</u>	<u>337,857</u>	<u>752,492</u>
Fund balances, end of year	<u>\$3,247,675</u>	<u>\$3,438,237</u>	<u>\$98,330</u>	<u>\$ 149,412</u>	<u>\$ 632,777</u>

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)

See independent auditor's report and notes to financial statements.

CITY OF HANFORD
Combining Statement of Revenues, Expenditures, and
Changes in Fund Balances
Non-Major Special Revenue Funds
For the Year Ended June 30, 2016
(Continued)

	City Housing Fund	Central Parking and Business Improvement	Fire Protection Impact Fees	Police Protection Impact Fees
REVENUES				
Taxes and special assessments	\$	\$101,526	\$217,273	\$ 229,961
Aid from other governmental agencies				
Fines and forfeitures				
Revenue from use of money and property	<u>1,150</u>	<u>1,517</u>	<u>5,847</u>	<u>9,512</u>
Total revenues	<u>1,150</u>	<u>103,043</u>	<u>223,120</u>	<u>239,473</u>
EXPENDITURES				
Public safety				19,594
Public works		90,095		
Recreation				
Community development	76,933			
Capital outlay	<u> </u>	<u> </u>	<u> </u>	<u>715,397</u>
Total expenditures	<u>76,933</u>	<u>90,095</u>	<u> </u>	<u>734,991</u>
Excess (deficiency) of revenue over expenditures	<u>(75,783)</u>	<u>12,948</u>	<u>223,120</u>	<u>(495,518)</u>
Other financing sources (uses)				
Operating transfers in				
Operating transfers out				
Total other financing sources (uses)	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Net change in fund balances	(75,783)	12,948	223,120	495,518)
Fund balances, beginning of year	<u>2,417,878</u>	<u>183,567</u>	<u>596,384</u>	<u>1,536,297</u>
Fund balances, end of year	<u>\$2,342,095</u>	<u>\$196,515</u>	<u>\$819,504</u>	<u>\$1,040,779</u>

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)

CITY OF HANFORD
Combining Statement of Revenues, Expenditures, and
Changes in Fund Balances
Non-Major Special Revenue Funds
For the Year Ended June 30, 2016
(Continued)

	Special Aviation	Learning Center Operation	Traffic Safety	Street Tree Committee
REVENUES				
Taxes and special assessments	\$	\$	\$	\$
Aid from other governmental agencies	422,424			
Fines and forfeitures			23,817	
Revenue from use of money and property	<u>(262)</u>	<u>1,534</u>	<u>118</u>	<u>2</u>
Total revenues	<u>422,162</u>	<u>1,534</u>	<u>23,935</u>	<u>2</u>
EXPENDITURES				
Public safety				
Public works	9,158			
Recreation				
Community development		5,076		
Capital outlay	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Total expenditures	<u>9,158</u>	<u>5,076</u>	<u> </u>	<u> </u>
Excess (deficiency) of revenue over expenditures	<u>413,004</u>	<u>(3,542)</u>	<u>23,935</u>	<u>2</u>
Other financing sources (uses)				
Operating transfers in				
Operating transfers out	<u>(462,968)</u>	<u>(17,626)</u>	<u>(23,816)</u>	<u> </u>
Total other financing sources (uses)	<u>(462,968)</u>	<u>(17,626)</u>	<u>(23,816)</u>	<u> </u>
Net change in fund balances	(49,964)	(21,168)	119	2
Fund balances, beginning of year	<u>32</u>	<u>25,456</u>	<u>(74)</u>	<u>1,199</u>
Fund balances, end of year	<u>\$ (49,932)</u>	<u>\$ 4,288</u>	<u>\$ 45</u>	<u>\$1,201</u>

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)

CITY OF HANFORD
Combining Statement of Revenues, Expenditures, and
Changes in Fund Balances
Non-Major Special Revenue Funds
For the Year Ended June 30, 2016
(Continued)

	State Gas Tax Fund	Grants	Public Housing Authority	Total Non-Major Special Revenue Funds
REVENUES				
Taxes and special assessments	\$1,149,430	\$	\$	\$ 4,518,033
Aid from other governmental agencies	311,579	136,042	177,503	1,708,369
Fines and forfeitures				23,817
Revenue from use of money and property	<u>37,312</u>	<u>(110)</u>	<u>18,624</u>	<u>132,773</u>
Total revenues	<u>1,498,321</u>	<u>135,932</u>	<u>196,127</u>	<u>6,382,992</u>
EXPENDITURES				
Public safety				19,594
Public works	901,818			2,122,152
Recreation				159,493
Community development		95,697	408,902	586,608
Capital outlay	<u>184,296</u>	<u></u>	<u></u>	<u>1,719,791</u>
Total expenditures	<u>1,086,114</u>	<u>95,697</u>	<u>408,902</u>	<u>4,607,638</u>
Excess (deficiency) of revenue over expenditures	<u>412,207</u>	<u>40,235</u>	<u>(212,775)</u>	<u>1,775,354</u>
Other financing sources (uses)				
Operating transfers in			678	678
Operating transfers out	<u></u>	<u></u>	<u></u>	<u>(557,318)</u>
Total other financing sources (uses)	<u></u>	<u></u>	<u>678</u>	<u>(556,640)</u>
Net change in fund balances	412,207	40,235	(212,097)	1,218,714
Fund balances, beginning of year	<u>4,469,880</u>	<u>(21,354)</u>	<u>1,299,033</u>	<u>16,690,116</u>
Fund balances, end of year	<u>\$4,882,087</u>	<u>\$ 18,881</u>	<u>\$1,086,936</u>	<u>\$17,908,830</u>

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)

CITY OF HANFORD
Combining Statement of Net Position
Internal Service Funds
June 30, 2016

	City Payroll Fund	Risk Management Fund	Computer Maintenance Fund
ASSETS			
Current assets			
Cash and investments	\$24,425	\$3,337,927	\$1,641,955
Receivables, net			
Deposits		125,000	
Inventory			
Total current assets	<u>24,425</u>	<u>3,462,927</u>	<u>1,641,955</u>
Noncurrent assets			
Capital assets:			
Machinery and equipment			
Accumulated depreciation			
Total capital assets (net of accumulated depreciation)			
Total noncurrent assets			
Total assets	<u>\$24,425</u>	<u>\$3,462,927</u>	<u>\$1,641,955</u>
Deferred outflows of resources			
Deferred outflows related to pensions			33,814
Total deferred outflows of resources			<u>33,814</u>
LIABILITIES			
Current liabilities			
Accounts payable	\$	\$ 46,645	\$ 4,880
Salaries and benefits payable	<u>23,428</u>		
Total current liabilities	<u>23,428</u>	<u>46,645</u>	<u>4,880</u>
Noncurrent liabilities			
Compensated absences payable			
Net pension liability			255,989
Total noncurrent liabilities			<u>255,989</u>
Total liabilities	<u>23,428</u>	<u>46,645</u>	<u>260,869</u>
Deferred inflows of resources			
Deferred inflows related to pensions			26,405
Total deferred inflow of resources			<u>26,405</u>
NET POSITION			
Invested in capital assets net of related debt			
Unrestricted	<u>997</u>	<u>3,416,282</u>	<u>1,388,495</u>
Total net position	<u>\$ 997</u>	<u>\$3,416,282</u>	<u>\$1,388,495</u>

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)

CITY OF HANFORD
Combining Statement of Net Position
Internal Service Funds
June 30, 2016
(Continued)

	Building Fund	Fleet Maintenance Fund	Totals
ASSETS			
Current assets			
Cash and investments	\$1,173,204	\$ 13,280,907	\$ 19,458,418
Receivables, net		19,879	19,879
Deposits			125,000
Inventory		<u>251,200</u>	<u>251,200</u>
Total current assets	<u>1,173,204</u>	<u>13,551,986</u>	<u>19,854,497</u>
Noncurrent assets			
Capital assets:			
Machinery and equipment	55,716	18,896,463	18,952,179
Accumulated depreciation	<u>(15,361)</u>	<u>(12,101,512)</u>	<u>(12,116,873)</u>
Total capital assets (net of accumulated depreciation)	<u>40,355</u>	<u>6,794,951</u>	<u>6,835,306</u>
Total noncurrent assets	<u>40,355</u>	<u>6,794,951</u>	<u>6,835,306</u>
Total assets	<u>\$1,213,559</u>	<u>\$ 20,346,937</u>	<u>\$ 26,689,803</u>
Deferred outflows of resources			
Deferred outflows related to pensions	<u>94,160</u>	<u>132,136</u>	<u>260,110</u>
Total deferred outflows of resources	<u>94,160</u>	<u>132,136</u>	<u>260,110</u>
LIABILITIES			
Current liabilities			
Accounts payable	\$ 22,952	\$ 130,071	\$ 204,548
Salaries and benefits payable	<u>14,477</u>	<u>19,918</u>	<u>57,823</u>
Total current liabilities	<u>37,429</u>	<u>149,989</u>	<u>262,371</u>
Noncurrent liabilities			
Compensated absences payable	11,931	35,651	47,582
Net pension liability	<u>712,833</u>	<u>1,000,329</u>	<u>1,969,151</u>
Total noncurrent liabilities	<u>724,764</u>	<u>1,035,980</u>	<u>2,016,733</u>
Total liabilities	<u>762,193</u>	<u>1,185,969</u>	<u>2,279,104</u>
Deferred inflows of resources			
Deferred inflows related to pensions	<u>73,528</u>	<u>103,183</u>	<u>203,116</u>
Total deferred inflow of resources	<u>73,528</u>	<u>103,183</u>	<u>203,116</u>
NET POSITION			
Invested in capital assets net of related debt	40,355	6,794,951	6,835,306
Unrestricted	<u>431,643</u>	<u>12,394,970</u>	<u>17,632,387</u>
Total net position	<u>\$ 471,998</u>	<u>\$ 19,189,921</u>	<u>\$ 24,467,693</u>

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)

CITY OF HANFORD
Combining Statement of Revenues, Expenses,
and Changes in Net Position
Internal Service funds
For the Year Ended June 30, 2016

	City Payroll Fund	Risk Management Fund	Computer Maintenance Fund
	<u> </u>	<u> </u>	<u> </u>
OPERATING REVENUES			
Charges for services	\$	\$1,658,223	\$ 274,480
Other revenues	<u> </u>	<u>324,298</u>	<u> </u>
Total operating revenues	<u> </u>	<u>1,982,521</u>	<u>274,480</u>
OPERATING EXPENSES			
Personnel services			120,653
Services and supplies		1,878,994	255,032
Depreciation	<u> </u>	<u> </u>	<u> </u>
Total operating expenses	<u> </u>	<u>1,878,994</u>	<u>375,685</u>
Operating income (loss)	<u> </u>	<u>103,527</u>	<u>(101,205)</u>
NON-OPERATING REVENUES (EXPENSES)			
Interest income			
Unrealized gain (loss) on investments	1,816	3,291	2,713
Intergovernmental revenue	<u> </u>	<u> </u>	<u> </u>
Total non-operating revenue (expenses)	<u>1,816</u>	<u>3,291</u>	<u>2,713</u>
Income (loss) before capital contributions and transfers	<u>1,816</u>	<u>106,818</u>	<u>(98,492)</u>
Capital contributions			
Transfers in/(out)	<u> </u>	<u> </u>	<u> </u>
Change in net position	1,816	106,818	(98,492)
Net position, beginning of year	<u>(819)</u>	<u>3,309,464</u>	<u>1,486,987</u>
Net position, end of year	<u>\$ 997</u>	<u>\$3,416,282</u>	<u>\$1,388,495</u>

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)

CITY OF HANFORD
Combining Statement of Revenues, Expenses,
and Changes in Net Position
Internal Service Funds
For the Year Ended June 30, 2016
(Continued)

	Building Fund	Fleet Management Fund	Totals
OPERATING REVENUES			
Charges for services	\$ 872,982	\$ 3,772,350	\$ 6,578,035
Other revenues	<u>2,542</u>	<u>86,921</u>	<u>413,761</u>
Total operating revenues	<u>875,524</u>	<u>3,859,271</u>	<u>6,991,796</u>
OPERATING EXPENSES			
Personnel services	420,724	520,166	1,061,543
Services and supplies	257,935	1,455,703	3,847,664
Depreciation	<u>5,627</u>	<u>1,117,243</u>	<u>1,122,870</u>
Total operating expenses	<u>684,286</u>	<u>3,093,112</u>	<u>6,032,077</u>
Operating income (loss)	<u>191,238</u>	<u>766,159</u>	<u>959,719</u>
NON-OPERATING REVENUES (EXPENSES)			
Interest income		79,794	79,794
Unrealized gain (loss) on investments	1,920	20,649	30,389
Intergovernmental revenue	<u></u>	<u>59,619</u>	<u>59,619</u>
Total non-operating revenue (expenses)	<u>1,920</u>	<u>160,062</u>	<u>169,802</u>
Income (loss) before capital contributions and transfers	<u>193,158</u>	<u>926,221</u>	<u>1,129,521</u>
Capital contributions		471,175	471,175
Transfers in/(out)	<u>(107,002)</u>	<u>(335,797)</u>	<u>(442,799)</u>
Change in net position	86,156	1,061,599	1,157,897
Net position, beginning of year	<u>385,842</u>	<u>18,128,322</u>	<u>23,309,796</u>
Net position, end of year	<u>\$ 471,998</u>	<u>\$19,189,921</u>	<u>\$24,467,693</u>

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)

CITY OF HANFORD
Combining Statement of Cash Flows
Internal Service Funds
For the Year Ended June 30, 2016

	City Payroll Fund	Risk Management Fund	Computer Maintenance Fund
CASH FLOWS FROM OPERATING ACTIVITIES:			
Cash received for current services	\$	\$ 1,658,223	\$ 274,480
Cash received for other operating revenues	17,688	324,298	
Cash paid for services and supplies		(1,869,689)	(255,619)
Cash paid for salaries and benefits			(137,457)
Net cash provided (used) by operating activities	<u>17,688</u>	<u>112,832</u>	<u>(118,596)</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:			
Transfers (to)/from other funds			
Intergovernmental revenue	<u> </u>	<u> </u>	<u> </u>
Net cash provided (used) by noncapital financing activities	<u> </u>	<u> </u>	<u> </u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:			
Capital expenditures	<u> </u>	<u> </u>	<u> </u>
Net cash provided (used) by capital and related financing activities	<u> </u>	<u> </u>	<u> </u>
CASH FLOWS FROM INVESTING ACTIVITIES:			
Unrealized gain (loss) on investments	1,816	3,291	2,713
Interest received	<u> </u>	<u> </u>	<u> </u>
Net cash provided (used) by investing activities	<u>1,816</u>	<u>3,291</u>	<u>2,713</u>
Net increase (decrease) in cash and cash equivalents	19,504	116,123	(115,883)
Cash and cash equivalents, beginning of year	<u>4,921</u>	<u>3,221,804</u>	<u>1,757,838</u>
Cash and cash equivalents, end of year	<u>\$24,425</u>	<u>\$ 3,337,927</u>	<u>\$1,641,955</u>
Reconciliation of operating income (loss) to net cash provided (used) by operating activities:			
CASH FLOWS FROM OPERATING ACTIVITIES:			
Operating income/(loss)	\$	\$ 103,527	\$ (101,205)
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:			
Depreciation			
(Increase) decrease in net assets:			
Inventory			
Deferred outflow of resources			(3,845)
Increase (decrease) in net liabilities:			
Accounts payable		9,305	(587)
Salaries and benefits payable	17,688		1,106
Compensated absences			
Net pension related liabilities			12,663
Deferred inflow of resources			(26,728)
Total adjustments	<u>17,688</u>	<u>9,305</u>	<u>(17,391)</u>
Net cash provided (used) by operating activities	<u>\$17,688</u>	<u>\$ 112,832</u>	<u>\$ (118,596)</u>

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)

CITY OF HANFORD
Combining Statement of Cash Flows
Internal Service Funds
For the Year Ended June 30, 2016
(Continued)

	Building Fund	Fleet Maintenance Fund	Total
CASH FLOWS FROM OPERATING ACTIVITIES:			
Cash received for current services	\$ 872,982	\$ 3,772,350	\$ 6,578,035
Cash received for other operating revenues	2,542	86,921	431,449
Cash paid for services and supplies	(248,906)	(1,449,552)	(3,823,766)
Cash paid for salaries and benefits	(447,588)	(592,720)	(1,177,765)
Net cash provided (used) by operating activities	<u>179,030</u>	<u>1,816,999</u>	<u>2,007,953</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:			
Transfers (to)/from other funds	(107,002)	(335,797)	(442,799)
Intergovernmental revenue	<u> </u>	<u>59,619</u>	<u>59,619</u>
Net cash provided (used) by noncapital financing activities	<u>(107,002)</u>	<u>(276,178)</u>	<u>(383,180)</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:			
Capital expenditures	<u>(3,981)</u>	<u>(462,442)</u>	<u>(466,423)</u>
Net cash provided (used) by capital and related financing activities	<u>(3,981)</u>	<u>(462,442)</u>	<u>(466,423)</u>
CASH FLOWS FROM INVESTING ACTIVITIES:			
Unrealized gain (loss) on investments	1,920	20,649	30,389
Interest received	<u> </u>	<u>75,009</u>	<u>75,009</u>
Net cash provided (used) by investing activities	<u>1,920</u>	<u>95,658</u>	<u>105,398</u>
Net increase (decrease) in cash and cash equivalents	69,967	1,174,037	1,263,748
Cash and cash equivalents, beginning of year	<u>1,103,237</u>	<u>12,106,870</u>	<u>18,194,670</u>
Cash and cash equivalents, end of year	<u>\$1,173,204</u>	<u>\$13,280,907</u>	<u>\$19,458,418</u>
Reconciliation of operating income (loss) to net cash provided (used) by operating activities:			
CASH FLOWS FROM OPERATING ACTIVITIES:			
Operating income/(loss)	\$ 191,238	\$ 766,159	\$ 959,719
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:			
Depreciation	5,627	1,117,243	1,122,870
(Increase) decrease in net assets:			
Inventory		(42,984)	(42,984)
Deferred outflow of resources	(12,816)	(13,212)	(29,873)
Increase (decrease) in net liabilities:			
Accounts payable	9,029	49,135	66,882
Salaries and benefits payable	3,322	4,800	26,916
Compensated absences	(4,405)	116	(4,289)
Net pension related liabilities	57,725	43,404	113,792
Deferred inflow of resources	<u>(70,690)</u>	<u>(107,662)</u>	<u>(205,080)</u>
Total adjustments	<u>(12,208)</u>	<u>1,050,840</u>	<u>1,048,234</u>
Net cash provided (used) by operating activities	<u>\$ 179,030</u>	<u>\$ 1,816,999</u>	<u>\$ 2,007,953</u>

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)

See independent auditor's report and notes to financial statements.

CITY OF HANFORD
Combining Statement of Net Position
Trust and Agency Fiduciary Funds
June 30, 2016

	Community Facilities District	Civil Subpoena	Renters' Insurance Deposits	COE Park Deposits	Miscellaneous Deposits Trust	Total
ASSETS						
Cash and investments	\$454,962	\$67,134	\$5,872	\$480	\$620,194	\$1,148,642
Accounts receivable					4,088	4,088
Other	<u>440,000</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u>440,000</u>
Total assets	<u>\$894,962</u>	<u>\$67,134</u>	<u>\$5,872</u>	<u>\$480</u>	<u>\$624,282</u>	<u>\$1,592,730</u>
LIABILITIES						
Accounts payable	\$	\$	\$2,278	\$	\$321,775	\$ 324,053
Deposits held for others		67,134	3,594	480	301,108	372,316
Bonds/notes payable	<u>440,000</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u>440,000</u>
Total liabilities	<u>440,000</u>	<u>67,134</u>	<u>5,872</u>	<u>480</u>	<u>622,883</u>	<u>1,136,369</u>
NET POSITION						
Unreserved	<u>454,962</u>	<u> </u>	<u> </u>	<u> </u>	<u>1,399</u>	<u>456,361</u>
Total net position	<u>\$454,962</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>	<u>\$ 1,399</u>	<u>\$ 456,361</u>

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)

CITY OF HANFORD
Combining Statement of Changes in Fiduciary Net Position
Trust and Agency Funds
Year Ended June 30, 2016

	Community Facilities District	Miscellaneous Deposits Trust	Total
ADDITIONS			
Other additions	<u>\$ 18,350</u>	<u>\$</u>	<u>\$ 18,350</u>
DEDUCTIONS			
General government	18,921		18,921
Unrealized (gain) loss on investments	(15)	(958)	(973)
Debt service:			
Principal	415,000		415,000
Interest	<u>38,850</u>	<u></u>	<u>38,850</u>
Total Deductions	<u>472,756</u>	<u>(958)</u>	<u>471,798</u>
Change in net position	<u>(454,406)</u>	<u>958</u>	<u>(453,448)</u>
Net position, beginning of year	<u>909,368</u>	<u>441</u>	<u>909,809</u>
Net position, end of year	<u>\$ 454,962</u>	<u>\$1,399</u>	<u>\$ 456,361</u>

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)

SINGLE AUDIT REPORTS



3148 Willow Avenue, Suite 102
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April 8, 2017

The Honorable Mayor and Members of the City Council
City of Hanford
Hanford, California

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN
AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE
WITH GOVERNMENT AUDITING STANDARDS

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the blended component unit, each major fund, and the aggregate remaining fund information of the City of Hanford, as of and for the year ended June 30, 2016, and the related notes to the financial statements, which collectively comprise the City of Hanford's basic financial statements, and have issued our report thereon dated April 8, 2017.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the City of Hanford's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City of Hanford's internal control. Accordingly, we do not express an opinion on the effectiveness of the City of Hanford's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. We did identify certain deficiencies in internal control, described in the accompanying schedule of findings and questioned costs as item 2016-1 through 2016-4 that we consider to be significant deficiencies.

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)

City of Hanford
April 8, 2017

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City of Hanford's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

City of Hanford's Response to Findings

City of Hanford's response to the findings identified in our audit is described in the accompanying schedule of findings and questioned costs. City of Hanford's response was not subjected to the audit procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Sampson, Sampson & Patterson, LLP

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)



3148 Willow Avenue, Suite 102
Clovis, California 93612-4739
(559) 291-0277 • FAX (559) 291-6411

April 8, 2017

The Honorable Mayor and Members of the City Council
City of Hanford
Hanford, California

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR
PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE IN
ACCORDANCE WITH THE UNIFORM CODE

Report on Compliance for Each Major Federal Program

We have audited the City of Hanford's compliance with the types of compliance requirements described in *OMB Compliance Supplement* that could have a direct and material effect on each of the City of Hanford's major federal programs for the year ended June 30, 2016. City of Hanford's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

Management's Responsibility

Management is responsible for compliance with the requirements of laws, regulations, contracts, and grants applicable to its federal programs.

Auditor's Responsibility

Our responsibility is to express an opinion on compliance for each of City of Hanford's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about City of Hanford's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of City of Hanford's compliance.

Opinion on Each Major Federal Program

In our opinion, City of Hanford complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2016.

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)

City of Hanford
April 8, 2017

Report on Internal Control Over Compliance

Management of the City of Hanford is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit, we considered City of Hanford's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City of Hanford's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we considered to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose to this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Code. Accordingly, this report is not suitable for any other purpose.

Sampson, Sampson & Patterson, LLP

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)

CITY OF HANFORD
Schedule of Expenditures of Federal Awards
Year Ended June 30, 2016

Federal Grantor/ Pass-Through Grantor/ Program Title	Federal Catalog Number	Pass-Through Grantors Number	Expenditures
<u>U.S. Department of Homeland Security</u>			
Passed through State Office of Homeland Security State Domestic Preparedness Equipment and Support Program	97.067	2014-00093-031-0000	\$ 6,689
Total U.S. Department of Homeland Security			<u>6,689</u>
<u>U.S. Department of Transportation</u>			
Federal Aviation Administration			
Airport Improvement	20.106	3-06-0098-021	9,158
Airport Improvement	20.106	3-06-0098-022	294,892
			<u>304,050</u>
Federal Highway Administration			
Passed through California Department of Transportation			
Highway Planning and Construction	20.205	CML-5091(053)	164,925
Highway Planning and Construction	20.205	CML-5091(054)	230,000
Highway Planning and Construction	20.205	CML-5091(055)	94,225
Highway Planning and Construction	20.205	CML-5091(056)	92,463
Highway Planning and Construction	20.205	CML-5091(059)	19,653
			<u>601,266</u>
Passed through California Office of Traffic Safety National Highway Safety Programs	20.601	TSC (AL1326)	9,812
Total U.S. Department of Transportation			<u>915,128</u>
<u>U.S. Department of Housing and Urban Development</u>			
Office of Community Planning and Development			
CDBG/Entitlement Grants (A)	14.218	B-13-MC-06-0061	72,554
CDBG/Entitlement Grants (A)	14.218	B-14-MC-06-0061	183,146
Home Investment Partnership Program	14.218	B-15-M6	163,189
			<u>418,889</u>
Home Investment Partnership Program	14.239	13-HOME-9020	161,534
Total U.S. Department of Housing and Urban Development			<u>580,423</u>
<u>U.S. Department of Justice</u>			
Direct Program			
Public Safety Partnership and Community Policing Grants	16.710	2010UMWX0031	155,687
Edward Byrne Justice Assistance Grant	16.738	2013-DJ-BX-107	31,367
Bullet Proof Vest Partnership Program	16.607	1121-0235	5,198
Total U.S. Department of Justice			<u>192,252</u>
Total Expenditures of Federal Awards			<u>\$1,694,492</u>

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)

See accompanying notes to schedule of expenditures of federal awards.

CITY OF HANFORD
Notes to the Schedule of Expenditures of Federal Awards
June 30, 2016

1. Summary of Significant Accounting Policies:

Basis of Accounting

The accompanying Schedule of Expenditures of Federal Awards includes the awards transactions of the City recorded in the governmental and proprietary fund types.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collected within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting.

The accrual basis of accounting is utilized by proprietary funds. Under this method revenues are recorded when earned and expenses are recorded at the time liabilities are incurred. Proprietary funds distinguish operating revenues and expenses for nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with proprietary fund's principal ongoing operations. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

Schedule of Expenditures of Federal Awards

The accompanying Schedule presents the activity of all federal financial assistance programs of the City. Federal financial assistance received directly from federal agencies as well as federal financial assistance passed through the State of California are included in the Schedule.

The Schedule was presented only from the accounts of various grant programs and, therefore, does not present the financial position or results of operations of the City.

CITY OF HANFORD
Schedule of Findings and Questioned Costs
For the Year Ended June 30, 2016

Part I - Summary of Auditor's Results

Financial Statements

Type of auditor's report issued:		<u>Unmodified</u>		
Internal control over financial reporting:				
Material weakness(es) identified?	<u> </u> Yes		<u> X </u> No	
Significant deficiency(s) identified not considered to be material weakness(es)?	<u> X </u> Yes		<u> </u> No	
Noncompliance material to financial statements notes?	<u> </u> Yes		<u> X </u> No	

Federal Awards

Internal control over major programs:				
Material weakness(es) identified?	<u> </u> Yes		<u> X </u> No	
Significant deficiency(s) identified not considered to be material weakness(es)?	<u> </u> Yes		<u> X </u> No	
Type of auditor's report issued on compliance for major programs:				

		<u>Unmodified</u>		
Any audit findings disclosed that are required to be reported in accordance with Circular A-133 (section .510 (a))?	<u> </u> Yes		<u> X </u> No	

Programs Subjected to Audit Procedures as Major Programs

	<u>Name of Federal Program or Cluster</u>
20.106	Airport Improvement Program
14.218	CDBG Entitlement Grants (A)
Dollar threshold used to distinguish between Type A and Type B programs:	<u>\$ 750,000</u>
Auditee qualified as low-risk auditee?	<u> X </u> Yes <u> </u> No

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)

CITY OF HANFORD
Schedule of Findings and Questioned Costs
For the Year Ended June 30, 2016
(Continued)

Part II - Financial Statement Finding Section

Significant Deficiencies, Material Weaknesses and Instances of Noncompliance Related to the Financial Statements:

Significant Deficiency

2016-1 – Payroll Tax Returns

Condition:

During our testing of payroll, it was determined that the City had misreported wages on Form 941 to the Internal Revenue Service and on Form DE-9 to the Franchise Tax Board for the quarter ending March 31, 2016. The reporting errors resulted in the overpayment of payroll taxes of approximately \$180,000. In addition, the Forms 941 and DE-9 payroll reports for the quarter ending June 30, 2016, which were due on or before July 31, were not filed until October of 2016.

Criteria:

Internal controls should be in place that provide reasonable assurance that amounts reported to the federal and state taxing agencies on Forms 941 and DE-9 are accurate, have been reviewed and approved by someone other than the preparer, and can be traced back to the payroll records.

Effect of Condition:

The City is subject to penalties and interest for late filing of payroll returns and late payment of employment related taxes.

Cause of Condition:

Due to turnover in the Finance Department including the retirement of the payroll clerk, the payroll function was being performed for a period of time by staff without adequate training or expertise.

Recommendation:

We recommend that procedures be established to require that all payroll returns be reviewed and approved by someone other than the preparer before being submitted to the Internal Revenue Service and Franchise Tax Board. The supporting documentation should include a reconciliation of the wages from the City's payroll records to the payroll returns. Employees should be cross-trained so that more than one person can accurately prepare the payroll returns at the end of each quarter.

CITY OF HANFORD
Schedule of Findings and Questioned Costs
For the Year Ended June 30, 2016
(Continued)

Response:

We agree with the findings that errors occurred with the reporting of the federal and state taxing agencies for calendar year 2016. During the year, specifically after the end of the fiscal year 2016, additional personnel have been hired to fill the vacancies that existed in the Finance department. Upon review of the reports, these errors were discovered and corrected immediately. Although corrections were made, the slow response time from both taxing agencies has resulted in a delay in receiving back the excess funds that were originally submitted incorrectly.

Going forward, steps are in place on how to properly prepare reports, how to balance amounts being reported to the amounts in the financial system, and how to obtain review and approval of the reports by another Finance department staff member prior to submitted to the taxing agency. Additionally, cross-training has already been implemented to ensure payroll tax returns can be prepared properly by more than one staff member in the department.

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)

CITY OF HANFORD
Schedule of Findings and Questioned Costs
For the Year Ended June 30, 2016
(Continued)

Significant Deficiency

2016-2 – Credit Cards

Condition:

As part of our test of controls procedures over credit cards we selected two statements from ten credit cards for testing. From our test of controls performed we noted the following:

1. Department heads approved their own purchases from credit cards except Cal-Cards.
2. The payment to one Cal-Card statement was made before the City Manager signed and approved the summary claim form.
3. Signing was missing twice in the credit card sign-out sheets.

Criteria:

Internal control over credit cards dictates that segregation of duties exists within the purchasing cycle. Approval of credit cards should be separate from someone who is authorized to use the credit cards for purchases. In addition, effective internal controls require all policies be implemented consistently.

Effect of Condition:

Lack of segregation of duties within the purchasing environment raises concerns of purchases that are not made for proper business use. Inconsistent implementation of the internal controls policies could undermine effectiveness of these controls. A lack of effective internal controls could result in misstatement in financial statements.

Cause of Condition:

The purchasing card policy doesn't specify that purchasing card applications made by department heads need to be reviewed and approved by a different person. Internal control procedures are not being consistently followed.

Recommendation:

We recommend the City Manager or the Finance Department review and sign off on claim forms and invoices for department heads' purchases. We also recommend management review the internal control policies and consistently apply those already in place.

CITY OF HANFORD
Schedule of Findings and Questioned Costs
For the Year Ended June 30, 2016
(Continued)

Response:

We agree with the findings and cause of findings regarding the credit cards. Since the end of fiscal year 2016, the Cal Card program has grown to include more City of Hanford employees. Prior to expansion of the program, a new policy was implemented and is being enforced, which addresses the handling, use, reconciliation, and approval of all City credit cards.

The new policy addresses all issues found during the audit as well as proactive measures to ensure additional issues do not occur. Some of the items included in the policy are:

- All credit card purchases must follow the current purchasing policy of the City;
- If a City employee is using a card that is held in the Finance Department, a signature and date must be obtained when the card is picked up and when the card is returned;
- Cal Cardholders must attend training and acknowledge their understanding of the policies prior to obtaining a card;
- Monthly credit card statements are reviewed and signed by cardholder and authorized signer;
- Each card holder is assigned an authorizer and a backup authorizer in the event the authorizer is not available. These assigned authorizers are documented and cannot be the same persona as the cardholder;
- Credit card sharing or credit card number sharing is not allowed;
- Original receipts must be submitted with signed statement;
- Payments by the Finance department to the credit card company will not occur until proper signatures and backup paperwork is received, thus deadlines for submitting these documents are given to cardholders. The card holder must abide by the set due date; and
- Failure to follow set procedures and policies has specific negative outcomes for the cardholder.

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)

CITY OF HANFORD
Schedule of Findings and Questioned Costs
For the Year Ended June 30, 2016
(Continued)

Significant Deficiency

2016-3 – Fleet Maintenance Inventory

Condition:

We identified the following deficiencies related to the fleet maintenance inventory:

1. There was no periodic physical inventory count.
2. With the implementation of the new inventory system during the year, documentation of inventory from the previous system was not properly retained, and variance in inventory value between the two systems was not reconciled.

Criteria:

Periodic physical inventory counts provide a basis for updating inventory balances and aid in making correct book-to-physical adjustments. Written policies and detailed documentation are necessary to gain accuracy in the taking of physical inventory.

Effect of Condition:

A lack of verification from timely physical inventory count and proper valuation procedures could result in misstatement in financial statements.

Cause of Condition:

There is no written policy in place regarding inventory management. Due to the implementation of the new inventory system, inventory tracking and valuation are handled differently from the old inventory system.

Recommendation:

We recommend the establishment of written policies regarding inventory management which should cover procedures of periodic physical inventory count, inventory valuation, documentation and obsolescence.

CITY OF HANFORD
Schedule of Findings and Questioned Costs
For the Year Ended June 30, 2016
(Continued)

Response:

We agree with the finding of deficiencies in the Fleet Maintenance Inventory for fiscal year 2016. Due to the inability to perform a physical inventory both periodically and prior to the implementation of the new Inventory System, discrepancies existed. Additionally, many of the differences occurred as a result of dissimilar methods used by the new System and the way the new System places values on the purchase and disposal of inventoried items.

Steps have already been taken to address these issues to ensure that the inventory is correctly recorded and declared on the financial statements. These include some of the following:

- Conduct a physical inventory on all items;
- Enter all results of inventory into the new system, with a review of these entries by additional staff to ensure accuracy;
- Determine how the new system calculates the method for items purchased and items removed from inventory; and
- Review the possibility of obtaining a handheld scanner to record inventory to increase efficiency and accuracy.

CITY OF HANFORD
Schedule of Findings and Questioned Costs
For the Year Ended June 30, 2016
(Continued)

Significant Deficiency

2016-4 – Bank Reconciliations

Condition:

Upon commencing the audit in October, we noted that the bank reconciliations were several months in arrears.

Criteria:

Timely preparation of complete and accurate bank reconciliations is a key to maintaining adequate internal control over both cash receipts and disbursements.

Effect of Condition:

Unreconciled bank accounts can obscure significant items such as bank errors, improperly recorded transactions and compromised bank intrusions.

Cause of Condition:

Staff turnover and prior staff not completing their work as assigned.

Recommendation:

We recommend that the bank reconciliation be prepared monthly and timely. Bank reconciliations should be reviewed for accuracy and completeness on a timely basis by management.

CITY OF HANFORD
Schedule of Findings and Questioned Costs
For the Year Ended June 30, 2016
(Continued)

Response:

We agree with the finding of bank reconciliations being several months in arrears during fiscal year 2016. As stated in the Cause of Condition, key positions within the Finance department were vacated for several months during the fiscal year in addition to staff not completing or updating their tasks prior to vacating these positions. Subsequently, the Accountant position was filled in mid-June of 2016. Since that time, he has completed all prior and current bank reconciliations. Going forward, bank reconciliations will continue to be performed on a timely basis.

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)

CITY OF HANFORD
Schedule of Findings and Questioned Costs
For the Year Ended June 30, 2016
(Continued)

Part III - Federal Award Findings and Questioned Costs Section

Significant Deficiencies, Material Weaknesses and Instances of Noncompliance Related to the Audit of Major Federal Programs:

None

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)

CITY OF HANFORD
Summary Schedule of Prior Audit Findings
For the Year Ended June 30, 2016

None

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)

APPRORIATIONS LIMIT REPORT

April 8, 2017

The Honorable City Council
City of Hanford
Hanford, California

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE
WITH ARTICLE XIII B – APPROPRIATIONS LIMIT

We have applied the procedures enumerated below to the accompanying appropriations limit of the City of Hanford for the year ended June 30, 2016. These procedures, which were agreed to by the League of California Cities and presented in their Article XIII B Appropriations Limitation Uniform Guidelines, were performed solely to assist you in meeting the requirement of Section 1.5 of Article XIII B of the California Constitution. This report is intended for the information of management and the City Council. This restriction is not intended to limit the distribution of this report, which is a matter of public record.

The procedures performed and our findings were as follows:

1. We obtained computations from the City of Hanford and determined that the limit and annual adjustment factors were adopted by resolution of the City Council. We also determined that the population and inflation options were selected by a recorded vote of the City Council.
2. For the accompanying Appropriations Limit, we added last year's limit to total adjustments, and agreed the resulting amount of this year's limit.
3. We agreed the current year information presented in the accompanying Appropriations Limit to the other computations described above.
4. We agreed the prior year Appropriations Limit presented in the accompanying Appropriations Limit to the Prior year Appropriations Limit adopted by the City Council during the prior year.

These agreed upon procedures are substantially less in scope than an audit, the objective of which is the expression of an opinion on the accompanying Appropriations Limit. Accordingly, we do not express such an opinion.

Based on the application of the procedures referred to above, nothing came to our attention that caused us to believe that the accompanying Appropriations Limit was not computed in accordance with Article XIII B of the California Constitution. Had we performed additional procedures or had we made an audit of the accompanying Appropriations Limit and the other completed worksheets described above, matters might have come to our attention that would have been reported to you.

Sampson, Sampson & Patterson, LLP

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)

CITY OF HANFORD
Appropriations Limit
Schedules A and B
June 30, 2016

Schedule A	Fiscal Year 2015-2016	Amount
A. Last Year's Limit – 2015		\$53,887,631
B. Add: Adjustment for Annexation Service Deliver Charge		<u>0</u>
Subtotal		<u>\$ 0</u>
Apply ratio of Change Factor (Schedule B)		1.0489
C. Appropriations Limit – Fiscal Year 2015-2016		<u>\$56,522,736</u>

Schedule B	Worksheet for Permitted Growth in Appropriations Limit 2015-2016
City of Hanford Population Change (1)	1.03%
Converted to a Ratio	1.0103
California Per Capita Income Change (1)	3.82%
Converted to a Ratio	1.0382
Calculation of Factor for 2014-2015	1.0103 x 1.0382
Ratio of Change Factor	1.0489

(1) Provided by the California State Department of Finance

Attachment: FY16 Audit Report (1978 : FY16 AUDIT REPORTS)



**AGENDA
STAFF REPORT**

MEETING DATE: 5/16/2017	AGENDA SECTION: K
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SUBJECT:

Finance: Warrant Register

RECOMMENDATION:

Approve warrant register for \$1,046,078.65 period 04/28/17-05/10/17.

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

WARRANT REGISTER 05-10-17

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void	
001 GENERAL FUND	2020-001 USE TAXES PAYABLE	4/28/17	121501	CALIF STATE BOARD OF EQUALIZATION CALIF STATE BOARD OF EQUALIZATION	353.03		FY17 QTR3 USE TAX		
Division Total 001 GENERAL FUND					353.03				
025 CENTRAL PARKING AND IMPRV	2020-001 USE TAXES PAYABLE	4/28/17	121501	CALIF STATE BOARD OF EQUALIZATION CALIF STATE BOARD OF EQUALIZATION	17.84		FY17 QTR3 USE TAX		
Division Total 025 CENTRAL PARKING AND IMPRV					17.84				
1100 CITY COUNCIL	7495 PROF AND SPEC SERVICES	5/10/17	121718	SAMPSON, SAMPSON & PATTERSON, LLP SAMPSON, SAMPSON & PATTERSON, LLP	6,110.00		FY16 AUDIT 2017-03		
Division Total 1100 CITY COUNCIL					6,110.00				
1110 CITY MANAGER-CITY CLERK	7320 COMMUNICATIONS	5/10/17	121737	U S TELEPACIFIC CORP DBA TPX COMMUNICATIONS	52.42	89900653-0	2017-04		
	7460 DUPLICATING EXPENSE	5/10/17	121751	XEROX CORP XEROX CORP	148.81	089039531	COPIES 3/21-4/22/17		
	7460 DUPLICATING EXPENSE	5/10/17	121751	XEROX CORP XEROX CORP	158.80	089039531	LEASE/CITY MGR		
	7440 OFFICE EXPENSE	5/10/17	121757	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	54.57	1776234	2017-04		
	7440 OFFICE EXPENSE	5/10/17	121757	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	0.27	1776234	2017-04		
	7440 OFFICE EXPENSE	5/10/17	121757	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	0.99	1776234	2017-04		
	Division Total 1110 CITY MANAGER-CITY CLERK					415.86			
	1111 PERSONNEL	7496 GRP INSUR ADM EXPENSE	5/2/17	121514	ADMINISTRATIVE SOLUTIONS INC ADMINISTRATIVE SOLUTIONS INC	1,134.00	106700		2017-04 ADMIN FEES

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1111 PERSONNEL	7496	5/2/17	121514	ADMINISTRATIVE SOLUTIONS INC	4,725.00	106700	2017-04 MED ADMIN FEE	
	GRP INSUR ADM EXPENSE			ADMINISTRATIVE SOLUTIONS INC				
	7496	5/2/17	121514	ADMINISTRATIVE SOLUTIONS INC	114.00	107454	2017-05 RETIREE	
	GRP INSUR ADM EXPENSE			ADMINISTRATIVE SOLUTIONS INC				
	7496	5/10/17	121531	FRANK ALVISO	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			ALVISO, FRANK				
	7496	5/10/17	121541	GENE BASSETT	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			BASSETT, GENE				
	7496	5/10/17	121543	BENISTAR / HARTFORD-6795	119.00	2017-06	RETIREE INSUR/B BROWN	
	GRP INSUR ADM EXPENSE			BENISTAR / HARTFORD-6795				
	7496	5/10/17	121543	BENISTAR / HARTFORD-6795	119.00	2017-06	RETIREE INSUR/DGARCIA	
	GRP INSUR ADM EXPENSE			BENISTAR / HARTFORD-6795				
	7496	5/10/17	121543	BENISTAR / HARTFORD-6795	119.00	2017-06	RETIREE INSUR/RMATTOS	
	GRP INSUR ADM EXPENSE			BENISTAR / HARTFORD-6795				
	7496	5/10/17	121551	RICHARD BUTTS	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			BUTTS, RICHARD				
	7496	5/10/17	121552	JOHN M CAIN	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			CAIN, JOHN M				
	7496	5/10/17	121563	TERRY CARR	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			CARR, TERRY				
	7496	5/10/17	121565	DEBORAH CASSERA	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			CASSERA, DEBORAH				
	7495	5/10/17	121568	CENTRAL VALLEY COMPREHENSIVE CARE	39.00		M DESOTO	
	PROF AND SPEC SERVICES			CENTRAL VALLEY COMPREHENSIVE CARE				
	7496	5/10/17	121572	JERRY CHOW	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			CHOW, JERRY				
	7496	5/10/17	121585	BRIAN DECUIR	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			DECUIR, BRIAN				
	7496	5/10/17	121607	DOLORES GALLEGOS	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			GALLEGOS, DOLORES				

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1111 PERSONNEL	7496	5/10/17	121614	JOHN L GOMES	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			GOMES, JOHN L				
	7496	5/10/17	121615	DOMINGO GONZALES	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			GONZALES, DOMINGO				
	7770	5/10/17	121616	MARISSA GONZALES	60.13	EXP 04/26	MILEAGE/DELANO/4/26	
	TRAINING/TRAVEL/MEETING			GONZALES, MARISSA				
	7496	5/10/17	121617	DON GREEN	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			GREEN, DON				
	7496	5/10/17	121628	ROBERT HERNANDEZ	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			HERNANDEZ, ROBERT				
	7770	5/10/17	121644	STEPHANIE JONES	60.13	EXP 4/26	MILEAGE/DELANO/4/26	
	TRAINING/TRAVEL/MEETING			JONES, STEPHANIE				
	7496	5/10/17	121661	ARTHUR KNIGHT	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			KNIGHT, ARTHUR				
	7496	5/10/17	121669	JOHN LOBOA	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			LOBOA, JOHN				
	7496	5/10/17	121671	GLORIA LOPEZ	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			LOPEZ, GLORIA				
	7496	5/10/17	121680	MANUEL MEDRANO	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			MEDRANO, MANUEL				
	7440	5/10/17	121691	OFFICE DEPOT (CONTRACT)	112.61	7991867	BLANKET PURCHASE ORDER	
	OFFICE EXPENSE			OFFICE DEPOT				
	7496	5/10/17	121706	JOE H RAMSEY	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			RAMSEY, JOE H				
	7496	5/10/17	121709	DAVID REBELO	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			REBELO, DAVID				
	7496	5/10/17	121710	JERRY REED	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			REED, JERRY				
	7496	5/10/17	121712	JAN REYNOLDS	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			REYNOLDS, JAN				

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1111 PERSONNEL	7496 GRP INSUR ADM EXPENSE	5/10/17	121720	GEORGE SEPEDA SEPEDA, GEORGE	119.00		RETIREE INSUR/CITY COST	
	7320 COMMUNICATIONS	5/10/17	121737	U S TELEPACIFIC CORP DBA TPX COMMUNICATIONS	43.65	89900653-0	2017-04	
	7496 GRP INSUR ADM EXPENSE	5/10/17	121750	GEORGE WATSON WATSON, GEORGE	119.00		RETIREE INSUR/CITY COST	
	7460 DUPLICATING EXPENSE	5/10/17	121751	XEROX CORP XEROX CORP	148.82	089039531	COPIES 3/21-4/22/17	
	7460 DUPLICATING EXPENSE	5/10/17	121751	XEROX CORP XEROX CORP	158.80	089039531	LEASE/PERS	
	7496 GRP INSUR ADM EXPENSE	5/10/17	121752	WES YEARY YEARY, WES	119.00		RETIREE INSUR/CITY COST	
	7440 OFFICE EXPENSE	5/10/17	121757	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	1.78	1776234	2017-04	
	7440 OFFICE EXPENSE	5/10/17	121757	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	29.79	1776234	2017-04	
Division Total 1111 PERSONNEL					9,840.71			
1201 FINANCE-ACCOUNTING	7455 POSTAGE AND FREIGHT	5/2/17	121518	EXPRESS MESSENGER SYSTEMS DBA ON TRAC	3.59	8600533	STATE CONTRLR 3/24	
	7495 PROF AND SPEC SERVICES	5/10/17	121658	KINGS CREDIT SERVICES KINGS CREDIT SERVICES	66.00	04-193421	2017-04 COLL FIN-AC	
	7440 OFFICE EXPENSE	5/10/17	121691	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	530.03	7991867	BLANKET PURCHASE ORDER	
	7460 DUPLICATING EXPENSE	5/10/17	121691	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	303.34	7991867	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	5/10/17	121724	SHRED-IT US JV LLC DBA SHRED-IT USA LLC	60.79	8122240423	SHREDDING 04/30	
	7320 COMMUNICATIONS	5/10/17	121737	U S TELEPACIFIC CORP DBA TPX COMMUNICATIONS	52.38	89900653-0	2017-04	

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1201 FINANCE-ACCOUNTING	7999 CAL CARD CLEARING	5/10/17	121739	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	9,817.31		CAL CARD 2017-04	
	7460 DUPLICATING EXPENSE	5/10/17	121751	XEROX CORP XEROX CORP	80.70	089039530	COPIES 03/21-04/22/17	
	7460 DUPLICATING EXPENSE	5/10/17	121751	XEROX CORP XEROX CORP	323.11	089039530	LEASE/FINANCE	
	7460 DUPLICATING EXPENSE	5/10/17	121757	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	47.70	1776234	2017-04	
	7460 DUPLICATING EXPENSE	5/10/17	121757	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	69.48	1776234	2017-04	
	7460 DUPLICATING EXPENSE	5/10/17	121757	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	97.06	1776234	2017-04	
	7460 DUPLICATING EXPENSE	5/10/17	121757	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	99.96	1776234	2017-04	
	7460 DUPLICATING EXPENSE	5/10/17	121757	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	9.87	1776234	2017-04	
	Division Total 1201 FINANCE-ACCOUNTING				11,561.32			
1210 FINANCE-UTILITY BILLING	7495 PROF AND SPEC SERVICES	5/10/17	121609	GARDA CL WEST INC GARDA CL WEST INC	538.71	10298334	2017-05	
	7495 PROF AND SPEC SERVICES	5/10/17	121658	KINGS CREDIT SERVICES KINGS CREDIT SERVICES	1,276.41	03-192862	2017-03 COLL FIN-UB	
	7495 PROF AND SPEC SERVICES	5/10/17	121658	KINGS CREDIT SERVICES KINGS CREDIT SERVICES	1,226.33	04-193382	2017-04 COLL FIN-UB	
	7440 OFFICE EXPENSE	5/10/17	121691	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	79.58	7991867	BLANKET PURCHASE ORDER	
	7455 POSTAGE AND FREIGHT	5/10/17	121703	REBECCA KOZLOWSKI DBA PRESORT CENTER OF FRESNO, LLC	6.85	410033639	03/13-03/17/17	
	7455 POSTAGE AND FREIGHT	5/10/17	121703	REBECCA KOZLOWSKI DBA PRESORT CENTER OF FRESNO, LLC	6.52	410033919	03/27-03/31/17	

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void		
1210 FINANCE-UTILITY BILLING	7455 POSTAGE AND FREIGHT	5/10/17	121703	REBECCA KOZLOWSKI DBA PRESORT CENTER OF FRESNO, LLC	7.69	410033741	03-20-03/24/17			
	7455 POSTAGE AND FREIGHT	5/10/17	121703	REBECCA KOZLOWSKI DBA PRESORT CENTER OF FRESNO, LLC	8.46	410034057	04/03-04/07/17			
	7455 POSTAGE AND FREIGHT	5/10/17	121703	REBECCA KOZLOWSKI DBA PRESORT CENTER OF FRESNO, LLC	6.32	410034361	04/10-04/14/17			
	7455 POSTAGE AND FREIGHT	5/10/17	121703	REBECCA KOZLOWSKI DBA PRESORT CENTER OF FRESNO, LLC	1,084.99	410034484	2017-03 FLAT			
	7455 POSTAGE AND FREIGHT	5/10/17	121703	REBECCA KOZLOWSKI DBA PRESORT CENTER OF FRESNO, LLC	6,034.52	410034484	2017-03 METER			
	7470 PRINTING	5/10/17	121703	REBECCA KOZLOWSKI DBA PRESORT CENTER OF FRESNO, LLC	1,661.91	410034484	2017-03 PRINTING			
	7600 SPECIAL DEPARTMENTAL EX	5/10/17	121703	REBECCA KOZLOWSKI DBA PRESORT CENTER OF FRESNO, LLC	793.62	410033896	20,000 #10 ENVELOPES			
	7495 PROF AND SPEC SERVICES	5/10/17	121705	ROBERT HALF INTERNATIONAL INC DBA R H ACCOUNTEMP	921.60	48202980	J MARR 04/17-04/21			
	7320 COMMUNICATIONS	5/10/17	121737	U S TELEPACIFIC CORP DBA TPX COMMUNICATIONS	52.38	89900653-0	2017-04			
	7440 OFFICE EXPENSE	5/10/17	121757	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	23.52	1776234	2017-04			
	7440 OFFICE EXPENSE	5/10/17	121757	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	32.00	1776234	2017-04			
	7440 OFFICE EXPENSE	5/10/17	121757	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	41.90	1776234	2017-04			
	Division Total 1210 FINANCE-UTILITY BILLING					13,803.31				
	1300 CITY ATTORNEY/LEGAL SVCS	7490 CONTRACTED LEGAL SERV	5/10/17	121619	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	1,039.50			AGENCIES/COMM	
		7490 CONTRACTED LEGAL SERV	5/10/17	121619	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	698.00			AIRPORT	

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1300 CITY ATTORNEY/LEGAL SVCS	7490 CONTRACTED LEGAL SERVICE	5/10/17	121619	GRISWOLD, LASALLE, COBB, DOWD & GIN	50.00		CITY CLERK	
	7490 CONTRACTED LEGAL SERVICE	5/10/17	121619	GRISWOLD, LASALLE, COBB, DOWD & GIN	2,041.30		CITY MANAGER MATTERS	
	7490 CONTRACTED LEGAL SERVICE	5/10/17	121619	GRISWOLD, LASALLE, COBB, DOWD & GIN	18.00		CODE ENFORCEMENT	
	7490 CONTRACTED LEGAL SERVICE	5/10/17	121619	GRISWOLD, LASALLE, COBB, DOWD & GIN	835.42		COMMUNITY DEVELOPMENT	
	7490 CONTRACTED LEGAL SERVICE	5/10/17	121619	GRISWOLD, LASALLE, COBB, DOWD & GIN	449.70		COUNCIL ADMIN	
	7490 CONTRACTED LEGAL SERVICE	5/10/17	121619	GRISWOLD, LASALLE, COBB, DOWD & GIN	2,859.75		FIRE	
	7490 CONTRACTED LEGAL SERVICE	5/10/17	121619	GRISWOLD, LASALLE, COBB, DOWD & GIN	1,418.75		IT	
	7490 CONTRACTED LEGAL SERVICE	5/10/17	121619	GRISWOLD, LASALLE, COBB, DOWD & GIN	3,765.00		MEETINGS	
	7490 CONTRACTED LEGAL SERVICE	5/10/17	121619	GRISWOLD, LASALLE, COBB, DOWD & GIN	3,284.80		POLICE	
	7490 CONTRACTED LEGAL SERVICE	5/10/17	121619	GRISWOLD, LASALLE, COBB, DOWD & GIN	1,050.75		PROPERTY MGMT	
	7490 CONTRACTED LEGAL SERVICE	5/10/17	121619	GRISWOLD, LASALLE, COBB, DOWD & GIN	4,590.50		PUBLIC WORKS	
	7490 CONTRACTED LEGAL SERVICE	5/10/17	121619	GRISWOLD, LASALLE, COBB, DOWD & GIN	657.00		RECREATION	
	7518 SPECIAL LEGAL SERVICES	5/10/17	121619	GRISWOLD, LASALLE, COBB, DOWD & GIN	341.85		ABATE 900 GREENWOOD	
	7518 SPECIAL LEGAL SERVICES	5/10/17	121619	GRISWOLD, LASALLE, COBB, DOWD & GIN	50.75		COSTCO	
	7518 SPECIAL LEGAL SERVICES	5/10/17	121619	GRISWOLD, LASALLE, COBB, DOWD & GIN	382.50		GAME CHANGER HANFORD	
				GRISWOLD, LASALLE, COBB, DOWD & GIN				

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1300 CITY ATTORNEY/LEGAL SVCS	7518	5/10/17	121619	GRISWOLD, LASALLE, COBB, DOWD & GIN	2,388.40		GENERAL PLAN UPDATE	
	SPECIAL LEGAL SERVICES			GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7518	5/10/17	121619	GRISWOLD, LASALLE, COBB, DOWD & GIN	13,993.00		HELENA CHEMICAL	
	SPECIAL LEGAL SERVICES			GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7518	5/10/17	121619	GRISWOLD, LASALLE, COBB, DOWD & GIN	61.50		LABOR EXEC MGMT	
	SPECIAL LEGAL SERVICES			GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7518	5/10/17	121619	GRISWOLD, LASALLE, COBB, DOWD & GIN	170.15		LABOR FIRE CAPT/FF	
	SPECIAL LEGAL SERVICES			GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7518	5/10/17	121619	GRISWOLD, LASALLE, COBB, DOWD & GIN	6,360.30		LABOR GENERAL UNIT	
	SPECIAL LEGAL SERVICES			GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7518	5/10/17	121619	GRISWOLD, LASALLE, COBB, DOWD & GIN	256.25		LABOR MID MGMT	
	SPECIAL LEGAL SERVICES			GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7518	5/10/17	121619	GRISWOLD, LASALLE, COBB, DOWD & GIN	326.00		LITIG HEAT2	
	SPECIAL LEGAL SERVICES			GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7518	5/10/17	121619	GRISWOLD, LASALLE, COBB, DOWD & GIN	2,003.25		LITIG SEIU GPS	
	SPECIAL LEGAL SERVICES			GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7518	5/10/17	121619	GRISWOLD, LASALLE, COBB, DOWD & GIN	3,977.15		LITIG VALDEZ	
	SPECIAL LEGAL SERVICES			GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7518	5/10/17	121619	GRISWOLD, LASALLE, COBB, DOWD & GIN	2,256.00		MARIJUANA	
	SPECIAL LEGAL SERVICES			GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7518	5/10/17	121619	GRISWOLD, LASALLE, COBB, DOWD & GIN	1,903.50		PFA ENER SOLUTIONS	
	SPECIAL LEGAL SERVICES			GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7518	5/10/17	121619	GRISWOLD, LASALLE, COBB, DOWD & GIN	2,376.25		RDA SUCCESSOR AGENCY	
	SPECIAL LEGAL SERVICES			GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7518	5/10/17	121619	GRISWOLD, LASALLE, COBB, DOWD & GIN	18.00		RMA	
	SPECIAL LEGAL SERVICES			GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7519	5/10/17	121619	GRISWOLD, LASALLE, COBB, DOWD & GIN	7,188.60		LITIG GHIGLIA	
	LIABILITY RISK MAMAGEMENT			GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7519	5/10/17	121619	GRISWOLD, LASALLE, COBB, DOWD & GIN	1,734.00		LITIG ZARAGOZA	
	LIABILITY RISK MAMAGEMENT			GRISWOLD, LASALLE, COBB, DOWD & GIN				

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
Division Total 1300 CITY ATTORNEY/LEGAL SVCS 68,545.92								
1309 LIABILITY INSURANCE	7330 LIABILITY INSURANCE	5/10/17	121753	YORK RISK SERVICES GROUP, INC YORK RISK SERVICES GROUP, INC-LIAB	2,168.10	6207 04/17	2017-04 SVC FEE	
Division Total 1309 LIABILITY INSURANCE 2,168.10								
1310 WORKERS' COMPENSATION	7169 WORKERS' COMP INSURANCE	5/10/17	121526	ACCLAMATION INSURANCE MGMT SVC-WC ACCLAMATION INSURANCE MGMT SVC	33,521.37		FY17 REPLENISH TRUST	
	7169 WORKERS' COMP INSURANCE	5/10/17	121527	ACCLAMATION INSURANCE MGMT SVC-WC ACCLAMATION INSURANCE MGMT SVC	4,642.48	108877	ADMIN SRV FEES 2017-4	
	7169 WORKERS' COMP INSURANCE	5/10/17	121567	CENTRAL SAN JOAQUIN VALLEY RMA CENTRAL SAN JOAQUIN VALLEY RMA	114,304.56	RMA201702	FY17 QTR3 WKRS COMP	
Division Total 1310 WORKERS' COMPENSATION 152,468.41								
1315 COMPUTER MAINTENANCE	7495 PROF AND SPEC SERVICES	5/10/17	121579	COMPUTER SYSTEMS PLUS INC COMPUTER SYSTEMS PLUS INC	1,632.95	95997	2017-04 EMAIL/SCAN	
	7495 PROF AND SPEC SERVICES	5/10/17	121711	REVIZE LLC REVIZE LLC	2,500.00	5445	WEB SITE DESIGN PMT#1	
	7320 COMMUNICATIONS	5/10/17	121737	U S TELEPACIFIC CORP DBA TPX COMMUNICATIONS	34.92	89900653-0	2017-04	
Division Total 1315 COMPUTER MAINTENANCE 4,167.87								
1411 PLANNING	4922 SUBDIVISION & ZONING FEES	5/10/17	121578	COMPLETE WIRELESS CONSULTING COMPLETE WIRELESS CONSULTING	4,815.00	CUP2017-01	CUP2017-01/508-0191	
	7320 COMMUNICATIONS	5/10/17	121737	U S TELEPACIFIC CORP DBA TPX COMMUNICATIONS	34.92	89900653-0	2017-04	
	7460 DUPLICATING EXPENSE	5/10/17	121751	XEROX CORP XEROX CORP	110.47	089039533	2017-04 LEASE/COPIES	

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1411	7460	5/10/17	121757	ZOOM IMAGING SOLUTIONS INC	4.57	1776234	2017-04	
PLANNING	DUPLICATING EXPENSE			ZOOM IMAGING SOLUTIONS INC				
Division Total 1411 PLANNING					4,964.96			
1412	7770	5/10/17	121576	MICHAEL COELO	14.18	EXP 04/27	EXP/TULARE/04/27	
BUILDING INSPECTION	TRAINING/TRAVEL/MEETING			COELHO, MICHAEL				
	7495	5/10/17	121636	INTERWEST CONSULTING GROUP INC	3,240.00	31649	FY15-1030 PC PFF ADD	
	PROF AND SPEC SERVICES			INTERWEST CONSULTING GROUP INC				
	7495	5/10/17	121636	INTERWEST CONSULTING GROUP INC	360.00	30770	FY16-1932 PC PRTY TI	
	PROF AND SPEC SERVICES			INTERWEST CONSULTING GROUP INC				
	7495	5/10/17	121636	INTERWEST CONSULTING GROUP INC	270.00	33175	FY17-0895 PC FLSAFTY	
	PROF AND SPEC SERVICES			INTERWEST CONSULTING GROUP INC				
	7495	5/10/17	121636	INTERWEST CONSULTING GROUP INC	1,155.16	33067	FY17-1358 TACOBELL PC	
	PROF AND SPEC SERVICES			INTERWEST CONSULTING GROUP INC				
	7495	5/10/17	121636	INTERWEST CONSULTING GROUP INC	1,103.13	33067	MP17-0007 PC LENNAR	
	PROF AND SPEC SERVICES			INTERWEST CONSULTING GROUP INC				
	7495	5/10/17	121636	INTERWEST CONSULTING GROUP INC	934.56	33067	MP17-0008 PC LENNAR	
	PROF AND SPEC SERVICES			INTERWEST CONSULTING GROUP INC				
	7495	5/10/17	121636	INTERWEST CONSULTING GROUP INC	992.90	33067	MP17-0009 PC LENNAR	
	PROF AND SPEC SERVICES			INTERWEST CONSULTING GROUP INC				
	7495	5/10/17	121636	INTERWEST CONSULTING GROUP INC	990.24	33067	MP17-0010 PC LENNAR	
	PROF AND SPEC SERVICES			INTERWEST CONSULTING GROUP INC				
	7495	5/10/17	121636	INTERWEST CONSULTING GROUP INC	894.27	33067	MP17-0011 PC LENNAR	
	PROF AND SPEC SERVICES			INTERWEST CONSULTING GROUP INC				
	4210	5/10/17	121729	SOLAR CITY INC	119.11	FY17-1363	REFUND JOB CANCELLED	
	CONSTRUCTION PERMITS			SOLAR CITY INC				
	7320	5/10/17	121737	U S TELEPACIFIC CORP DBA	96.03	89900653-0	2017-04	
	COMMUNICATIONS			TPX COMMUNICATIONS				
	7460	5/10/17	121751	XEROX CORP	88.47	089039533	2017-04 LEASE/COPIES	
	DUPLICATING EXPENSE			XEROX CORP				

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1412 BUILDING INSPECTION	7460 DUPLICATING EXPENSE	5/10/17	121757	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	56.26	1776234	2017-04	
Division Total 1412 BUILDING INSPECTION					10,314.31			
1413 CITY HFD PUBLIC HSG AUTH	7560 ADVERTISING & PUBLIC REL	5/10/17	121659	KINGS TULARE CONTINUUM OF CARE KINGS TULARE CONTINUUM OF CARE	500.00	1164	2017 PRO HMLESS LNCHN	
	7440 OFFICE EXPENSE	5/10/17	121691	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	43.61	7991867	BLANKET PURCHASE ORDER	
	7320 COMMUNICATIONS	5/10/17	121737	U S TELEPACIFIC CORP DBA TPX COMMUNICATIONS	26.19	89900653-0	2017-04	
	7460 DUPLICATING EXPENSE	5/10/17	121751	XEROX CORP XEROX CORP	104.80	089039533	2017-04 LEASE/COPIES	
	7460 DUPLICATING EXPENSE	5/10/17	121757	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	0.13	1776234	2017-04	
Division Total 1413 CITY HFD PUBLIC HSG AUTH					674.73			
1450-001 CDBG ENTITLEMENT REUSE FD	7495 PROF AND SPEC SERVICES	5/10/17	121605	G M S, INC G M S, INC	245.00	194584	04/17 LIC & WARRANTY	
	7495 PROF AND SPEC SERVICES	5/10/17	121605	G M S, INC G M S, INC	65.00	194585	04/17 SERV & SUPPORT	
Division Total 1450-001 CDBG ENTITLEMENT REUSE FD					310.00			
1450-016 CDBG ENTITLEMENT 2016/17	817662 HOUSING REHAB 17-ENT	5/10/17	121536	MIGUEL A GARCIA AREA REMODELING & CONSTRUCTION	5,800.00	2022	PAINT 990 ROBIN CRT	
	817662 HOUSING REHAB 17-ENT	5/10/17	121595	RICKY GONZALES DBA EMPIRE ROOFING GROUP	5,409.00	191	ROOF 507 E MYRTLE ST	
	817662 HOUSING REHAB 17-ENT	5/10/17	121596	RICKY GONZALES DBA EMPIRE ROOFING GROUP	10,614.00	193	ROOF 921 FLORINDA ST	

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1450-016 CDBG ENTITLEMENT 2016/17	817662 HOUSING REHAB 17-ENT	5/10/17	121599	TALX CORPORATION DBA EQUIFAX WORKFORCE SOLUTIONS	14.95	B1-342228	INCOME VERIFY-ESPINOZ	
	817662 HOUSING REHAB 17-ENT	5/10/17	121608	ULISES GARCIA MORAN GARCIA MORAN, ULISES	(534.75)		FRANCHISE TAX BOARD	
	817662 HOUSING REHAB 17-ENT	5/10/17	121608	ULISES GARCIA MORAN GARCIA MORAN, ULISES	2,139.00		ROOF 404 E ELM ST	
	817662 HOUSING REHAB 17-ENT	5/10/17	121639	JESUS S SUSTAITA DBA J S A INSPECTIONS	550.00	5115	LEAD PAINT 1525 BNGST	
	817662 HOUSING REHAB 17-ENT	5/10/17	121639	JESUS S SUSTAITA DBA J S A INSPECTIONS	550.00	5117	LEAD PAINT 311 E 9TH	
	817662 HOUSING REHAB 17-ENT	5/10/17	121639	JESUS S SUSTAITA DBA J S A INSPECTIONS	550.00	5113	LEAD PAINT 604 FLORND	
	817662 HOUSING REHAB 17-ENT	5/10/17	121639	JESUS S SUSTAITA DBA J S A INSPECTIONS	550.00	5116	LEAD PAINT 713 KAVNGH	
	817662 HOUSING REHAB 17-ENT	5/10/17	121639	JESUS S SUSTAITA DBA J S A INSPECTIONS	550.00	5114	LEAD PAINT 720 KIMBAL	
	817662 HOUSING REHAB 17-ENT	5/10/17	121649	KENNIES INDOOR COMFORT SPECIALIST KENNIES INDOOR COMFORT SPECIALIST	7,500.00	56830	HVAC 1011 ANACAPA AVE	
	817664 KCAO - 17	5/10/17	121656	KINGS COMMUNITY ACTION ORGANIZTN KINGS COMMUNITY ACTION ORGANIZTN	13,154.84		JAN-MARCH 2017	
	817663 CONTINUUM OF CARE - 17	5/10/17	121659	KINGS TULARE CONTINUUM OF CARE KINGS TULARE CONTINUUM OF CARE	1,500.00	1025	2017 PRJCT HMLESS EXP	
	817663 CONTINUUM OF CARE - 17	5/10/17	121659	KINGS TULARE CONTINUUM OF CARE KINGS TULARE CONTINUUM OF CARE	687.82	1027	2017-03 PRGM DELIVERY	
	817662 HOUSING REHAB 17-ENT	5/10/17	121700	JEREMY I PLATA DBA PLATA CONSTRUCTION	4,650.00	1122	PAINT 1505 MILDRED ST	
Division Total 1450-016 CDBG ENTITLEMENT 2016/17 53,684.86								
1511 POLICE-SUPPORT SERVICE	7780 UTILITIES-ELECTRICITY	5/2/17	121522	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	577.26		2017-04	

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1511 POLICE-SUPPORT SERVICE	7785 UTILITIES-GAS	5/2/17	121523	SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	79.03		2017-04 1505173000	
	7770 TRAINING/TRAVEL/MEETING	5/10/17	121532	AMADOR, FRANCISCO AMADOR, FRANCISCO	155.00	EXP 04/3-7	EXP/FRESNO/04/3-7	
	7770 TRAINING/TRAVEL/MEETING	5/10/17	121562	ALBERT CANO CANO, ALBERT	224.00	TR CANO 16	ADV/SACRMNTO/5/18-21	
	7770 TRAINING/TRAVEL/MEETING	5/10/17	121564	MARK CARRILLO CARRILLO, MARK	276.35	EXP 03/13-1	EXP/FRESNO/03/13-17	
	7770 TRAINING/TRAVEL/MEETING	5/10/17	121564	MARK CARRILLO CARRILLO, MARK	276.35	EXP 03/20-2	EXP/FRESNO/03/20-24	
	7770 TRAINING/TRAVEL/MEETING	5/10/17	121564	MARK CARRILLO CARRILLO, MARK	50.78	EXP 04/06	EXP/FRESNO/04/16	
	7770 TRAINING/TRAVEL/MEETING	5/10/17	121580	COTTA, JARRED COTTA, JARRED	224.00	TR COTTA3	ADV/SACRMNTO/05/18-21	
	7600 SPECIAL DEPARTMENTAL EX	5/10/17	121583	DASH MEDICAL GLOVES, INC DASH MEDICAL GLOVES, INC	76.04	INV1050624	GLOVES/BLK MAXX-NITRILE 4	
	7600 SPECIAL DEPARTMENTAL EX	5/10/17	121583	DASH MEDICAL GLOVES, INC DASH MEDICAL GLOVES, INC	152.08	INV1050624	GLOVES/BLK MAXX-NITRILE 4	
	7600 SPECIAL DEPARTMENTAL EX	5/10/17	121583	DASH MEDICAL GLOVES, INC DASH MEDICAL GLOVES, INC	76.04	INV1050624	GLOVES/BLK MAXX-NITRILE 4	
	7770 TRAINING/TRAVEL/MEETING	5/10/17	121588	LAWRENCE DIENER DIENER, LAWRENCE	229.50	TR DIENER	ADV/MODESTO/5/22-26	
	7770 TRAINING/TRAVEL/MEETING	5/10/17	121588	LAWRENCE DIENER DIENER, LAWRENCE	446.45	TR DIENER	LDG/MODESTO/5/22-26	
	7603 SWAT	5/10/17	121603	F T G FINE EMBROIDERY & DESIGN F T G FINE EMBROIDERY & DESIGN	80.44	2850	CMT LOGO SET UP/ONE TIME	
	7603 SWAT	5/10/17	121603	F T G FINE EMBROIDERY & DESIGN F T G FINE EMBROIDERY & DESIGN	70.78	2850	NAMES/RT CHEST OF POLO	
	7603 SWAT	5/10/17	121603	F T G FINE EMBROIDERY & DESIGN F T G FINE EMBROIDERY & DESIGN	128.70	2850	POLO/BLK	

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1511 POLICE-SUPPORT SERVICE	7495 PROF AND SPEC SERVICES	5/10/17	121606	G P S INTERNATIONAL TECHNOLOGIES G P S INTERNATIONAL TECHNOLOGIES	240.00	18609	5/17-5/18TRACK FUSION	
	7770 TRAINING/TRAVEL/MEETING	5/10/17	121674	JAMES LUTZ LUTZ, JAMES	352.00	TR LUTZ19	ADV/DEL MAR/06/04-09	
	7770 TRAINING/TRAVEL/MEETING	5/10/17	121674	JAMES LUTZ LUTZ, JAMES	704.31	TR LUTZ19	LDG/DEL MAR/06/04-09	
	7495 PROF AND SPEC SERVICES	5/10/17	121702	MELVIN W KING DBA POLYGRAPH PROFESSIONALS	200.00	17-47	A RIVERA-EXAM	
	7603 SWAT	5/10/17	121719	SELECT FIRE GROUP INC SELECT FIRE GROUP INC	139.43	89	AMMUNICATION/AMMO DOGS ST	
	7770 TRAINING/TRAVEL/MEETING	5/10/17	121722	PARKER SEVER SEVER, PARKER	80.72	EXP 4/23-28	EXP/SAN DIEGO/4/23-28	
	7320 COMMUNICATIONS	5/10/17	121737	U S TELEPACIFIC CORP DBA TPX COMMUNICATIONS	489.07	89900653-0	2017-04	
	7770 TRAINING/TRAVEL/MEETING	5/10/17	121743	JUSTIN VALLIN VALLIN, JUSTIN	224.00	TR VALLIN1	ADV/GRDN GRV/05/21-24	
	7770 TRAINING/TRAVEL/MEETING	5/10/17	121743	JUSTIN VALLIN VALLIN, JUSTIN	387.60	TR VALLIN1	LDG/GRDN GRV/05/21-24	
Division Total 1511 POLICE-SUPPORT SERVICE					5,939.93			
1512-1 POLICE-RECORDS	7460 DUPLICATING EXPENSE	5/10/17	121676	MARLIN LEASING CORP DBA MARLIN BUSINESS BANK	609.14	14927728	LEASE-KYOCERA 401-1217419	
	7440 OFFICE EXPENSE	5/10/17	121691	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	15.86	7991867	BLANKET PURCHASE ORDER	
	7455 POSTAGE AND FREIGHT	5/10/17	121699	PITNEY BOWES / PURCHASE POWER PITNEY BOWES / PURCHASE POWER	420.99		2017-04 POSTAGE	
	7440 OFFICE EXPENSE	5/10/17	121757	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	73.71	1776234	2017-04	
	7440 OFFICE EXPENSE	5/10/17	121757	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	24.67	1776234	2017-04	

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1512-1 POLICE-RECORDS	7440	5/10/17	121757	ZOOM IMAGING SOLUTIONS INC	61.51	1776234	2017-04	
	OFFICE EXPENSE			ZOOM IMAGING SOLUTIONS INC				
	7440	5/10/17	121757	ZOOM IMAGING SOLUTIONS INC	3.80	1776234	2017-04	
	OFFICE EXPENSE			ZOOM IMAGING SOLUTIONS INC				
Division Total 1512-1 POLICE-RECORDS					1,209.68			
1513 POLICE-OPERATIONS	7600	5/10/17	121529	JAMES ADAMS	29.99		LIGHT BULBS	
	SPECIAL DEPARTMENTAL EXP			ADAMS, JAMES				
	7600-022	5/10/17	121533	KWPH ENT-AMERICAN AMBULANCE	840.00	K1864168	BOXING EVNT STNDBY	
	PAL PROGRAM EXPENSE			AMERICAN AMBULANCE				
	7600-022	5/10/17	121555	CALIF MILITARY DEPT ACCOUNTING	800.00		2017-06 RENT 902N11TH	
	PAL PROGRAM EXPENSE			CALIF MILITARY DEPT ACCOUNTING				
	7600-022	5/10/17	121577	COMBAT BRANDS, LLC	100.00	1830195	DOUBLE END BAG WITH CABLE	
	PAL PROGRAM EXPENSE			COMBAT BRANDS, LLC				
	7600-022	5/10/17	121577	COMBAT BRANDS, LLC	325.85	1830195	ESTIMATED SHIPPING/HANDLI	
	PAL PROGRAM EXPENSE			COMBAT BRANDS, LLC				
	7600-022	5/10/17	121577	COMBAT BRANDS, LLC	100.00	1830195	GLOVES-RINGSIDE FITNESS (	
	PAL PROGRAM EXPENSE			COMBAT BRANDS, LLC				
	7600-022	5/10/17	121577	COMBAT BRANDS, LLC	1,100.00	1830195	HEAVY BAG-LEATHER SOFT FI	
	PAL PROGRAM EXPENSE			COMBAT BRANDS, LLC				
	7600-022	5/10/17	121577	COMBAT BRANDS, LLC	80.00	1830195	SPEED BAG-CONTENDER FIGHT	
	PAL PROGRAM EXPENSE			COMBAT BRANDS, LLC				
	7600-022	5/10/17	121627	HANFORD GLASS, INC	644.00	26970	DOOR GLASS 902 N 11TH	
	PAL PROGRAM EXPENSE			HANFORD GLASS, INC				
	7600-022	5/10/17	121640	JACK B MARTIN	358.21	24434	DOOR COVERING/DUSTED CRYST	
	PAL PROGRAM EXPENSE			JACK MARTIN'S SIGNWORKS				
	7600-022	5/10/17	121640	JACK B MARTIN	124.87	24434	DOOR SIGN/POLICE ACTIVITI	
	PAL PROGRAM EXPENSE			JACK MARTIN'S SIGNWORKS				
	7600-022	5/10/17	121640	JACK B MARTIN	655.02	24434	INSTALLATION	
	PAL PROGRAM EXPENSE			JACK MARTIN'S SIGNWORKS				

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1513 POLICE-OPERATIONS	7600	5/10/17	121688	NEWEGG BUSINESS INC	132.97	1300279720	PD WIFI	
	SPECIAL DEPARTMENTAL EX			NEWEGG BUSINESS INC				
	7600	5/10/17	121691	OFFICE DEPOT (CONTRACT)	104.68	7991867	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			OFFICE DEPOT				
Division Total 1513 POLICE-OPERATIONS					5,395.59			
1514-001 POLICE GRANTS	817052	5/10/17	121654	KINGS CO PROBATION DEPT	13,286.00		KC-16 JAG GRNT EQUIP	
	16 JAG GRNT-KC EQUIP			KINGS CO PROBATION DEPT				
Division Total 1514-001 POLICE GRANTS					13,286.00			
1518 POLICE-ANIMAL CONTROL	7495	5/10/17	121631	HOUK & HORNBURG INC	1,200.00	75824	VICIOUS ANIMAL HRGS 3	
	PROF AND SPEC SERVICES			HOUK & HORNBURG INC				
Division Total 1518 POLICE-ANIMAL CONTROL					1,200.00			
1610 FIRE-ADMIN/SUPPRESS ION	7495	5/2/17	121520	TAYLOR BROTHERS, INC DBA	40.00	1524522	MONTHLY PEST CONTROL	
	PROF AND SPEC SERVICES			R E S COM				
	7785	5/2/17	121523	SOUTHERN CALIF GAS CO	83.70		2017/04 0711175100 #2	
	UTILITIES-GAS			SOUTHERN CALIF GAS CO				
	7770	5/10/17	121525	ADMINISTRATIVE FIRE SVC SECTION	300.00	TR BELTRA	REG/ANAHEIM/03/28-31	
	TRAINING/TRAVEL/MEETING			2017 AFSS CONFERENCE				
	7495	5/10/17	121637	J ' S COMMUNICATIONS, INC	240.24	48671	BATTERY (2)	
	PROF AND SPEC SERVICES			J ' S COMMUNICATIONS, INC				
	7305	5/10/17	121672	ROBERT OLIVEIRA DBA	64.35	078334	UNIFORMS-PANTS	
	CALL FIREFIGHTERS			LORD'S UNIFORMS & TUXEDOS				
	7600	5/10/17	121679	CONSOLIDATED ELEC DIST, INC DBA	11.26	2877-466286	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			MEDALLION SUPPLY				
	7495	5/10/17	121689	NICK CHAMPI ENTERPRISES INC	420.16	19143	GATE OPERATOR REPAIR	
	PROF AND SPEC SERVICES			NICK CHAMPI ENTERPRISES INC				

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1610 FIRE-ADMIN/SUPPRESSION	7440 OFFICE EXPENSE	5/10/17	121691	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	215.64	7991867	BLANKET PURCHASE ORDER	
	7780 UTILITIES-ELECTRICITY	5/10/17	121730	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	1,141.14		2017-04 #2	
	7600 SPECIAL DEPARTMENTAL EXP	5/10/17	121733	INTERLINE BRANDS INC DBA SUPPLYWORKS	238.16	398918722	BLANKET PURCHASE ORDER	
	7320 COMMUNICATIONS	5/10/17	121737	U S TELEPACIFIC CORP DBA TPX COMMUNICATIONS	200.79	89900653-0	2017-04	
	7320 COMMUNICATIONS	5/10/17	121746	VERIZON WIRELESS VERIZON WIRELESS	500.64	9784056813	342019390 DATA PORTS	
	7495 PROF AND SPEC SERVICES	5/10/17	121747	VISALIA OVERHEAD DOORS VISALIA OVERHEAD DOORS	516.32	356349	SPRING BAY DOOR STA 1	
	7460 DUPLICATING EXPENSE	5/10/17	121757	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	18.54	1776234	2017-04	
	7460 DUPLICATING EXPENSE	5/10/17	121757	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	10.20	1776234	2017-04	
	7460 DUPLICATING EXPENSE	5/10/17	121757	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	31.48	1776234	2017-04	
Division Total 1610 FIRE-ADMIN/SUPPRESSION					4,032.62			
1611 FIRE-FIRE PREVENTION	7455 POSTAGE AND FREIGHT	5/2/17	121518	EXPRESS MESSENGER SYSTEMS DBA ON TRAC	3.59	8600104	INTERWEST 03/09	
	7455 POSTAGE AND FREIGHT	5/2/17	121518	EXPRESS MESSENGER SYSTEMS DBA ON TRAC	3.59	8600104	INTERWEST 03/21	
	7455 POSTAGE AND FREIGHT	5/2/17	121518	EXPRESS MESSENGER SYSTEMS DBA ON TRAC	3.59	8586081 02/	INTERWEST 02/22	
	7455 POSTAGE AND FREIGHT	5/2/17	121518	EXPRESS MESSENGER SYSTEMS DBA ON TRAC	3.59	8600104	INTERWEST 03/29	
	7455 POSTAGE AND FREIGHT	5/2/17	121518	EXPRESS MESSENGER SYSTEMS DBA ON TRAC	3.59	8600104	INTERWEST 03/30/17	
	7455 POSTAGE AND FREIGHT	5/2/17	121518	EXPRESS MESSENGER SYSTEMS DBA ON TRAC	3.59	8600104	INTERWEST 03/30/17	

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1611 FIRE-FIRE PREVENTION	7495 PROF AND SPEC SERVICES	5/10/17	121636	INTERWEST CONSULTING GROUP INC INTERWEST CONSULTING GROUP INC	570.00	33100	FR17-0110 FA GLENDALE	
Division Total 1611 FIRE-FIRE PREVENTION					587.95			
1710 PARKS & REC-ADMIN	7440 OFFICE EXPENSE	5/10/17	121691	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	96.28	7991867	BLANKET PURCHASE ORDER	
	7320 COMMUNICATIONS	5/10/17	121737	U S TELEPACIFIC CORP DBA TPX COMMUNICATIONS	34.92	89900653-0	2017-04	
Division Total 1710 PARKS & REC-ADMIN					131.20			
1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	5/10/17	121537	GEORGE AUSTIN AUSTIN, GEORGE	11.00		SCRKPR 04/24	
	7495 PROF AND SPEC SERVICES	5/10/17	121537	GEORGE AUSTIN AUSTIN, GEORGE	22.00		SCRKPR 05/01	
	7495 PROF AND SPEC SERVICES	5/10/17	121594	RAYMOND ELIZONDO ELIZONDO, RAYMOND	33.00		SCRKPR 04/27	
	7495 PROF AND SPEC SERVICES	5/10/17	121594	RAYMOND ELIZONDO ELIZONDO, RAYMOND	33.00		SCRKPR 05/04	
	7495 PROF AND SPEC SERVICES	5/10/17	121610	ARNOLD GARZA GARZA, ARNOLD	176.00		UMP 04/10-27	
	7495 PROF AND SPEC SERVICES	5/10/17	121610	ARNOLD GARZA GARZA, ARNOLD	110.00		UMP 05/01-04	
	7495 PROF AND SPEC SERVICES	5/10/17	121621	ISRAEL GUZMAN GUZMAN, ISRAEL	44.00		UMP 05/02	
	7495 PROF AND SPEC SERVICES	5/10/17	121621	ISRAEL GUZMAN GUZMAN, ISRAEL	66.00		UMP 05/04	
	7495 PROF AND SPEC SERVICES	5/10/17	121623	CALVIN HAKKER HAKKER, CALVIN	23.00		FLD MAINT 04/25	

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1711	7495	5/10/17	121623	CALVIN HAKKER	132.00		PREP 04/24-27	
PARKS & REC-SPORTS	PROF AND SPEC SERVICES			HAKKER, CALVIN				
	7495	5/10/17	121623	CALVIN HAKKER	60.00		PREP 04/28	
	PROF AND SPEC SERVICES			HAKKER, CALVIN				
	7495	5/10/17	121623	CALVIN HAKKER	356.50		PREP/MAINT 04/28-30	
	PROF AND SPEC SERVICES			HAKKER, CALVIN				
	7495	5/10/17	121624	JUSTIN HAKKER	88.00		PREP 04/28-30	
	PROF AND SPEC SERVICES			HAKKER, JUSTIN				
	7495	5/10/17	121624	JUSTIN HAKKER	132.00		UMP 04/18-25	
	PROF AND SPEC SERVICES			HAKKER, JUSTIN				
	7495	5/10/17	121624	JUSTIN HAKKER	66.00		UMP 05/02	
	PROF AND SPEC SERVICES			HAKKER, JUSTIN				
	7495	5/10/17	121665	WARREN LEASURE	198.00		UMP 04/24-27	
	PROF AND SPEC SERVICES			LEASURE, WARREN				
	7495	5/10/17	121665	WARREN LEASURE	132.00		UMP 05/01-4	
	PROF AND SPEC SERVICES			LEASURE, WARREN				
	7495	5/10/17	121666	JOSEPH LEON	66.00		UMP 04/27	
	PROF AND SPEC SERVICES			LEON, JOSEPH				
	7495	5/10/17	121675	TONI MARIN	99.00		SCRKPR 04/24-27	
	PROF AND SPEC SERVICES			MARIN, TONI				
	7495	5/10/17	121675	TONI MARIN	88.00		SCRKPR 05/01-04	
	PROF AND SPEC SERVICES			MARIN, TONI				
	7495	5/10/17	121694	CAMBRIA PEDRO	176.00		PREP 3/29-30	
	PROF AND SPEC SERVICES			PEDRO, CAMBRIA				
	7495	5/10/17	121694	CAMBRIA PEDRO	22.00		SCRKPR 05/04	
	PROF AND SPEC SERVICES			PEDRO, CAMBRIA				
	7495	5/10/17	121696	DAVID PEREZ	225.50		PREP 04/29-30	
	PROF AND SPEC SERVICES			PEREZ, DAVID				
	7495	5/10/17	121697	ZANE PERREIRA	22.00		SCRKPR 02/02	
	PROF AND SPEC SERVICES			PERREIRA, ZANE				

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1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	5/10/17	121697	ZANE PERREIRA PERREIRA, ZANE	44.00		SCRKPR 04/25-27	
	7495 PROF AND SPEC SERVICES	5/10/17	121727	STEPHEN SMITH SMITH, STEPHEN	264.00		PREP 04/29-30	
	7780 UTILITIES-ELECTRICITY	5/10/17	121730	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	338.13		2017-04 BABE RUTH	
	7780 UTILITIES-ELECTRICITY	5/10/17	121730	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	23.73		2017-04 BROWN	
	7780 UTILITIES-ELECTRICITY	5/10/17	121730	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	23.31		2017-04 CAMPUS	
	7780 UTILITIES-ELECTRICITY	5/10/17	121730	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	502.23		2017-04 GREENFIELD	
	7780 UTILITIES-ELECTRICITY	5/10/17	121730	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	39.93		2017-04 HARRIS	
	7780 UTILITIES-ELECTRICITY	5/10/17	121730	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	580.07		2017-04 LACEY	
	7780 UTILITIES-ELECTRICITY	5/10/17	121730	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	1,152.58		2017-04 SOFTBALL COMP	
	7600 SPECIAL DEPARTMENTAL EX	5/10/17	121733	INTERLINE BRANDS INC DBA SUPPLYWORKS	103.95	396734006	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	5/10/17	121749	RACHEL WATKINS WATKINS, RACHEL	110.00		SCRKPR 04/3-24	
	7495 PROF AND SPEC SERVICES	5/10/17	121749	RACHEL WATKINS WATKINS, RACHEL	33.00		SCRKPR 05/01	
	7495 PROF AND SPEC SERVICES	5/10/17	121749	RACHEL WATKINS WATKINS, RACHEL	44.00		SCRKPR 3/20-27	
Division Total 1711 PARKS & REC-SPORTS					5,639.93			
1713 PARKS & REC-LONGFIELD	7785 UTILITIES-GAS	5/2/17	121523	SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	26.49		2017-04 1949155800	

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1713 PARKS & REC-LONGFIELD	7495 PROF AND SPEC SERVICES	5/10/17	121589	DIRECTV LLC DIRECTV LLC	137.48	3131350017	00714205 BLANKET PO		
Division Total 1713 PARKS & REC-LONGFIELD					163.97				
1714 PARKS & REC-POOL/SKATE	7785 UTILITIES-GAS	5/2/17	121523	SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	1,298.58		2017-04 1234156900		
	7495 PROF AND SPEC SERVICES	5/10/17	121553	CALIF DEPT OF INDUSTRIAL RELATIONS CALIF DEPT OF INDUSTRIAL RELATIONS	803.75	POO437	WATER SLIDE INSPECT		
	7495 PROF AND SPEC SERVICES	5/10/17	121557	CALIF PARK & RECREATION SOCIETY CALIF PARK & RECREATION SOCIETY	270.00	06032017	LIFEGUARD TRAING (18)		
	7495 PROF AND SPEC SERVICES	5/10/17	121573	CLARK PEST CONTROL, INC CLARK PEST CONTROL, INC	25.00	0091611404	2017-04 PLUNGE		
	7600 SPECIAL DEPARTMENTAL EX	5/10/17	121630	HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE	11.52		BLANKET PURCHASE ORDER		
	7650 CHEMICALS	5/10/17	121667	LINCOLN EQUIPMENT INC LINCOLN AQUATICS	861.20	SI313384	POOL CHEMICALS		
	7495 PROF AND SPEC SERVICES	5/10/17	121677	MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	24.50	1577769	2017-04 PLUNGE		
	7600 SPECIAL DEPARTMENTAL EX	5/10/17	121689	NICK CHAMPI ENTERPRISES INC NICK CHAMPI ENTERPRISES INC	29.99	19132	BSKTBALL BACKBOARD		
	7013 PART-TIME EMPLOYEES	5/10/17	121725	DUSTIN SILVA SILVA, DUSTIN	18.21		REISSUE P/R CK 151040		
	Division Total 1714 PARKS & REC-POOL/SKATE					3,342.75			
	1716 PARKS & REC-FACILITIES	4510 FM-FACILITIES-OTHER RENTS	5/10/17	121538	TANEKA AVALA AVALA, TANEKA	(5.00)	2002861	CANCEL CHARGE	
		4510 FM-FACILITIES-OTHER RENTS	5/10/17	121538	TANEKA AVALA AVALA, TANEKA	30.00	2002861	REFUND SHLTR DEP 8874	

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1716 PARKS & REC-FACILITIES	4510 FM-FACILITIES-OTHER RENTS	5/10/17	121570	MARSHA CHATTMAN CHATTMAN, MARSHA	30.00	2002865	REFUND PRK SHLTR 9215	
	4510 FM-FACILITIES-OTHER RENTS	5/10/17	121755	PLEAS YOUNG YOUNG, PLEAS	30.00	2002881	RFD DEP PRK SHLTR	
	5403 MISCELLANEOUS REVENUE	5/10/17	121755	PLEAS YOUNG YOUNG, PLEAS	20.00	2002881	RFD ALCOHOL PRMT 9346	
Division Total 1716 PARKS & REC-FACILITIES					105.00			
1719 PARKS & REC-YOUTH SERV	4471 CA-TEEN CTR CONCESSIONS	4/28/17	121501	CALIF STATE BOARD OF EQUALIZATION CALIF STATE BOARD OF EQUALIZATION	310.00		FY17 QTR3 USE TAX	
	7495 PROF AND SPEC SERVICES	5/2/17	121517	DIRECTV LLC DIRECTV LLC	83.74	3119007796	014877658 BLNKT PO	
	7495 PROF AND SPEC SERVICES	5/10/17	121547	COREY BOREN BOREN, COREY	238.00		2017-04 KARATE	
	7770 TRAINING/TRAVEL/MEETING	5/10/17	121556	CALIF PARK & RECREATION SOCIETY CALIF PARK & RECREATION SOCIETY	375.00		SMMR LDR TRNING (25)	
	7495 PROF AND SPEC SERVICES	5/10/17	121593	ELDORA MATTOS DBA ELDORA'S CATERING	3,731.83		DAD/DAU DNR MEAL	
	7495 PROF AND SPEC SERVICES	5/10/17	121593	ELDORA MATTOS DBA ELDORA'S CATERING	2,948.71		MOM/SON DNR MEAL	
	7495 PROF AND SPEC SERVICES	5/10/17	121603	F T G FINE EMBROIDERY & DESIGN F T G FINE EMBROIDERY & DESIGN	849.42	2986	TEAM T-SHIRTS	
	7495 PROF AND SPEC SERVICES	5/10/17	121603	F T G FINE EMBROIDERY & DESIGN F T G FINE EMBROIDERY & DESIGN	608.11	2988	TEAM T-SHIRTS	
	7600 SPECIAL DEPARTMENTAL EX	5/10/17	121626	CHERYL GONZALES DBA HANFORD BARGAIN CENTER	134.06	40933	SOFA TABLE/TEEN CTR	
	7495 PROF AND SPEC SERVICES	5/10/17	121663	TAMMY L LAWLEY LAWLEY, TAMMY L	60.00	042117	PRINCESS CHARACTERS	
	7320 COMMUNICATIONS	5/10/17	121737	U S TELEPACIFIC CORP DBA TPX COMMUNICATIONS	17.46	89900653-0	2017-04	

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1719 PARKS & REC-YOUTH SERV	7470	5/10/17	121751	XEROX CORP	204.22	089119623	2017-04 LEASE/COPIES		
	PRINTING			XEROX CORP					
	5017-701	5/10/17	121754	GINA LEWIS YOUNG	436.10		2017-04 CHEER		
	TR-CONTRACTED CLASSES			YOUNG, GINA LEWIS					
Division Total 1719 PARKS & REC-YOUTH SERV					9,996.65				
1720 PARKS & REC-ADULT/SPCL	7495	5/2/17	121516	DIRECTV LLC	83.74	3118251819	022650924 BLNKT PO		
	PROF AND SPEC SERVICES			DIRECTV LLC					
	7495	5/10/17	121544	JOHN BENTON	250.00		BAND SR DANCE 05/17		
	PROF AND SPEC SERVICES			BENTON, JOHN ROLLIN WEST BAND					
	7495	5/10/17	121544	JOHN BENTON	200.00		ENTERTAINER SR HEALTH		
	PROF AND SPEC SERVICES			BENTON, JOHN ROLLIN WEST BAND					
	7600	5/10/17	121571	SUSAN CHAVEZ	20.97		COOKIES SR LUNCH		
	SPECIAL DEPARTMENTAL EX			CHAVEZ, SUSAN					
	5012-201	5/10/17	121686	SUSAN MORELOCK	123.20		2017/04 BALLRM DANCE		
	CA-CONTRACTED CLASSES			MORELOCK, SUSAN					
	7560	5/10/17	121687	NATIONAL PEN CORPORATION	234.28		109237320		PROMO INK PENS
	ADVERTISING & PUBLIC REL			NATIONAL PEN CORPORATION					
	7600-020	5/10/17	121717	BLANCA G SAHAGUN	320.00		2017-04 ZUMBA		
	SDE-AGING SERVICES			SAHAGUN, BLANCA G					
	7320	5/10/17	121737	U S TELEPACIFIC CORP DBA	8.73		89900653-0		2017-04
	COMMUNICATIONS			TPX COMMUNICATIONS					
Division Total 1720 PARKS & REC-ADULT/SPCL					1,240.92				
1721 PARKS & REC-COMM PROM/EVT	7440	5/10/17	121691	OFFICE DEPOT (CONTRACT)	18.26	7991867	BLANKET PURCHASE ORDER		
	OFFICE EXPENSE			OFFICE DEPOT					
	7320	5/10/17	121737	U S TELEPACIFIC CORP DBA	8.73		89900653-0		2017-04
	COMMUNICATIONS			TPX COMMUNICATIONS					

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1721 PARKS & REC-COMM PROM/EVT	7470 PRINTING	5/10/17	121751	XEROX CORP	204.21	089119623	2017-04 LEASE/COPIES	
				XEROX CORP				
	7440 OFFICE EXPENSE	5/10/17	121757	ZOOM IMAGING SOLUTIONS INC	9.02	1776234	2017-04	
				ZOOM IMAGING SOLUTIONS INC				
Division Total 1721 PARKS & REC-COMM PROM/EVT					240.22			
1722 PARKS & REC-PARKS	7495 PROF AND SPEC SERVICES	5/10/17	121568	CENTRAL VALLEY COMPREHENSIVE CARE	39.00		J MARQUEZ	
				CENTRAL VALLEY COMPREHENSIVE CARE				
	7600 SPECIAL DEPARTMENTAL EX	5/10/17	121630	HOME DEPOT U S A INC DBA	251.16		BLANKET PURCHASE ORDER	
				HOME DEPOT STORES, THE				
	7600 SPECIAL DEPARTMENTAL EX	5/10/17	121684	MILLER'S RENTALAND	80.00	747179	BLANKET PURCHASE ORDER	
				MILLER'S RENTALAND				
	7780 UTILITIES-ELECTRICITY	5/10/17	121730	SOUTHERN CALIF EDISON CO	1,130.86		2017-04	
				SOUTHERN CALIF EDISON CO				
	7320 COMMUNICATIONS	5/10/17	121737	U S TELEPACIFIC CORP DBA	17.46	89900653-0	2017-04	
				TPX COMMUNICATIONS				
	7600 SPECIAL DEPARTMENTAL EX	5/10/17	121745	MICHAEL MARIS DBA	80.63	12462	STRAINER HOUSING	
				VASCO, THE POOL PEOPLE				
Division Total 1722 PARKS & REC-PARKS					1,599.11			
2010 PW-ADMINISTRATION & ENGR	7495 PROF AND SPEC SERVICES	5/10/17	121682	MICHAEL SUTHERLAND & ASSN	585.00	172598-1	TRACT 887 1ST REVIEW	
				MICHAEL SUTHERLAND & ASSN				
	7440 OFFICE EXPENSE	5/10/17	121691	OFFICE DEPOT (CONTRACT)	257.02	7991867	BLANKET PURCHASE ORDER	
				OFFICE DEPOT				
	7460 DUPLICATING EXPENSE	5/10/17	121691	OFFICE DEPOT (CONTRACT)	156.84	7991867	BLANKET PURCHASE ORDER	
				OFFICE DEPOT				
	7495 PROF AND SPEC SERVICES	5/10/17	121698	PERSONNEL SOLUTIONS UNLIMITED, LLC	1,255.20	41355	CASAREZ 04/23-04/29	
				PERSONNEL SOLUTIONS UNLIMITED, LLC				

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2010 PW-ADMINISTRATION & ENGR	7495 PROF AND SPEC SERVICES	5/10/17	121698	PERSONNEL SOLUTIONS UNLIMITED, LLC PERSONNEL SOLUTIONS UNLIMITED, LLC	1,066.92	41326	CASAREZ 4/16-22	
	7320 COMMUNICATIONS	5/10/17	121737	U S TELEPACIFIC CORP DBA TPX COMMUNICATIONS	157.14	89900653-0	2017-04	
	7460 DUPLICATING EXPENSE	5/10/17	121751	XEROX CORP XEROX CORP	380.93	089039532	COPIES 03/21-04/22/17	
	7460 DUPLICATING EXPENSE	5/10/17	121751	XEROX CORP XEROX CORP	318.13	089039532	LEASE/PUBLIC WKS	
	7460 DUPLICATING EXPENSE	5/10/17	121757	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	3.25	1776234	2017-04	
	7460 DUPLICATING EXPENSE	5/10/17	121757	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	4.22	1776234	2017-04	
Division Total 2010 PW-ADMINISTRATION & ENGR					4,184.65			
2011 PW-STREET MAINTENANCE	7780 UTILITIES-ELECTRICITY	5/2/17	121519	P G & E P G & E	221.85		2017-03 6899346425-1	
	7580 RENTS AND LEASES-EQUIP	5/10/17	121528	ACTION EQUIPMENT RENTALS ACTION EQUIPMENT RENTALS	74.46	149697	TAMPER RENTAL	
	7580 RENTS AND LEASES-EQUIP	5/10/17	121528	ACTION EQUIPMENT RENTALS ACTION EQUIPMENT RENTALS	400.93	149682	WTR TRUCK RENTAL	
	7780 UTILITIES-ELECTRICITY	5/10/17	121554	CALIF DEPT OF TRANSPORTATION CALIF DEPT OF TRANSPORTATION	2,589.71	SL170661	1-3/17 HWY SIG & LTS	
	7600 SPECIAL DEPARTMENTAL EX	5/10/17	121584	DASSEL'S PETROLEUM, INC DASSEL'S PETROLEUM, INC	47.10	103083	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	5/10/17	121584	DASSEL'S PETROLEUM, INC DASSEL'S PETROLEUM, INC	67.57	35979	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	5/10/17	121584	DASSEL'S PETROLEUM, INC DASSEL'S PETROLEUM, INC	69.71	36221	BLANKET PURCHASE ORDER	
	7720 STREET CONST & MAINT MTR	5/10/17	121638	J A MOMANEY SERVICES INC DBA J A M SERVICES INC	1,630.20	93018	PED HOUSING W/CNTDWN MOD	

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2011 PW-STREET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EX	5/10/17	121640	JACK B MARTIN JACK MARTIN'S SIGNWORKS	633.65	24177	ST SIGN-LACEY/SANTAFE	
	7320 COMMUNICATIONS	5/10/17	121737	U S TELEPACIFIC CORP DBA TPX COMMUNICATIONS	17.46	89900653-0	2017-04	
	7600 SPECIAL DEPARTMENTAL EX	5/10/17	121756	Z A P MANUFACTURING INC Z A P MANUFACTURING INC	289.00	76	REMOVE/REFACE SIGNS	
	Division Total 2011 PW-STREET MAINTENANCE				6,041.64			
2020 AIRPORT - OPERATING	7495 PROF AND SPEC SERVICES	5/10/17	121612	ERIC DODD DBA GILBERT ELECTRIC CO	350.00	2622	EVALUATE ELEC RESTRM	
	7600 SPECIAL DEPARTMENTAL EX	5/10/17	121645	JORGENSEN CO INC JORGENSEN CO INC	192.89	5660419	FIRE EXTINGUISHERS	
	7495 PROF AND SPEC SERVICES	5/10/17	121677	MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	30.00	1577769	2017-04 AIRPORT	
	Division Total 2020 AIRPORT - OPERATING				572.89			
2031 REFUSE	7600 SPECIAL DEPARTMENTAL EX	5/10/17	121612	ERIC DODD DBA GILBERT ELECTRIC CO	1,200.00	2616	WIRING- 2 CORD REALER	
	7412 EQUIPMENT MAINTENANCE	5/10/17	121630	HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE	76.01		BLANKET PURCHASE ORDER	
	7550 OTHER CONTRACTUAL SERV	5/10/17	121660	KINGS WASTE & RECYCLE AUTHORITY KINGS WASTE & RECYCLE AUTHORITY	216,807.68		2017-04 DUMP FEES	
	7560 ADVERTISING & PUBLIC REL	5/10/17	121703	REBECCA KOZLOWSKI DBA PRESORT CENTER OF FRESNO, LLC	479.41	410033480	FLYER/SPRING CLEANUP	
	7560 ADVERTISING & PUBLIC REL	5/10/17	121703	REBECCA KOZLOWSKI DBA PRESORT CENTER OF FRESNO, LLC	4,648.22	410033483	PUBLIC HEARING NOTICE	
	7560 ADVERTISING & PUBLIC REL	5/10/17	121703	REBECCA KOZLOWSKI DBA PRESORT CENTER OF FRESNO, LLC	45.05	410033611	PUBLIC NOTICE	

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2031 REFUSE	7320 COMMUNICATIONS	5/10/17	121737	U S TELEPACIFIC CORP DBA TPX COMMUNICATIONS	34.92	89900653-0	2017-04	
	7300 UNIFORM EXPENSE	5/10/17	121738	TREE FROG PRINT SHOP INC TREE FROG PRINT SHOP INC	16.09	1618	CITY LOGO-REFUSE	
	Division Total 2031 REFUSE				223,307.38			
2040 FLEET MAINTENANCE	7433 FUEL AND LUBE MAINTENANCE	5/2/17	121521	SILVAS OIL CO INC SILVAS OIL CO INC	19,896.56	839351	FUEL BLANKET PO	
	7785 UTILITIES-GAS	5/2/17	121523	SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	1,146.22		2017-04 1130155600	
	7495 PROF AND SPEC SERVICES	5/10/17	121535	AMERICAN STEAMWAY INC AMERICAN STEAMWAY INC	202.12	27479	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EXP	5/10/17	121535	AMERICAN STEAMWAY INC AMERICAN STEAMWAY INC	676.59	27479	BLANKET PURCHASE ORDER	
	7434 TIRES AND TUBES	5/10/17	121539	BADASCI TIRE CO, INC BADASCI TIRE CO, INC	153.44	134052	BLANKET PURCHASE ORDER	
	7434 TIRES AND TUBES	5/10/17	121539	BADASCI TIRE CO, INC BADASCI TIRE CO, INC	753.53	134414	BLANKET PURCHASE ORDER	
	7434 TIRES AND TUBES	5/10/17	121539	BADASCI TIRE CO, INC BADASCI TIRE CO, INC	539.99	134494	BLANKET PURCHASE ORDER	
	7434 TIRES AND TUBES	5/10/17	121539	BADASCI TIRE CO, INC BADASCI TIRE CO, INC	175.08	134517	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	5/10/17	121548	BRAD'S HANFORD SMOG-N-TUNE BRAD'S HANFORD SMOG-N-TUNE	43.25	58478	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	5/10/17	121548	BRAD'S HANFORD SMOG-N-TUNE BRAD'S HANFORD SMOG-N-TUNE	35.00	58529	BLANKET PURCHASE ORDER	
	7433 FUEL AND LUBE MAINTENANCE	5/10/17	121549	BUFORD OIL COMPANY INC BUFORD OIL COMPANY INC	16,287.82	54338	FUEL BLANKET PO	
	7600 SPECIAL DEPARTMENTAL EXP	5/10/17	121550	BURTON'S FIRE, INC BURTON'S FIRE, INC	888.38	36402	BLANKET PURCHASE ORDER	

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2040	7433	5/10/17	121558	CALIF STATE BOARD OF EQUALIZATION	1,237.12	2117	TANK FEE 1-3/2017	
FLEET MAINTENANCE	FUEL AND LUBE MAINTENANCE			CALIF STATE BOARD OF EQUALIZATION				
	7495	5/10/17	121569	CENTRAL VALLEY TRUCK CENTER, INC	1,513.00	R00308860	LBR DMGE RPR #296 ST CLEA	
	PROF AND SPEC SERVICES			CENTRAL VALLEY TRUCK CENTER				
	7600	5/10/17	121569	CENTRAL VALLEY TRUCK CENTER, INC	158.82	F003452930	BLANKET PURCHASE ORDERS	
	SPECIAL DEPARTMENTAL EX			CENTRAL VALLEY TRUCK CENTER				
	7600	5/10/17	121569	CENTRAL VALLEY TRUCK CENTER, INC	215.22	F003454111	BLANKET PURCHASE ORDERS	
	SPECIAL DEPARTMENTAL EX			CENTRAL VALLEY TRUCK CENTER				
	7600	5/10/17	121569	CENTRAL VALLEY TRUCK CENTER, INC	182.45	F003454968	BLANKET PURCHASE ORDERS	
	SPECIAL DEPARTMENTAL EX			CENTRAL VALLEY TRUCK CENTER				
	7600	5/10/17	121569	CENTRAL VALLEY TRUCK CENTER, INC	601.25	F003455290	BLANKET PURCHASE ORDERS	
	SPECIAL DEPARTMENTAL EX			CENTRAL VALLEY TRUCK CENTER				
	7600	5/10/17	121569	CENTRAL VALLEY TRUCK CENTER, INC	3,700.87	R00308860	PARTS DMG RPR #293 ST CLE	
	SPECIAL DEPARTMENTAL EX			CENTRAL VALLEY TRUCK CENTER				
	7434	5/10/17	121586	DELRAY TIRE & RETREADING, INC	504.37	750017003	BLANKET PURCHASE ORDER	
	TIRES AND TUBES			DELRAY TIRE & RETREADING, INC				
	7434	5/10/17	121586	DELRAY TIRE & RETREADING, INC	2,911.14	750017037	BLANKET PURCHASE ORDER	
	TIRES AND TUBES			DELRAY TIRE & RETREADING, INC				
	7434	5/10/17	121586	DELRAY TIRE & RETREADING, INC	239.69	750017295	BLANKET PURCHASE ORDER	
	TIRES AND TUBES			DELRAY TIRE & RETREADING, INC				
	7434	5/10/17	121586	DELRAY TIRE & RETREADING, INC	3,688.45	750017328	BLANKET PURCHASE ORDER	
	TIRES AND TUBES			DELRAY TIRE & RETREADING, INC				
	7434	5/10/17	121586	DELRAY TIRE & RETREADING, INC	1,249.35	750017387	BLANKET PURCHASE ORDER	
	TIRES AND TUBES			DELRAY TIRE & RETREADING, INC				
	7434	5/10/17	121586	DELRAY TIRE & RETREADING, INC	1,784.72	750017415	BLANKET PURCHASE ORDER	
	TIRES AND TUBES			DELRAY TIRE & RETREADING, INC				
	7434	5/10/17	121586	DELRAY TIRE & RETREADING, INC	750.15	750017429	BLANKET PURCHASE ORDER	
	TIRES AND TUBES			DELRAY TIRE & RETREADING, INC				
	7433	5/10/17	121592	ELBERT DISTRIBUTING, INC	272.20	3205487	DIESEL TREATMENT	
	FUEL AND LUBE MAINTENANCE			ELBERT DISTRIBUTING, INC				

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2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EX	5/10/17	121613	GOLDEN STATE PETERBILT GOLDEN STATE PETERBILT	42.80	F738092	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	5/10/17	121613	GOLDEN STATE PETERBILT GOLDEN STATE PETERBILT	306.35	F738814	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	5/10/17	121613	GOLDEN STATE PETERBILT GOLDEN STATE PETERBILT	188.11	F739127	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	5/10/17	121613	GOLDEN STATE PETERBILT GOLDEN STATE PETERBILT	444.45	F740146	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	5/10/17	121613	GOLDEN STATE PETERBILT GOLDEN STATE PETERBILT	187.94	F740151	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	5/10/17	121625	HANFORD AUTO & TRUCK PARTS, INC HANFORD AUTO & TRUCK PARTS, INC	3,199.15	04302017	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	5/10/17	121635	INTERSTATE BATTERY SYSTEMS INTERSTATE BATTERY SYSTEMS	98.62	80029002	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	5/10/17	121635	INTERSTATE BATTERY SYSTEMS INTERSTATE BATTERY SYSTEMS	124.36	90036294	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	5/10/17	121641	JEFF'S AUTO SUPPLY JEFF'S AUTO SUPPLY	162.01	D202275	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	5/10/17	121641	JEFF'S AUTO SUPPLY JEFF'S AUTO SUPPLY	114.85	D202529	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	5/10/17	121641	JEFF'S AUTO SUPPLY JEFF'S AUTO SUPPLY	1,214.42	D202630	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	5/10/17	121641	JEFF'S AUTO SUPPLY JEFF'S AUTO SUPPLY	265.94	D202676	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	5/10/17	121641	JEFF'S AUTO SUPPLY JEFF'S AUTO SUPPLY	8.12	D202680	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	5/10/17	121641	JEFF'S AUTO SUPPLY JEFF'S AUTO SUPPLY	(40.61)	D202686	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	5/10/17	121641	JEFF'S AUTO SUPPLY JEFF'S AUTO SUPPLY	13.17	D202701	BLANKET PURCHASE ORDER	

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2040	7600	5/10/17	121641	JEFF'S AUTO SUPPLY	303.36	D202711	BLANKET PURCHASE ORDER	
FLEET MAINTENANCE	SPECIAL DEPARTMENTAL EX			JEFF'S AUTO SUPPLY				
	7600	5/10/17	121646	KINGS RACING ASSOCIATION LLC	(192.34)	1-66349	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			K R A				
	7600	5/10/17	121646	KINGS RACING ASSOCIATION LLC	240.28	1-66385	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			K R A				
	7600	5/10/17	121647	J V A C INC DBA	112.14	50089767	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			KELLER FORD LINCOLN				
	7600	5/10/17	121648	KELLER MOTORS OF HANFORD	57.05	5056703	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			KELLER MOTORS OF HANFORD				
	7600	5/10/17	121648	KELLER MOTORS OF HANFORD	436.05	5056921	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			KELLER MOTORS OF HANFORD				
	7600	5/10/17	121648	KELLER MOTORS OF HANFORD	124.12	5057149	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			KELLER MOTORS OF HANFORD				
	7600	5/10/17	121648	KELLER MOTORS OF HANFORD	551.75	6067010	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			KELLER MOTORS OF HANFORD				
	7495	5/10/17	121652	KINGS CO GLASS	65.00	I061470	BLANKET PURCHASE ORDER	
	PROF AND SPEC SERVICES			KINGS CO GLASS				
	7495	5/10/17	121652	KINGS CO GLASS	65.00	I061522	BLANKET PURCHASE ORDER	
	PROF AND SPEC SERVICES			KINGS CO GLASS				
	7600	5/10/17	121652	KINGS CO GLASS	256.33	I061470	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			KINGS CO GLASS				
	7600	5/10/17	121652	KINGS CO GLASS	235.30	I061522	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			KINGS CO GLASS				
	7600	5/10/17	121662	KROEGER EQUIP & SUPPLY	60.25	K157801	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			KROEGER EQUIP & SUPPLY				
	7600	5/10/17	121662	KROEGER EQUIP & SUPPLY	780.95	K158476	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			KROEGER EQUIP & SUPPLY				
	7600	5/10/17	121662	KROEGER EQUIP & SUPPLY	44.23	K159028	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			KROEGER EQUIP & SUPPLY				

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2040	7600	5/10/17	121662	KROEGER EQUIP & SUPPLY	509.06	KR18006	BLANKET PURCHASE ORDER	
FLEET MAINTENANCE	SPECIAL DEPARTMENTAL EX			KROEGER EQUIP & SUPPLY				
	7600	5/10/17	121662	KROEGER EQUIP & SUPPLY	178.45	KR18136	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			KROEGER EQUIP & SUPPLY				
	7495	5/10/17	121668	LITTLE WORLEY'S AUTO ELECTRIC	43.25	46425	BLANKET PURCHASE ORDER	
	PROF AND SPEC SERVICES			LITTLE WORLEY'S AUTO ELECTRIC				
	7495	5/10/17	121668	LITTLE WORLEY'S AUTO ELECTRIC	43.25	46461	BLANKET PURCHASE ORDER	
	PROF AND SPEC SERVICES			LITTLE WORLEY'S AUTO ELECTRIC				
	7495	5/10/17	121668	LITTLE WORLEY'S AUTO ELECTRIC	35.00	46498	BLANKET PURCHASE ORDER	
	PROF AND SPEC SERVICES			LITTLE WORLEY'S AUTO ELECTRIC				
	7495	5/10/17	121668	LITTLE WORLEY'S AUTO ELECTRIC	35.00	46513	BLANKET PURCHASE ORDER	
	PROF AND SPEC SERVICES			LITTLE WORLEY'S AUTO ELECTRIC				
	7495	5/10/17	121668	LITTLE WORLEY'S AUTO ELECTRIC	43.25	46519	BLANKET PURCHASE ORDER	
	PROF AND SPEC SERVICES			LITTLE WORLEY'S AUTO ELECTRIC				
	7495	5/10/17	121668	LITTLE WORLEY'S AUTO ELECTRIC	20.00	46533	BLANKET PURCHASE ORDER	
	PROF AND SPEC SERVICES			LITTLE WORLEY'S AUTO ELECTRIC				
	7600	5/10/17	121668	LITTLE WORLEY'S AUTO ELECTRIC	134.06	46424	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			LITTLE WORLEY'S AUTO ELECTRIC				
	7600	5/10/17	121668	LITTLE WORLEY'S AUTO ELECTRIC	48.42	46533	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			LITTLE WORLEY'S AUTO ELECTRIC				
	7600	5/10/17	121692	O'REILLY AUTOMOTIVE STORES INC DBA	16.88	3632-109697	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			O'REILLY AUTO PARTS				
	7433	5/10/17	121715	ROE OIL COMPANY	135.08	148171CT	2017-04 PD FUEL	
	FUEL AND LUBE MAINTENANCE			ROE OIL COMPANY				
	7433	5/10/17	121726	SILVAS OIL CO INC	15,090.34	839422	FUEL BLANKET PO	
	FUEL AND LUBE MAINTENANCE			SILVAS OIL CO INC				
	7320	5/10/17	121737	U S TELEPACIFIC CORP DBA	17.46	89900653-0	2017-04	
	COMMUNICATIONS			TPX COMMUNICATIONS				
Division Total 2040 FLEET MAINTENANCE					85,625.43			

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2050 FLEET REPLACEMENT RESERVE	817049 MISC SMALL EQUIP, PARKS	5/10/17	121664	THE LAWNMOWER MAN LAWN MOWER MAN, THE	4,025.84	4721671	PUMP, GENERATOR, HEDGR	
Division Total 2050 FLEET REPLACEMENT RESERVE					4,025.84			
2061 STORM DRAINAGE-OPERATING	7550 OTHER CONTRACTUAL SERV	5/10/17	121601	R & D MORGAN INC DBA EXPERIENCED GARDENER, THE	740.00	152850	CARRAWAY BASIN	
	7550 OTHER CONTRACTUAL SERV	5/10/17	121601	R & D MORGAN INC DBA EXPERIENCED GARDENER, THE	2,815.00	152840	CENTENNIAL BASIN	
	7550 OTHER CONTRACTUAL SERV	5/10/17	121601	R & D MORGAN INC DBA EXPERIENCED GARDENER, THE	1,210.00	152827	COUNTRY CROSSING	
	7550 OTHER CONTRACTUAL SERV	5/10/17	121601	R & D MORGAN INC DBA EXPERIENCED GARDENER, THE	445.00	152830	FITZGERALD BASIN	
	7550 OTHER CONTRACTUAL SERV	5/10/17	121601	R & D MORGAN INC DBA EXPERIENCED GARDENER, THE	790.00	152851	HANSON BASIN	
	7550 OTHER CONTRACTUAL SERV	5/10/17	121601	R & D MORGAN INC DBA EXPERIENCED GARDENER, THE	720.00	152844	HIDDEN VALLEY BASIN	
	7550 OTHER CONTRACTUAL SERV	5/10/17	121601	R & D MORGAN INC DBA EXPERIENCED GARDENER, THE	360.00	152846	LAURA LANE BASIN	
	7550 OTHER CONTRACTUAL SERV	5/10/17	121601	R & D MORGAN INC DBA EXPERIENCED GARDENER, THE	1,170.00	152817	MUSSEL SLOUGH	
	7550 OTHER CONTRACTUAL SERV	5/10/17	121601	R & D MORGAN INC DBA EXPERIENCED GARDENER, THE	755.00	152833	SILVER OAKS	
	7550 OTHER CONTRACTUAL SERV	5/10/17	121601	R & D MORGAN INC DBA EXPERIENCED GARDENER, THE	1,475.00	152837	VINEYARD BASIN	
	7550 OTHER CONTRACTUAL SERV	5/10/17	121601	R & D MORGAN INC DBA EXPERIENCED GARDENER, THE	478.00	152818	YAC BASIN	
	7412 EQUIPMENT MAINTENANCE	5/10/17	121620	FERGUSON ENTERPRISES INC 1423 DBA GROENIGER & CO	654.23	1259649	CVR PLATE, 1/4 ALUM ACC &	
	7412 EQUIPMENT MAINTENANCE	5/10/17	121620	FERGUSON ENTERPRISES INC 1423 DBA GROENIGER & CO	252.04	1259649	ESTIMATED SHIPPING/HANDLI	

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2061 STORM DRAINAGE-OPERATING	7780 UTILITIES-ELECTRICITY	5/10/17	121730	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	3,472.81		2017-04	
	7412 EQUIPMENT MAINTENANCE	5/10/17	121731	STANLEY VIERRA DBA STAN VIERRA ELECTRIC	91.50	112247	POND BASIN PUMP SVC	
	Division Total 2061 STORM DRAINAGE-OPERATING 15,428.58							
2071 WASTEWATER TREATMENT PLNT	7785 UTILITIES-GAS	5/2/17	121523	SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	1,123.70		2017-04 0732175100	
	7770 TRAINING/TRAVEL/MEETING	5/10/17	121597	APRIL ENGEN-GARZA ENGEN-GARZA, APRIL	241.74	EXP 02/27-3	EXP/SNTA RSA/2/27-3/1	
	7600 SPECIAL DEPARTMENTAL EX	5/10/17	121604	G E MOBILE WATER, INC G E MOBILE WATER, INC	745.93	98732330	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	5/10/17	121622	HACH COMPANY HACH COMPANY	112.51	10423607	AMONIA TNTPLS LR 25/BX #T	
	7650 CHEMICALS	5/10/17	121622	HACH COMPANY HACH COMPANY	112.51	10423607	AMONIA TNTPLUS HR 25/BX #	
	7650 CHEMICALS	5/10/17	121622	HACH COMPANY HACH COMPANY	168.76	10425438	AMONIA TNTPLUS ULR 25/BX	
	7650 CHEMICALS	5/10/17	121622	HACH COMPANY HACH COMPANY	66.39	10423607	ESTIMATED SHIPPING/HANDLI	
	7650 CHEMICALS	5/10/17	121622	HACH COMPANY HACH COMPANY	196.00	10423607	NITRATE TNT PLUS LR #TNT8	
	7650 CHEMICALS	5/10/17	121622	HACH COMPANY HACH COMPANY	224.42	10423607	NITRATE TNTPLUS HR 25/BX	
	7650 CHEMICALS	5/10/17	121622	HACH COMPANY HACH COMPANY	89.76	10423607	NITRATE TNTPLUS LR 25/BX	
	7650 CHEMICALS	5/10/17	121622	HACH COMPANY HACH COMPANY	313.17	10423607	UHR COD TNTPLUS 150/CS #T	
	7600 SPECIAL DEPARTMENTAL EX	5/10/17	121630	HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE	331.19		BLANKET PURCHASE ORDER	

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2071 WASTEWATER TREATMENT PLNT	7412 EQUIPMENT MAINTENANCE	5/10/17	121673	LOU'S GLOVES INC LOU'S GLOVES INC	168.00	017560	GLOVES, BLK MED NITRILE,	
	7412 EQUIPMENT MAINTENANCE	5/10/17	121673	LOU'S GLOVES INC LOU'S GLOVES INC	168.00	017560	GLOVES, BLK SM NITRILE, "	
	7495 PROF AND SPEC SERVICES	5/10/17	121677	MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	24.50	1577769	2017-04 WWTP	
	7412 EQUIPMENT MAINTENANCE	5/10/17	121679	CONSOLIDATED ELEC DIST, INC DBA MEDALLION SUPPLY	47.63	2877-467537	BLANKET PURCHASE ORDER	
	7412 EQUIPMENT MAINTENANCE	5/10/17	121690	NORTH CENTRAL LABORATORIES NORTH CENTRAL LABORATORIES	80.45	388957	ESTIMATED SHIPPING/HANDLI	
	7412 EQUIPMENT MAINTENANCE	5/10/17	121690	NORTH CENTRAL LABORATORIES NORTH CENTRAL LABORATORIES	498.52	388957	PIPETS, 50ML PLASTIC, 100	
	7412 EQUIPMENT MAINTENANCE	5/10/17	121690	NORTH CENTRAL LABORATORIES NORTH CENTRAL LABORATORIES	239.50	388957	PYREX, 100ML, CLASS A HEA	
	7412 EQUIPMENT MAINTENANCE	5/10/17	121690	NORTH CENTRAL LABORATORIES NORTH CENTRAL LABORATORIES	280.95	388957	VOL FLASK, 2000ML CAL A P	
	7440 OFFICE EXPENSE	5/10/17	121691	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	165.13	7991867	BLANKET PURCHASE ORDER	
	7412 EQUIPMENT MAINTENANCE	5/10/17	121714	ROCKWELL ENGINEERING & EQ CO INC ROCKWELL ENGINEERING & EQ CO INC	2,054.30	16363	CASING #2 REC PUMP	
	7412 EQUIPMENT MAINTENANCE	5/10/17	121714	ROCKWELL ENGINEERING & EQ CO INC ROCKWELL ENGINEERING & EQ CO INC	2,175.45	16165	MECH SEAL HE, DIGESTR SLU	
	7650 CHEMICALS	5/10/17	121734	TECHNICHEM INC TECHNICHEM INC	1,508.00	REISSUE	REISSUE CK 20018	
	7320 COMMUNICATIONS	5/10/17	121737	U S TELEPACIFIC CORP DBA TPX COMMUNICATIONS	78.57	89900653-0	2017-04	
	7550-001 OTHER CONTR-SOLAR SYSTE	5/10/17	121742	UNWIRED BROADBAND INC UNWIRED BROADBAND INC	69.95	426108	WIRELESS-BLANKET PO	
Division Total 2071 WASTEWATER TREATMENT PLNT					11,285.03			

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2072 SANITARY SEWER COLLECTION	7780 UTILITIES-ELECTRICITY	5/2/17	121519	P G & E P G & E	184.56		2017-03 6359810294-3	
	7600 SPECIAL DEPARTMENTAL EX	5/10/17	121630	HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE	154.95		BLANKET PURCHASER ORDER	
	7780 UTILITIES-ELECTRICITY	5/10/17	121730	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	1,775.75		2017-04	
	7320 COMMUNICATIONS	5/10/17	121737	U S TELEPACIFIC CORP DBA TPX COMMUNICATIONS	17.46	89900653-0	2017-04	
Division Total 2072 SANITARY SEWER COLLECTION					2,132.72			
2081 WATER-OPERATIONS	7495 PROF AND SPEC SERVICES	5/2/17	121515	B S K & ASSOCIATES INC B S K & ASSOCIATES INC	15.00	A620881	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	5/2/17	121524	UNIVAR UNIVAR	384.64	F0867450	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	5/2/17	121524	UNIVAR UNIVAR	370.95	F0867470	BLANKET PURCHASE ORDER	
	7560 ADVERTISING & PUBLIC REL	5/10/17	121530	ALL VALLEY PRINTING ALL VALLEY PRINTING	50.55	170265	ESTIMATED SHIPPING/HANDLI	
	7560 ADVERTISING & PUBLIC REL	5/10/17	121530	ALL VALLEY PRINTING ALL VALLEY PRINTING	468.37	170265	MAGNET, WATER SCHEDULING	
	7560 ADVERTISING & PUBLIC REL	5/10/17	121530	ALL VALLEY PRINTING ALL VALLEY PRINTING	48.26	170265	SET UP	
	7600 SPECIAL DEPARTMENTAL EX	5/10/17	121542	BAVCO BAVCO	401.83	801894	BACKFLOW PARTS	
	7495 PROF AND SPEC SERVICES	5/10/17	121559	CALIF STATE WATER RESOURCE CTL BRD CALIF STATE WATER RESOURCE CTL BRD	42,351.70	LW-1009377	WTR SYS FEE 7/16-6/17	
	7560 ADVERTISING & PUBLIC REL	5/10/17	121582	CULVER COMPANY, INC CULVER COMPANY, INC	525.53	52820	BAGS, W/CITY LOGO	
	7560 ADVERTISING & PUBLIC REL	5/10/17	121582	CULVER COMPANY, INC CULVER COMPANY, INC	1,136.85	52820	BOOK, WRDL OF WTR W/LOGO	

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2081 WATER-OPERATIONS	7560	5/10/17	121582	CULVER COMPANY, INC	274.87	52820	ESTIMATED SHIPPING/HANDLI	
	ADVERTISING & PUBLIC REL			CULVER COMPANY, INC				
	7560	5/10/17	121582	CULVER COMPANY, INC	568.34	52820	PENCIL, COLR	
	ADVERTISING & PUBLIC REL			CULVER COMPANY, INC				
	7560	5/10/17	121582	CULVER COMPANY, INC	214.50	52820	PENCL, WTR DRP W/LOGO	
	ADVERTISING & PUBLIC REL			CULVER COMPANY, INC				
	7560	5/10/17	121582	CULVER COMPANY, INC	107.50	52820	SET UP FEE	
	ADVERTISING & PUBLIC REL			CULVER COMPANY, INC				
	7560	5/10/17	121582	CULVER COMPANY, INC	1,576.58	52820	SQUEZ,WTR DRP W/ LOGO	
	ADVERTISING & PUBLIC REL			CULVER COMPANY, INC				
	7495	5/10/17	121611	GEORGE HILLS COMPANY INC	250.00	1011831	SUBRO RCVRY 16170	
	PROF AND SPEC SERVICES			GEORGE HILLS COMPANY INC				
	7495	5/10/17	121611	GEORGE HILLS COMPANY INC	525.59	1011831	SUBRO RCVRY 16385	
	PROF AND SPEC SERVICES			GEORGE HILLS COMPANY INC				
	7495	5/10/17	121611	GEORGE HILLS COMPANY INC	250.00	1011831	SUBRO RCVRY 16486	
	PROF AND SPEC SERVICES			GEORGE HILLS COMPANY INC				
	7990	5/10/17	121620	FERGUSON ENTERPRISES INC 1423 DBA	2,698.41	1262785	COUPLING, 1" METER	
	MATERIALS/SUPP'S/INVENTR			GROENIGER & CO				
	7990	5/10/17	121620	FERGUSON ENTERPRISES INC 1423 DBA	537.54	1262785	COUPLING, 3/4"	
	MATERIALS/SUPP'S/INVENTR			GROENIGER & CO				
	7990	5/10/17	121620	FERGUSON ENTERPRISES INC 1423 DBA	420.96	1262785	COUPLING, 3/4" METER	
	MATERIALS/SUPP'S/INVENTR			GROENIGER & CO				
	7990	5/10/17	121620	FERGUSON ENTERPRISES INC 1423 DBA	200.30	1257224	COUPLING,2"	
	MATERIALS/SUPP'S/INVENTR			GROENIGER & CO				
	7990	5/10/17	121620	FERGUSON ENTERPRISES INC 1423 DBA	1,587.47	1262785	COUPLING,2"	
	MATERIALS/SUPP'S/INVENTR			GROENIGER & CO				
	7990	5/10/17	121620	FERGUSON ENTERPRISES INC 1423 DBA	235.95	1262785	COVER, VALVE BOX	
	MATERIALS/SUPP'S/INVENTR			GROENIGER & CO				
	7990	5/10/17	121620	FERGUSON ENTERPRISES INC 1423 DBA	1,529.79	1262785	CURB STOP, 2"	
	MATERIALS/SUPP'S/INVENTR			GROENIGER & CO				

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2081 WATER-OPERATIONS	7990 MATERIALS/SUPP'S/INVENTR	5/10/17	121620	FERGUSON ENTERPRISES INC 1423 DBA GROENIGER & CO	101.46	1262785	ELBOW, 1 1/4"	
	7990 MATERIALS/SUPP'S/INVENTR	5/10/17	121620	FERGUSON ENTERPRISES INC 1423 DBA GROENIGER & CO	57.92	1262785	ELBOW, 1"	
	7990 MATERIALS/SUPP'S/INVENTR	5/10/17	121620	FERGUSON ENTERPRISES INC 1423 DBA GROENIGER & CO	32.07	1262785	ELBOW, 3/4"	
	7990 MATERIALS/SUPP'S/INVENTR	5/10/17	121620	FERGUSON ENTERPRISES INC 1423 DBA GROENIGER & CO	162.66	1262785	ELBOW, 3/4"	
	7990 MATERIALS/SUPP'S/INVENTR	5/10/17	121620	FERGUSON ENTERPRISES INC 1423 DBA GROENIGER & CO	213.21	1262785	FIRE HYDRANT BURY, 30"	
	7990 MATERIALS/SUPP'S/INVENTR	5/10/17	121620	FERGUSON ENTERPRISES INC 1423 DBA GROENIGER & CO	67.57	1262785	FIRE HYDRANT SOOL, 4"	
	7990 MATERIALS/SUPP'S/INVENTR	5/10/17	121620	FERGUSON ENTERPRISES INC 1423 DBA GROENIGER & CO	493.35	1262785	FIREHYDRANT BURY, 48"	
	7990 MATERIALS/SUPP'S/INVENTR	5/10/17	121620	FERGUSON ENTERPRISES INC 1423 DBA GROENIGER & CO	65.42	1262785	GASKET, 1 1/2" METER	
	7990 MATERIALS/SUPP'S/INVENTR	5/10/17	121620	FERGUSON ENTERPRISES INC 1423 DBA GROENIGER & CO	61.56	1262785	GASKET, 1" METER	
	7990 MATERIALS/SUPP'S/INVENTR	5/10/17	121620	FERGUSON ENTERPRISES INC 1423 DBA GROENIGER & CO	152.30	1262785	GASKET, 2" METER	
	7990 MATERIALS/SUPP'S/INVENTR	5/10/17	121620	FERGUSON ENTERPRISES INC 1423 DBA GROENIGER & CO	152.07	1262785	INSERT, 2"	
	7990 MATERIALS/SUPP'S/INVENTR	5/10/17	121620	FERGUSON ENTERPRISES INC 1423 DBA GROENIGER & CO	62.21	1262785	JUMPER, 1" METER	
	7990 MATERIALS/SUPP'S/INVENTR	5/10/17	121620	FERGUSON ENTERPRISES INC 1423 DBA GROENIGER & CO	2,600.56	1262785	METER FLANGE, 2"	
	7990 MATERIALS/SUPP'S/INVENTR	5/10/17	121620	FERGUSON ENTERPRISES INC 1423 DBA GROENIGER & CO	576.79	1262785	VALVE BOX	
	817021 15-FIRE HYDRANTS	5/10/17	121620	FERGUSON ENTERPRISES INC 1423 DBA GROENIGER & CO	217.44	1258580-1	STEM SEAL O-RINGS, JONES	

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2081 WATER-OPERATIONS	7600 SPECIAL DEPARTMENTAL EX	5/10/17	121630	HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE	59.78		BLANKET PURCHASE ORDER	
	7440 OFFICE EXPENSE	5/10/17	121691	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	45.49	7991867	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	5/10/17	121691	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	429.00	7991867	BLANKET PURCHASE ORDER	
	7412 EQUIPMENT MAINTENANCE	5/10/17	121735	TELSTAR INSTRUMENTS, INC TELSTAR INSTRUMENTS, INC	3,354.00	89862	SURGE PROTCVE DEVC, WELL	
	7320 COMMUNICATIONS	5/10/17	121737	U S TELEPACIFIC CORP DBA TPX COMMUNICATIONS	34.92	89900653-0	2017-04	
	7650 CHEMICALS	5/10/17	121741	UNIVAR UNIVAR	434.36	F0867643	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	5/10/17	121741	UNIVAR UNIVAR	310.67	F0867644	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	5/10/17	121741	UNIVAR UNIVAR	443.81	F0867645	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	5/10/17	121741	UNIVAR UNIVAR	325.46	F0867780	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	5/10/17	121741	UNIVAR UNIVAR	399.44	F0867781	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	5/10/17	121741	UNIVAR UNIVAR	325.46	F0867792	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	5/10/17	121741	UNIVAR UNIVAR	399.44	F0867793	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	5/10/17	121741	UNIVAR UNIVAR	443.81	F0867794	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	5/10/17	121741	UNIVAR UNIVAR	369.84	F0868018	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	5/10/17	121741	UNIVAR UNIVAR	502.98	F0868020	BLANKET PURCHASE ORDER	

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2081 WATER-OPERATIONS	7650 CHEMICALS	5/10/17	121741	UNIVAR UNIVAR	355.05	F0868021	BLANKET PURCHASE ORDER			
	7650 CHEMICALS	5/10/17	121741	UNIVAR UNIVAR	295.87	F0868022	BLANKET PURCHASE ORDER			
	7650 CHEMICALS	5/10/17	121741	UNIVAR UNIVAR	458.60	F0868023	BLANKET PURCHASE ORDER			
	7650 CHEMICALS	5/10/17	121741	UNIVAR UNIVAR	177.52	F0868163	BLANKET PURCHASE ORDER			
	7650 CHEMICALS	5/10/17	121741	UNIVAR UNIVAR	392.04	F0868164	BLANKET PURCHASE ORDER			
	7440 OFFICE EXPENSE	5/10/17	121757	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	2.80	1776234	2017-04			
	7440 OFFICE EXPENSE	5/10/17	121757	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	5.92	1776234	2017-04			
	Division Total 2081 WATER-OPERATIONS				71,314.33					
	2091 INTERMODAL-OPERATING	7780 UTILITIES-ELECTRICITY	5/2/17	121522	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	252.61			2017-03	
		7550 OTHER CONTRACTUAL SERV	5/10/17	121534	AMERICAN INCORPORATED AMERICAN INCORPORATED	544.60	7062703		AC REPAIR	
7550 OTHER CONTRACTUAL SERV		5/10/17	121573	CLARK PEST CONTROL, INC CLARK PEST CONTROL, INC	45.00	0106699804	2017-04 AMTRAK			
7550 OTHER CONTRACTUAL SERV		5/10/17	121612	ERIC DODD DBA GILBERT ELECTRIC CO	700.00	2630	INST OUTLET FOR AMTRAK			
7550 OTHER CONTRACTUAL SERV		5/10/17	121677	MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	49.00	1577769	2017-04 AMTRAK			
Division Total 2091 INTERMODAL-OPERATING				1,591.21						

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2100 BUILDING MAINTENANCE	7785 UTILITIES-GAS	5/2/17	121523	SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	94.00		2017-04 0961156800	
	7550 OTHER CONTRACTUAL SERV	5/10/17	121534	AMERICAN INCORPORATED AMERICAN INCORPORATED	969.73	7062737	A/C CITY HALL UNIT 14	
	7550 OTHER CONTRACTUAL SERV	5/10/17	121534	AMERICAN INCORPORATED AMERICAN INCORPORATED	(400.00)	7062384	ADJ ICE MACHINE SVC	
	7550 OTHER CONTRACTUAL SERV	5/10/17	121534	AMERICAN INCORPORATED AMERICAN INCORPORATED	725.40	7062784	CONDENSER FAN/SERVER	
	7550 OTHER CONTRACTUAL SERV	5/10/17	121573	CLARK PEST CONTROL, INC CLARK PEST CONTROL, INC	56.00	0079019004	2017-04 CITY OFC	
	7550 OTHER CONTRACTUAL SERV	5/10/17	121573	CLARK PEST CONTROL, INC CLARK PEST CONTROL, INC	40.00	0002405704	2017-04 CIVIC AUD	
	7550 OTHER CONTRACTUAL SERV	5/10/17	121573	CLARK PEST CONTROL, INC CLARK PEST CONTROL, INC	50.00	0097036604	2017-04 COE PARK	
	7550 OTHER CONTRACTUAL SERV	5/10/17	121573	CLARK PEST CONTROL, INC CLARK PEST CONTROL, INC	45.00	0106699704	2017-04 CORP YARD	
	7550 OTHER CONTRACTUAL SERV	5/10/17	121573	CLARK PEST CONTROL, INC CLARK PEST CONTROL, INC	49.00	0095060904	2017-04 LONGFIELD	
	7550 OTHER CONTRACTUAL SERV	5/10/17	121573	CLARK PEST CONTROL, INC CLARK PEST CONTROL, INC	40.00	0087821604	2017-04 POLICE	
	7550 OTHER CONTRACTUAL SERV	5/10/17	121573	CLARK PEST CONTROL, INC CLARK PEST CONTROL, INC	40.00	0090125504	2017-04 VETS	
	7550 OTHER CONTRACTUAL SERV	5/10/17	121602	JASON G MCINTOSH DBA EXPERT GATE REPAIR	137.50	2687	PD GATE SERVICE	
	7600 SPECIAL DEPARTMENTAL EX	5/10/17	121629	HOLT LUMBER INC HOLT LUMBER INC	15.02	513247	BLANKET PURCHASE ORDER	
	7550 OTHER CONTRACTUAL SERV	5/10/17	121677	MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	110.50	1577769	2017-04 CITY OFFICES	
	7550 OTHER CONTRACTUAL SERV	5/10/17	121677	MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	71.00	1577769	2017-04 CIVIC AUD	

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2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERV	5/10/17	121677	MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	24.50	1577769	2017-04 CORP YD	
	7550 OTHER CONTRACTUAL SERV	5/10/17	121677	MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	24.50	1577769	2017-04 LONGFIELD	
	7550 OTHER CONTRACTUAL SERV	5/10/17	121677	MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	48.00	1577769	2017-04 PD EVIDENCE	
	7550 OTHER CONTRACTUAL SERV	5/10/17	121677	MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	30.00	1577769	2017-04 PD INVEST	
	7550 OTHER CONTRACTUAL SERV	5/10/17	121677	MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	34.50	1577769	2017-04 VETS/SR CTR	
	7600 SPECIAL DEPARTMENTAL EX	5/10/17	121679	CONSOLIDATED ELEC DIST, INC DBA MEDALLION SUPPLY	42.26	2877-467558	BLANKET PURCHASE ORDER	
	7780 UTILITIES-ELECTRICITY	5/10/17	121730	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	3,363.26		2017-04	
	7600 SPECIAL DEPARTMENTAL EX	5/10/17	121733	INTERLINE BRANDS INC DBA SUPPLYWORKS	1,176.31	396587651	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	5/10/17	121733	INTERLINE BRANDS INC DBA SUPPLYWORKS	120.28	396587669	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	5/10/17	121733	INTERLINE BRANDS INC DBA SUPPLYWORKS	699.33	397972258	BLANKET PURCHASE ORDER	
	7550 OTHER CONTRACTUAL SERV	5/10/17	121736	TEREX UTILITIES INC TEREX UTILITIES INC	396.00	90829124	ANN LIFT INSPECTION	
	7320 COMMUNICATIONS	5/10/17	121737	U S TELEPACIFIC CORP DBA TPX COMMUNICATIONS	26.19	89900653-0	2017-04	
Division Total 2100 BUILDING MAINTENANCE					8,028.28			
2104 ACCUM CAPITAL OUTLAY	817672 TERMITE FUMIG-HPD,COE PK	5/10/17	121612	ERIC DODD DBA GILBERT ELECTRIC CO	5,700.00	2623	19 CAT-6 DATA LINES	
	817672 TERMITE FUMIG-HPD,COE PK	5/10/17	121612	ERIC DODD DBA GILBERT ELECTRIC CO	978.97	2624	4 RV OUTLETS-50A/250V	

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2104 ACCUM CAPITAL OUTLAY	817672 TERMITE FUMIG-HPD,COE PK	5/10/17	121637	J ' S COMMUNICATIONS, INC J ' S COMMUNICATIONS, INC	4,133.08	48969	SET-UP DISPATCH/COM V	
	817678 GOODWILL SITE DVLPMT PRO	5/10/17	121689	NICK CHAMPI ENTERPRISES INC NICK CHAMPI ENTERPRISES INC	294.00	19188	INSTALL TEMP FENCE	
	813602 GENERAL/MASTR PLAN UPDA	5/10/17	121704	QUAD KNOFF, INC QUAD KNOFF, INC	5,284.15	87975	03/12-04/08/17	
	817614 ADA PARKS/REC MODIFICATN	5/10/17	121708	RAYMOND FIGUEROA DBA RAY FIGUEROA CONSTRUCTION	5,800.00	1300	RESTRM RPR HIDDEN VLY	
	817614 ADA PARKS/REC MODIFICATN	5/10/17	121708	RAYMOND FIGUEROA DBA RAY FIGUEROA CONSTRUCTION	3,500.00	1299	SIDEWALK REPAIR	
Division Total 2104 ACCUM CAPITAL OUTLAY					25,690.20			
2131 COURTHOUSE SQUARE-OPERTNG	7780 UTILITIES-ELECTRICITY	5/2/17	121522	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	1,222.85		2017-03	
	7785 UTILITIES-GAS	5/2/17	121523	SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	34.93		2017-04 0919156843	
	7495 PROF AND SPEC SERVICES	5/10/17	121534	AMERICAN INCORPORATED AMERICAN INCORPORATED	315.00	7062819	FABRACATE DUCT BOX	
	7495 PROF AND SPEC SERVICES	5/10/17	121573	CLARK PEST CONTROL, INC CLARK PEST CONTROL, INC	60.00	0100629804	2017-04 COURTHOUSE	
	7495 PROF AND SPEC SERVICES	5/10/17	121677	MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	178.00	1577769	2017-04 CRTHS	
Division Total 2131 COURTHOUSE SQUARE-OPERTNG					1,810.78			
240 LAD 90-1 T606 PINECASTLE	7780 UTILITIES-ELECTRICITY	5/2/17	121522	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	96.89		2017-04	
	7550 OTHER CONTRACTUAL SERV	5/10/17	121575	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	1,027.42	750	2017-04	

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Division Total 240 LAD 90-1 T606 PINECASTLE					1,124.31			
241 LAD 90-2 T610 PARK MONTRY	7550	5/10/17	121575	CLEAN CUT LANDSCAPE MANAGEMENT INC	89.20	751	2017-04	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7780	5/10/17	121730	SOUTHERN CALIF EDISON CO	49.29		2017-04	
	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
Division Total 241 LAD 90-2 T610 PARK MONTRY					138.49			
242 LAD 90-3 T595 MANS #7 & 8	7550	5/10/17	121575	CLEAN CUT LANDSCAPE MANAGEMENT INC	93.26	751	2017-04	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7780	5/10/17	121730	SOUTHERN CALIF EDISON CO	25.40		2017-04	
	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
Division Total 242 LAD 90-3 T595 MANS #7 & 8					118.66			
243 LAD 90-4 T619 HYDE PARK	7550	5/10/17	121575	CLEAN CUT LANDSCAPE MANAGEMENT INC	19.80	753	2017-04	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7780	5/10/17	121730	SOUTHERN CALIF EDISON CO	23.87		2017-04	
	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
Division Total 243 LAD 90-4 T619 HYDE PARK					43.67			
244 LAD 91-1 T641 SIERA VISTA	7550	5/10/17	121575	CLEAN CUT LANDSCAPE MANAGEMENT INC	105.84	753	2017-04	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
Division Total 244 LAD 91-1 T641 SIERA VISTA					105.84			
245 LAD 92-1 PORTOFINO 1 & 2	7780	5/2/17	121522	SOUTHERN CALIF EDISON CO	23.07		2017-04	
	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
	7550	5/10/17	121575	CLEAN CUT LANDSCAPE MANAGEMENT INC	152.21	750	2017-04	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				

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Division Total 245 LAD 92-1 PORTOFINO 1 & 2					175.28			
246 LAD 92-2 CIELO EN TIERRA	7550 OTHER CONTRACTUAL SERV	5/10/17	121575	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	78.36	752	2017-04	
	7780 UTILITIES-ELECTRICITY	5/10/17	121730	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	24.01		2017-04	
	Division Total 246 LAD 92-2 CIELO EN TIERRA				102.37			
247 LAD 93-1 T634 VINTAGE EST	7550 OTHER CONTRACTUAL SERV	5/10/17	121575	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	128.73	752	2017-04	
	7780 UTILITIES-ELECTRICITY	5/10/17	121730	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	39.67		2017-04	
	Division Total 247 LAD 93-1 T634 VINTAGE EST				168.40			
248 LAD 93-2 T673 WALNUT FRST	7550 OTHER CONTRACTUAL SERV	5/10/17	121575	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	191.36	753	2017-04	
	7550 OTHER CONTRACTUAL SERV	5/10/17	121575	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	44.13	753	2017-04 SLOUGH FRNTGE	
	7600 SPECIAL DEPARTMENTAL EX	5/10/17	121630	HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE	97.17	6312220	PAINT (5 GAL)	
	Division Total 248 LAD 93-2 T673 WALNUT FRST				332.66			
249 LAD 94-1 T712 GATEWAY EST	7550 OTHER CONTRACTUAL SERV	5/10/17	121575	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	91.80	750	2017-04	
	7550 OTHER CONTRACTUAL SERV	5/10/17	121575	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	45.56	750	2017-04 BASIN	
	Division Total 249 LAD 94-1 T712 GATEWAY EST				137.36			

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250 LAD 94-2 T708 STONECREST	7550 OTHER CONTRACTUAL SERV	5/10/17	121575	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	925.44	751	2017-04	
	7550 OTHER CONTRACTUAL SERV	5/10/17	121575	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	472.73	751	2017-04 PRK FRNTAGE	
	7550 OTHER CONTRACTUAL SERV	5/10/17	121575	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	466.46	751	2017-04 RR FRNTAGE	
	7780 UTILITIES-ELECTRICITY	5/10/17	121730	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	176.57		2017-04	
Division Total 250 LAD 94-2 T708 STONECREST					2,041.20			
251 LAD 94-3 T696 QUAIL RUN	7550 OTHER CONTRACTUAL SERV	5/10/17	121575	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	209.55	751	2017-04	
	7550 OTHER CONTRACTUAL SERV	5/10/17	121575	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	826.98	751	2017-04 INTERIOR PARK	
	7780 UTILITIES-ELECTRICITY	5/10/17	121730	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	27.07		2017-04	
Division Total 251 LAD 94-3 T696 QUAIL RUN					1,063.60			
252 LAD 97-1 T711 ROSEWOOD	7780 UTILITIES-ELECTRICITY	5/2/17	121522	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	23.85		2017-04	
	7550 OTHER CONTRACTUAL SERV	5/10/17	121575	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	49.91	753	2017-04	
Division Total 252 LAD 97-1 T711 ROSEWOOD					73.76			
253 LAD 97-2 T742 SUMMERFLD	7550 OTHER CONTRACTUAL SERV	5/10/17	121575	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	39.49	750	2017-04	
Division Total 253 LAD 97-2 T742 SUMMERFLD					39.49			

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254	7550	5/10/17	121575	CLEAN CUT LANDSCAPE MANAGEMENT INC	602.65	753	2017-04	
LAD 97-3 T743 COUNTRY CR	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
Division Total 254 LAD 97-3 T743 COUNTRY CR					602.65			
255	7780	5/2/17	121522	SOUTHERN CALIF EDISON CO	23.09		2017-04	
LAD 98-1 T747 CRYSTL SPR	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
	7550	5/10/17	121575	CLEAN CUT LANDSCAPE MANAGEMENT INC	215.58	750	2017-04	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
Division Total 255 LAD 98-1 T747 CRYSTL SPR					238.67			
256	7550	5/10/17	121575	CLEAN CUT LANDSCAPE MANAGEMENT INC	428.77	753	2017-04	
LAD 98-2 T759 MT VW #1	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
Division Total 256 LAD 98-2 T759 MT VW #1					428.77			
257	7550	5/10/17	121575	CLEAN CUT LANDSCAPE MANAGEMENT INC	102.09	752	2017-04	
LAD 01-1 T680 PAC GR #1	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	5/10/17	121575	CLEAN CUT LANDSCAPE MANAGEMENT INC	44.23	752	2017-04 BASIN	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7780	5/10/17	121730	SOUTHERN CALIF EDISON CO	47.72		2017-04	
	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
Division Total 257 LAD 01-1 T680 PAC GR #1					194.04			
258	7550	5/10/17	121575	CLEAN CUT LANDSCAPE MANAGEMENT INC	110.57	751	2017-04	
LAD 01-2 T770 CAMBRIA #1	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	5/10/17	121575	CLEAN CUT LANDSCAPE MANAGEMENT INC	205.61	751	2017-04 RR FRNTAGE	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7780	5/10/17	121730	SOUTHERN CALIF EDISON CO	48.00		2017-04	
	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
Division Total 258 LAD 01-2 T770 CAMBRIA #1					364.18			
259 LAD 01-3 T771 POPPY HILL	7550 OTHER CONTRACTUAL SERV	5/10/17	121575	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	97.87	751	2017-04	
	7780 UTILITIES-ELECTRICITY	5/10/17	121730	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	25.56		2017-04	
Division Total 259 LAD 01-3 T771 POPPY HILL					123.43			
260 LAD 01-4 T769 SILVER OAK	7550 OTHER CONTRACTUAL SERV	5/10/17	121575	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	1,220.75	752	2017-04	
Division Total 260 LAD 01-4 T769 SILVER OAK					1,220.75			
261 LAD 02-1 T776 ASHTON PARK	7550 OTHER CONTRACTUAL SERV	5/10/17	121575	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	832.31	753	2017-04	
Division Total 261 LAD 02-1 T776 ASHTON PARK					832.31			
262 LAD 03-1 T789 LA PARC	7550 OTHER CONTRACTUAL SERV	5/10/17	121575	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	98.18	752	2017-04	
	7550 OTHER CONTRACTUAL SERV	5/10/17	121575	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	269.51	752	2017-04 RR	
	7780 UTILITIES-ELECTRICITY	5/10/17	121730	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	23.87		2017-04	
Division Total 262 LAD 03-1 T789 LA PARC					391.56			
263 LAD 04-1 T810 SIDONIA	7550 OTHER CONTRACTUAL SERV	5/10/17	121575	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	172.75	753	2017-04	
Division Total 263 LAD 04-1 T810 SIDONIA					172.75			

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
264 LAD 04-2 T799 CAMBRIDGE	7550 OTHER CONTRACTUAL SERV	5/10/17	121575	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	505.37	751	2017-04	
	7550 OTHER CONTRACTUAL SERV	5/10/17	121575	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	82.11	751	2017-04 INTERIOR BASN	
	7780 UTILITIES-ELECTRICITY	5/10/17	121730	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	95.45		2017-04	
	Division Total 264 LAD 04-2 T799 CAMBRIDGE				682.93			
265 LAD 04-3 T795 CAMBRIDGE	7550 OTHER CONTRACTUAL SERV	5/10/17	121575	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	994.14	752	2017-04 PARK	
	7550 OTHER CONTRACTUAL SERV	5/10/17	121575	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	256.18	752	2017-04 RR	
	7550 OTHER CONTRACTUAL SERV	5/10/17	121575	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	885.70	752	2017-04 STREET	
	7780 UTILITIES-ELECTRICITY	5/10/17	121730	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	127.19		2017-04	
Division Total 265 LAD 04-3 T795 CAMBRIDGE					2,263.21			
266 LAD 04-4 T802-3 SIERRA	7550 OTHER CONTRACTUAL SERV	5/10/17	121575	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	235.67	750	2017-04	
Division Total 266 LAD 04-4 T802-3 SIERRA					235.67			
2667 T.D.A. - TRANSPORTATION	817618 REPR CURB/GUTTER/SIDEWA	5/10/17	121566	CEN CAL PAVING INC CEN CAL PAVING INC	5,885.50	2137	FREEDOM PRK DRIVEWAY	
Division Total 2667 T.D.A. - TRANSPORTATION					5,885.50			
267 AD 05-1 MISSION PARK	7550 OTHER CONTRACTUAL SERV	5/10/17	121575	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	35.95	750	2017-04	

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
267	7550	5/10/17	121575	CLEAN CUT LANDSCAPE MANAGEMENT INC	38.88	750	2017-04 BASIN	
LAD 05-1 MISSION PARK	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
Division Total 267 LAD 05-1 MISSION PARK					74.83			
2672	817628	5/10/17	121704	QUAD KNOFF, INC	19,756.00	87963	03/12-04/08/17	
CMAQ FUNDS	BICYCLE FACILITY IMPR			QUAD KNOFF, INC				
Division Total 2672 CMAQ FUNDS					19,756.00			
268	7550	5/10/17	121575	CLEAN CUT LANDSCAPE MANAGEMENT INC	527.51	752	2017-04	
LAD 05-2 T835 COPPER VLLY	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
Division Total 268 LAD 05-2 T835 COPPER VLLY					527.51			
269	7550	5/10/17	121575	CLEAN CUT LANDSCAPE MANAGEMENT INC	1,034.29	751	2017-04	
LAD 06-1 T794 QUAIL PARK	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7780	5/10/17	121730	SOUTHERN CALIF EDISON CO	25.40		2017-04	
	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
Division Total 269 LAD 06-1 T794 QUAIL PARK					1,059.69			
270	7550	5/10/17	121575	CLEAN CUT LANDSCAPE MANAGEMENT INC	84.30	752	2017-04	
LAD 09-1 T877 VICTORY	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7780	5/10/17	121730	SOUTHERN CALIF EDISON CO	23.87		2017-04	
	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
Division Total 270 LAD 09-1 T877 VICTORY					108.17			
271	7550	5/10/17	121575	CLEAN CUT LANDSCAPE MANAGEMENT INC	305.33	753	2017-04	
LAD 09-2 T843 LENNAR	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	5/10/17	121575	CLEAN CUT LANDSCAPE MANAGEMENT INC	459.72	753	2017-04 IND II	
	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
271 LAD 09-2 T843 LENNAR	7550 OTHER CONTRACTUAL SERV	5/10/17	121575	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	665.12	753	2017-04 IND III	
Division Total 271 LAD 09-2 T843 LENNAR					1,430.17			
273 LAD 14-01 T843 INDEP SUB3	7550 OTHER CONTRACTUAL SERV	5/10/17	121575	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	790.00	753	2017-04 IND IV	
Division Total 273 LAD 14-01 T843 INDEP SUB3					790.00			
361 WASTEWATER OPERATION	2020-001 USE TAXES PAYABLE	4/28/17	121501	CALIF STATE BOARD OF EQUALIZATION CALIF STATE BOARD OF EQUALIZATION	378.27		FY17 QTR3 USE TAX	
Division Total 361 WASTEWATER OPERATION					378.27			
390 WATER-OPERATIONS	2020-001 USE TAXES PAYABLE	4/28/17	121501	CALIF STATE BOARD OF EQUALIZATION CALIF STATE BOARD OF EQUALIZATION	1,456.86		FY17 QTR3 USE TAX	
	2020-002 UNAPPLIED CREDITS FOR UB	5/10/17	121540	BANDA, JOSE R BANDA, JOSE R	60.33	REFUND	UB REFUND	
	2020-002 UNAPPLIED CREDITS FOR UB	5/10/17	121545	BETTENCOURT, LARRY A BETTENCOURT, LARRY A	15.66	REFUND	UB REFUND	
	2020-002 UNAPPLIED CREDITS FOR UB	5/10/17	121546	BIEDERMAN, JAMIE A BIEDERMAN, JAMIE A	23.60	REFUND	UB REFUND	
	2020-002 UNAPPLIED CREDITS FOR UB	5/10/17	121560	CAMEY, MARCO A CAMEY, MARCO A	94.31	REFUND	UB REFUND	
	2020-002 UNAPPLIED CREDITS FOR UB	5/10/17	121561	CAMPBELL, HOWARD & KATHREN CAMPBELL, HOWARD & KATHREN	16.72	REFUND	UB REFUND	
	2020-002 UNAPPLIED CREDITS FOR UB	5/10/17	121587	DEPPEN, MATTHEW J DEPPEN, MATTHEW J	62.47	REFUND	UB REFUND	
	2020-002 UNAPPLIED CREDITS FOR UB	5/10/17	121590	DODGE, MICHAELLEER/JEREMY DODGE, MICHAELLEER/JEREMY	134.08	REFUND	UB REFUND	

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
390 WATER-OPERATIONS	2020-002	5/10/17	121591	DVP, LP	116.30	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			DVP, LP				
	2020-002	5/10/17	121598	ENGLAND III, JOSEPH H	33.36	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			ENGLAND III, JOSEPH H				
	2020-002	5/10/17	121600	ESPINOLA, PAULA C	60.33	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			ESPINOLA, PAULA C				
	2020-002	5/10/17	121618	GREEN, PAUL & RHONDA	43.32	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			GREEN, PAUL & RHONDA				
	2020-002	5/10/17	121633	IBARRA, MARIA	89.70	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			IBARRA, MARIA				
	2020-002	5/10/17	121642	JER DAN INC	115.13	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			JER DAN INC				
	2020-002	5/10/17	121643	JER DAN INC	58.07	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			JER DAN INC				
	2020-002	5/10/17	121657	KINGS COUNTY PROPERTIES	53.59	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			KINGS COUNTY PROPERTIES				
	2020-002	5/10/17	121670	LOPES, BROOKE E	48.75	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			LOPES, BROOKE E				
	2020-002	5/10/17	121678	MC MANIS, MADISON C	47.47	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			MC MANIS, MADISON C				
	2020-002	5/10/17	121681	MENDES, MEL M	57.97	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			MENDES, MEL M				
	2020-002	5/10/17	121683	MILLER, SUMMER	68.59	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			MILLER, SUMMER				
	2020-002	5/10/17	121685	MORAN, MALARIE N	49.38	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			MORAN, MALARIE N				
	2020-002	5/10/17	121693	PEABODY, RITA M	286.43	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			PEABODY, RITA M				
	2020-002	5/10/17	121701	POLDER, JONATHAN BRUCE	23.69	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			POLDER, JONATHAN BRUCE				

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
390 WATER-OPERATIONS	2020-002 UNAPPLIED CREDITS FOR UB	5/10/17	121707	RANGEL, CRESENCIO RANGEL, CRESENCIO	65.98	REFUND	UB REFUND	
	2020-002 UNAPPLIED CREDITS FOR UB	5/10/17	121713	ROARK, JAMES B ROARK, JAMES B	34.70	REFUND	UB REFUND	
	2020-002 UNAPPLIED CREDITS FOR UB	5/10/17	121716	RUNKLE, THOMAS RUNKLE, THOMAS	41.21	REFUND	UB REFUND	
	2020-002 UNAPPLIED CREDITS FOR UB	5/10/17	121723	SHAPLEY, ROSE MARIE SHAPLEY, ROSE MARIE	18.99	REFUND	UB REFUND	
	2020-002 UNAPPLIED CREDITS FOR UB	5/10/17	121728	SOKOL, PRESTON SOKOL, PRESTON	11.87	REFUND	UB REFUND	
	2020-002 UNAPPLIED CREDITS FOR UB	5/10/17	121740	UHRICH, LEO UHRICH, LEO	90.87	REFUND	UB REFUND	
	2020-002 UNAPPLIED CREDITS FOR UB	5/10/17	121744	VARO-REAL INVESTMENTS INC VARO-REAL INVESTMENTS INC	252.76	REFUND	UB REFUND	
	2020-002 UNAPPLIED CREDITS FOR UB	5/10/17	121748	WALKER, SOPHIE R WALKER, SOPHIE R	211.57	REFUND	UB REFUND	
	Division Total 390 WATER-OPERATIONS				3,744.06			
400 CITY PAYROLL REVOLVING	2073 AMERICAN FID FLEX-DEFERR	4/28/17	121500	AMERICAN FIDELITY ASSURANCE-FLEX AMERICAN FIDELITY ASSURANCE-FLEX	2,809.91		DED:396 AMFID FLEX	
	2063 EMPLOYEES ATTACHMENT P	4/28/17	121502	CALIF STATE DISBURSEMENT UNIT CALIF STATE DISBURSEMENT UNIT	541.85		DED:206 ATTACHMENT	
	2063 EMPLOYEES ATTACHMENT P	4/28/17	121503	FRANCHISE TAX BOARD FRANCHISE TAX BOARD	465.00		DED:210 ATTACHMENT	
	2059 EMPLOYEES ASSOCNS PAYA	4/28/17	121504	G E M A 1121211070 G E M A	660.00		DED:621 GEMA	
	2059 EMPLOYEES ASSOCNS PAYA	4/28/17	121505	H M E A 0000129193 H M E A	36.00		DED:600 HMEA	
	2059 EMPLOYEES ASSOCNS PAYA	4/28/17	121506	H P O A 3242162141 H P O A	2,600.00		DED:607 HPOA	

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
400 CITY PAYROLL REVOLVING	2059 EMPLOYEES ASSOCNS PAYA	4/28/17	121507	I A F F, LOCAL 3898 A/C#9129026 I A F F, LOCAL 3898	1,171.50		DED:615 I A F F	
	2063 EMPLOYEES ATTACHMENT P	4/28/17	121508	KINGS COUNTY SHERIFF'S OFFICE KINGS COUNTY SHERIFF'S OFFICE	536.27		DED:209 ATTACHMENT	
	2063 EMPLOYEES ATTACHMENT P	4/28/17	121509	MICHAEL H MEYER MEYER, MICHAEL H	274.62		DED:205 ATTACHMENT	
	2059 EMPLOYEES ASSOCNS PAYA	4/28/17	121510	S E I U LOCAL 521 S E I U LOCAL 521	2,820.96		DED:601 SEIU MEMBR	
	2059 EMPLOYEES ASSOCNS PAYA	4/28/17	121510	S E I U LOCAL 521 S E I U LOCAL 521	414.95		DED:602 SEIU FEEPR	
	2057 EMP GROUP INS-PR DEDUCT	4/28/17	121511	STANDARD INSURANCE COMPANY STANDARD INSURANCE COMPANY	423.78		2017-05 LIFE EE	
	2057 EMP GROUP INS-PR DEDUCT	4/28/17	121511	STANDARD INSURANCE COMPANY STANDARD INSURANCE COMPANY	1,522.34		2017-05 LIFE ER	
	2074 TRANSAMERICA	4/28/17	121512	TRANSAMERICA LIFE INSURANCE CO TRANSAMERICA LIFE INSURANCE CO	2,259.84		2017-04 TRANSAM	
	2063 EMPLOYEES ATTACHMENT P	4/28/17	121513	U S DEPT OF EDUCATION U S DEPT OF EDUCATION	179.61		DED:212 ATTACHMENT	
Division Total 400 CITY PAYROLL REVOLVING					16,716.63			
511 MISC CASH DEPOSITS TRUST	3005-070 DISAB ACCES-BL-SB1186	5/10/17	121634	INTEGRATED ELECTRONICS INTEGRATED ELECTRONICS	7.50		LICENSE REFUND	
	3001-1 REC-AUDITORIUM DEP TRUS	5/10/17	121650	KINGS CO COUNCIL OF MEX/AM WOMEN KINGS CO COUNCIL OF MEX/AM WOM	1,000.00	2002863	REFUND CIVIC DEP 117	
	3005-120 KC-ANIMAL CNTRL IMP FEES	5/10/17	121651	KINGS CO DEPT OF FINANCE KINGS CO DEPT OF FINANCE	131.76		2017-04 ANIM CTRL	
	3005-121 KC-LIBRARY IMP FEES	5/10/17	121651	KINGS CO DEPT OF FINANCE KINGS CO DEPT OF FINANCE	5,344.08		2017-04 LIBRARY	
	3005-122 KC-CRIMINAL JSTC IMP FEES	5/10/17	121651	KINGS CO DEPT OF FINANCE KINGS CO DEPT OF FINANCE	12,746.88		2017-04 CRIM JSTC	

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
511 MISC CASH DEPOSITS TRUST	3005-101 SCH DVL FEES-HANFORD ELE	5/10/17	121653	KINGS CO OFFICE OF EDUCATION KINGS CO OFFICE OF EDUCATION	28,535.80		2017-04 HESD	
	3005-102 SCH DVL FEES-PIONEER ELE	5/10/17	121653	KINGS CO OFFICE OF EDUCATION KINGS CO OFFICE OF EDUCATION	25,476.08		2017-04 PIONEER	
	3005-106 SCH DVL FEES-ARMONA ELE	5/10/17	121653	KINGS CO OFFICE OF EDUCATION KINGS CO OFFICE OF EDUCATION	49,631.55		2017-04 ARMONA	
	3005-200 KC-EL RANCHO DEBT SERVIC	5/10/17	121655	KINGS CO PUBLIC WORKS KINGS CO PUBLIC WORKS	2,914.40		DEBT SVC DOLL 2017-04	
	3005-070 DISAB ACCES-BL-SB1186	5/10/17	121695	PEOPLE'S FUNERAL CHAPEL #4317 PEOPLE'S FUNERAL CHAPEL #4317	10.00		LICENSE REFUND	
	3005-003 STRONG MOTION INSTRU PR	5/10/17	121729	SOLAR CITY INC SOLAR CITY INC	1.87	FY17-1363	REFUND-JOB CANCELLED	
	3005-044 BLDG STD ADMIN REVLV FUN	5/10/17	121729	SOLAR CITY INC SOLAR CITY INC	1.00	FY17-1363	REFUND-JOB CANCELLED	
	3005-070 DISAB ACCES-BL-SB1186	5/10/17	121732	SUPERIOR DAIRY PRODUCTS CO (W) SUPERIOR DAIRY PRODUCTS CO (W)	27.50		LICENSE REFUND	
	Division Total 511 MISC CASH DEPOSITS TRUST 125,828.42							
513 RENTER INSURANCE DEPOSITS	5604 RENTERS INS DEP-APRIL	5/10/17	121632	HUB INTERNATIONAL OF CA INS SVC INC HUB INTERNATIONAL INSURANCE SVC INC	128.04		N ODOM #9241	
	5604 RENTERS INS DEP-APRIL	5/10/17	121632	HUB INTERNATIONAL OF CA INS SVC INC HUB INTERNATIONAL INSURANCE SVC INC	66.12		S GONZALEZ #9167	
	5604 RENTERS INS DEP-APRIL	5/10/17	121632	HUB INTERNATIONAL OF CA INS SVC INC HUB INTERNATIONAL INSURANCE SVC INC	169.32		T GAFFNEY #9033	
	Division Total 513 RENTER INSURANCE DEPOSITS 363.48							
514 POLICE-TRST/EVDNCE/S UBPNA	3009-018 STATE FARM-TRAF SFTY GRN	5/10/17	121721	PINNACLE PEAK HOLDING CORP DBA SETCOM CORP	26.20	29711	ESTIMATED SHIPPING/HANDLI	

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Date: 5/10/2017

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
514 POLICE-TRST/EVDNCE/S UBPNA	3009-018	5/10/17	121721	PINNACLE PEAK HOLDING CORP DBA	699.00	29711	MICROPHONE-SMA-63M2	
	STATE FARM-TRAF SFTY GRN			SETCOM CORP				
	3009-018	5/10/17	121721	PINNACLE PEAK HOLDING CORP DBA	699.00	29711	MICROPHONE-SMA-63MZ4	
	STATE FARM-TRAF SFTY GRN			SETCOM CORP				
Division Total 514 POLICE-TRST/EVDNCE/SUBPNA					1,424.20			
520 TRAFFIC SAFETY FUND	4305-001	5/10/17	121581	MARISELA ESCARENO CUEVAS	24.00	REFUND	10004392 PARKING RFD	
	PARKING FINES-HANFORD			CUEVAS, MARISELAESCARENO				
Division Total 520 TRAFFIC SAFETY FUND					24.00			
					1,046,078.65			



AGENDA STAFF REPORT

MEETING DATE: 5/16/2017	AGENDA SECTION: A
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SUBJECT:

Public Works: Refuse Enterprise System Rate Increase

RECOMMENDATION:

That the City Council conduct a public hearing and, by motion:

1. Determine that, pursuant to Section 15273 (a) of the California Environmental Quality Act guidelines, modifying refuse enterprise system rates for the purposes identified in Section 15273 (a) is statutorily exempt from the requirements of the California Environmental Quality Act.
2. Adopt the attached resolution establishing refuse enterprise system service charges and rates.

BACKGROUND:

Refuse enterprise system rates were last changed in May 2005. Over the last several years, operational expenditures have gradually increased while revenues have remained fairly constant. Several factors have contributed to increased operational and maintenance expenditures since the City's last rate increase. These include, rising costs to purchase, replace and maintain refuse collection vehicles, container bins and cans; rising costs of labor, services and supplies; rising costs of disposal fees associated with refuse recycling and landfill operations performed by the Kings Waste and Recycling Authority; and increased costs associated with meeting more stringent state regulations and service mandates.

The proposed refuse enterprise system rate increases (approximately 7.25 percent July 1, 2017 and approximately 7.25 percent July 1, 2018) and the establishment of new rates and charges for commercial commingled recycling and commercial food-waste collection programs, as identified in the attached resolution, will provide sufficient funding for operation of the City's solid waste collection, street sweeping, and leaf pickup programs and the implementation of new state mandated commercial commingled recycling and commercial food waste collection programs.

Notice of the public hearing was published in the Hanford Sentinel and mailed to all property owners and tenants as required by law. Written protests, if any, submitted prior to the close of the public hearing will be counted by the City Clerk prior to the City Council vote on the resolution. The City Clerk shall advise the City Council whether sufficient protests have been properly submitted to prohibit the increase in Refuse Enterprise System service charges and rates as identified in the resolution.

FISCAL IMPACT:

The proposed increases, approximately 7.25 percent effective July 1, 2017 and approximately 7.25 percent effective July 1, 2018, will result in an annual cumulative increase in revenues by the end of FY 18/19 of approximately \$1.2 million. The additional revenue will provide sufficient funding for operation of the City's solid waste collection, street sweeping, and leaf pickup programs and the implementation of new state mandated commercial commingled recycling and commercial food waste collection programs.

ATTACHMENTS:

Resolution
Notice of Public Hearing
Customer Information Mailout
Fund Balance Reports
Notice of Exemption

RESOLUTION NO. 17-26-R

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD FIXING
SOLID WASTE COLLECTION SERVICE RATES FOR RESIDENTIAL,
COMMERCIAL AND DUMPSTER SERVICE AND STREET SWEEPING AND LEAF
PICK-UP RATES WITHIN THE CITY OF HANFORD AND ITS UNINCORPORATED
COUNTY SERVICE AREA EFFECTIVE JULY 1, 2017 AND JULY 1, 2018**

At a regular meeting of the City Council of the City of Hanford duly called and held on the ____ day of _____, 2017, it was moved by Council Member _____, and seconded by Council Member _____, and carried that the following resolution be adopted:

WHEREAS, Chapter 13.12 of the Hanford Municipal Code provides for the fixing of solid waste collection service rates for residential, commercial dumpster, street sweeping and leaf pick-up service within the City limits of the City of Hanford and the City's unincorporated county service area by resolution of the City Council; and

WHEREAS, the City Council has reviewed and duly considered the rates for solid waste collection service, street sweeping and leaf pick-up service, as identified in this resolution.

NOW, THEREFORE, BE IT RESOLVED that the following rates are set, effective July 1, 2017 and July 1, 2018, for solid waste collection service for residential, commercial dumpster, street sweeping and leaf pick-up service and such rates shall continue until amended by resolution of the City Council:

Attachment: Resolution (1947 : PW: Refuse Enterprise Sysytem Rate Increase)

Solid Waste Collection Service - Residential

Residential Rates:

(a) Single family dwellings, apartments, multiple dwellings and mobile home parks:

Monthly rates (*Effective July 1, 2017*): Once a week pick up for refuse, green waste, and recycle automated can service

<u>Service</u>	<u>CITY</u>		<u>COUNTY</u>	
	<u>96 gallon</u>	<u>(Grandfathered Service) 60 gallon</u>	<u>96 gallon</u>	<u>(Grandfathered Service) 60 gallon</u>
Curb or alley service *includes Street Sweeping charge	\$23.60*	\$19.25*	\$22.40	\$17.60
Each additional service unit	\$20.35	\$16.00	\$22.40	\$17.60
For each additional				
container add	\$13.75	Not offered	\$15.15	Not offered
Walk-in service	\$34.55	\$29.60	\$38.00	\$32.60
For each additional				
container add (walk-in)	\$26.90	Not offered	\$29.60	Not offered

Monthly rates (*Effective July 1, 2018*): Once a week pick up for refuse, green waste, and recycle automated can service.

<u>Service</u>	<u>CITY</u>		<u>COUNTY</u>	
	<u>96 gallon</u>	<u>(Grandfathered Service) 60 gallon</u>	<u>96 gallon</u>	<u>(Grandfathered Service) 60 gallon</u>
Curb or alley service *includes Street Sweeping charge	\$25.20*	\$20.55*	\$23.80	\$18.70
Each additional service unit	\$21.65	\$17.00	\$23.80	\$18.70
For each additional				

Attachment: Resolution (1947 : PW: Refuse Enterprise Sysytem Rate Increase)

container add	\$14.60	Not offered	\$16.10	Not offered
Walk-in service	\$36.75	\$31.50	\$40.40	\$34.65

For each additional

container add (walk-in)	\$28.60	Not offered	\$31.50	Not offered
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Walk-in service customers shall be charged an extra \$2.75 per month effective July 1, 2017 and \$2.95 per month effective July 1, 2018 for each additional twenty-five feet (25') of walk-in over seventy-five feet (75') from the curb face.

(b) Grandfathered service.

For purposes of this Resolution, the term “grandfathered service” shall mean refuse collection services associated with 60 gallon containers that the City formerly supplied to customers and which are no longer issued to new customers. The City will continue to provide collection services to customers who utilize 60 gallon containers; provided however, a customer’s 60 gallon container will be replaced with a 96 gallon container upon: (i) the customer’s request; (ii) the City’s determination that replacement of a 60 gallon container is required due to damage or other cause; or (iii) the City’s determination that it will cease providing refuse collection services for 60 gallon containers. Upon the replacement of a customer’s 60 gallon container with a 96 gallon container, regardless of the reason, a customer will be charged the fees associated with a 96 gallon container.

(c) Extra refuse service:

An extra garbage collection may be requested by a residential customer on garbage collection days only. The charge for an extra collection shall be billed at \$8.00/each effective July 1, 2017 and \$8.50/each effective July 1, 2018 for extra collection for a 60 gallon container and \$10.20/each effective July 1, 2017 and \$10.85/each effective July 1, 2018 for extra collection for a 96 gallon container. These charges shall be added to the customer’s regular monthly bill.

(d) Apartments, multiple dwellings and mobile home parks: Monthly rates:

The following rates shall apply only when refuse dumpster service is provided:

<u>Per Dwelling Unit</u>	<u>CITY</u>		<u>COUNTY</u>	
	<u>July 1, 2017</u>	<u>July 1, 2018</u>	<u>July 1, 2017</u>	<u>July 1, 2018</u>
Each unit dumpster service	\$18.55	\$19.70	\$20.40	\$21.70

(e) Special hauls:

Special hauls shall be charged at the rate of \$103.50 per hour effective July 1, 2017 and \$110.00 per hour effective July 1, 2018 with a minimum haul charge in the amount of Thirty-three Dollars and Thirty Cents (\$33.30) effective July 1, 2017 and Thirty-five Dollars and Forty Cents (\$35.40) effective July 1, 2018. Limit five (5) bulk items.

(f) Temporary Dumpster Service:

Containerized service for a period not to exceed two months in one calendar year per customer account for household / business clean-ups. Maximum of four (4) requested container pickups per month. Rental agreement required.

Monthly Rates:

Size of dumpster (Cubic Yard)

	<u>CITY</u>		<u>COUNTY</u>	
	<u>July 1, 2017</u>	<u>July 1, 2018</u>	<u>July 1, 2017</u>	<u>July 1, 2018</u>
1 cubic yard	\$51.75	\$55.00	\$56.90	\$60.50
2 cubic yard	\$82.20	\$87.70	\$90.40	\$96.50

(f) Monthly street sweeping charge per account:

<u>CITY</u>	
<u>July 1, 2017</u>	<u>July 1, 2018</u>
\$3.25	\$3.55

Solid Waste Collection Service - Commercial**Commercial Rates (Refuse Can Service):**

Monthly Rates:

	<u>CITY</u>		<u>COUNTY</u>	
	<u>July 1, 2017</u>	<u>July 1, 2018</u>	<u>July 1, 2017</u>	<u>July 1, 2018</u>

Frequency of Collection

(1) One unit

Two times per week	\$25.20	\$26.80	\$27.70	\$29.50
Three times per week	\$35.70	\$38.00	\$39.30	\$41.80

(2) For each additional unit over the first unit:

	<u>July 1, 2017</u>	<u>July 1, 2018</u>	<u>July 1, 2017</u>	<u>July 1, 2018</u>
Two times per week	\$ 7.90	\$ 8.40	\$ 8.70	\$ 9.25
Three times per week	\$10.20	\$10.80	\$11.20	\$11.90

“Unit” as used in this subsection shall mean a customer provided solid waste container of a maximum capacity of thirty-two (32) gallons.

(3) Automated collection (Subject to service availability): Once a week pick up for refuse, green waste, and recycle service.

	<u>July 1, 2017</u>	<u>July 1, 2018</u>	<u>July 1, 2017</u>	<u>July 1, 2018</u>
96 gallon container	\$46.30	\$49.25	\$46.90	\$49.90

Commercial Rates (Refuse Dumpster Service)

(a) Monthly rates:

CITY

<u>Size of Dumpster</u> <u>(Cubic Yard)</u>	<u>1CY</u>	<u>2CY</u>	<u>3CY</u>
	<u>July 1, 2017 / July 1, 2018</u>	<u>July 1, 2017 / July 1, 2018</u>	<u>July 1, 2017 / July 1, 2018</u>

Each container requested/number of pick-ups per week

Once (1) per week	\$ 38.00 / \$ 40.60	\$ 63.00 / \$ 67.60	\$ 87.95 / \$ 94.50
Twice (2) per week	\$ 76.00 / \$ 81.20	\$126.00 / \$135.20	\$175.90 / \$189.00
Three (3) per week	\$114.00 / \$121.80	\$189.00 / \$202.80	\$263.85 / \$283.50
Four (4) per week	\$152.00 / \$162.40	\$252.00 / \$270.40	\$351.80 / \$378.00
Five (5) per week	\$190.00 / \$203.00	\$315.00 / \$338.00	\$439.75 / \$472.50
Six (6) per week	\$228.00 / \$243.60	\$378.00 / \$405.60	\$527.70 / \$567.00

COUNTY

	<u>July 1, 2017 / July 1, 2018</u>	<u>July 1, 2017 / July 1, 2018</u>	<u>July 1, 2017 / July 1, 2018</u>
Once (1) per week	\$ 43.55 / \$ 44.70	\$ 71.85 / \$ 74.40	\$100.15 / \$104.00
Twice (2) per week	\$ 87.10 / \$ 89.40	\$143.70 / \$148.80	\$200.30 / \$208.00
Three (3) per week	\$130.65 / \$134.10	\$215.55 / \$223.20	\$300.45 / \$312.00
Four (4) per week	\$174.20 / \$178.80	\$287.40 / \$297.60	\$400.60 / \$416.00
Five (5) per week	\$217.75 / \$223.50	\$359.25 / \$372.00	\$500.75 / \$520.00
Six (6) per week	\$261.30 / \$268.20	\$431.10 / \$446.40	\$600.90 / \$624.00

Commercial Rates (Recycle Dumpster Service)

(b) Monthly rates:

	<u>CITY</u>		<u>COUNTY</u>	
<u>Size of Dumpster (cubic yard):</u>	<u>3CY</u>	<u>6CY</u>	<u>3CY</u>	<u>6CY</u>

Each container requested
Number of pick-ups per week

Once (1) per week	\$ 70.90	\$131.60	\$ 78.00	\$144.80
Twice (2) per week	\$141.80	\$263.20	\$156.00	\$289.60
Three (3) per week	\$212.70	\$394.80	\$234.00	\$434.40

Attachment: Resolution (1947 : PW: Refuse Enterprise Sysytem Rate Increase)

Commercial Rates (Food Waste Dumpster Service)

(c) Monthly rates:

	<u>CITY</u>	<u>COUNTY</u>
<u>Size of Dumpster (cubic yard):</u>	2CY	2CY
Each container requested		
Number of pick-ups per week		
Once (1) per week	\$ 67.60	\$ 74.40
Twice (2) per week	\$135.20	\$148.80
Three (3) per week	\$202.80	\$223.20

(d) Monthly street sweeping charge per establishment:

<u>CITY</u>	
<u>July 1, 2017</u>	<u>July 1, 2018</u>
\$3.25	\$3.55

(e) Dumpster rental rates:

The following rates are for container rentals from the City:

<u>Size of Dumpster</u>	<u>Rental Rate</u>	
	<u>July 1, 2017</u>	<u>July 1, 2018</u>
1 cubic yard	\$13.75 per month	\$14.40 per month
2 cubic yard	\$19.20 per month	\$20.10 per month
3 cubic yard	\$21.85 per month	\$22.90 per month
6 cubic yard	\$28.10 per month	\$28.10 per month

Street Sweeping and Leaf Pick-Up Rates

The following rates shall apply to all residential, commercial and containerized solid waste customers within the City limits of the City of Hanford: \$3.25 per month effective July 1, 2017 and \$3.55 per month effective July 1, 2018, which are included in the rates set forth above.

Special Commercial Authorization

Upon approval jointly of the City Manager and Director of Public Works, a commercial customer may receive a minimum monthly billing which entitles that user up to a maximum of twice a month pick-up of one (1) thirty-two (32) gallon unit.

<u>City Rate</u>		<u>County Rate</u>	
<u>July 1, 2017</u>	<u>July 1, 2018</u>	<u>July 1, 2017</u>	<u>July 1, 2018</u>
\$18.20	\$19.50	\$20.00	\$21.45

This Resolution supersedes Resolution No. 05-20-R adopted May 17, 2005.

BE IT FURTHER RESOLVED that the provisions of this Resolution shall become effective on July 1, 2017.

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

Attachment: Resolution (1947 : PW: Refuse Enterprise Sysytem Rate Increase)

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: Resolution (1947 : PW: Refuse Enterprise Sysytem Rate Increase)

**NOTICE OF PUBLIC HEARING
CITY OF HANFORD**

**INTENTION TO INCREASE AND ESTABLISH REFUSE ENTERPRISE
SYSTEM – SOLID WASTE COLLECTION, STREET SWEEPING AND
LEAF PICKUP SERVICE CHARGES AND RATES**

PLEASE TAKE NOTICE that the City Council of the City of Hanford will hold a Public Hearing at its regular meeting on May 16, 2017, at 7:00 p.m., or soon thereafter as practical, in the City Council Chambers in the Civic Auditorium, 400 N. Douty Street, Hanford, California, to consider increasing solid waste collection, street sweeping and leaf pick-up charges and rates.

A. EFFECTIVE JULY 1, 2017 AND JULY 1, 2018 AN INCREASE FOR RESIDENTIAL COLLECTION SERVICE CHARGES AND RATES.

City Service	Current Charges	Proposed Charges		Approximate % increase from current charges
		FY 17/18	FY 18/19	
Residential Automated	\$21.95/month	\$23.60/month	\$25.20/month	14.8%
Multi-family Containerized	\$17.35/unit/mo.	\$18.55/unit/mo.	\$19.70/unit/mo.	13.6%

B. EFFECTIVE JULY 1, 2017 AND JULY 1, 2018 AN INCREASE FOR COMMERCIAL CONTAINERIZED REFUSE COLLECTION SERVICE CHARGES AND RATES.

Commercial Containerized (Refuse)	Current Charges	Proposed Charges		Approximate % increase from current charges
		FY 17/18	FY 18/19	
1 cubic yard, 1 pick-up/week	\$48.50/month	\$51.75/month	\$55.00/month	13.4%
2 cubic yard, 2 pick-ups/week	\$135.10/month	\$145.20/month	\$155.30/month	14.9%
3 cubic yard, 6 pick-ups/week	\$509.20/month	\$549.55/month	\$589.90/month	15.9%

C. EFFECTIVE JULY 1, 2017 AND JULY 1, 2018 NEW SERVICE CHARGES AND RATES FOR COMMERCIAL CONTAINERIZED COMMINGLED RECYCLE COLLECTION SERVICE:

Commercial Containerized (Recycle)	Proposed Charges
3 cubic yard, 1 pick-up/week	\$93.80/month
3 cubic yard, 2 pick-ups/week	\$164.70/month
6 cubic yard, 1 pick-up/week	\$159.70/month

D. EFFECTIVE JULY 1, 2017 AND JULY 1, 2018 NEW SERVICE CHARGES FOR COMMERCIAL CONTAINERIZED FOOD WASTE COLLECTION SERVICE:

Commercial Containerized (Food Waste)	Proposed Charges
2 cubic yard, 2 pick-ups/week	\$155.30/month

E. REFUSE COLLECTION SERVICES PROVIDED TO CUSTOMERS LOCATED IN THE COUNTY ARE SUBJECT TO AN ADDITIONAL SERVICE SURCHARGE.

The proposed refuse enterprise system service rate increases are necessary to provide required funding for the operation and maintenance of the City's solid waste collection, street sweeping and leaf pickup services and the implementation of State mandated commercial commingled recycling and commercial food waste collection programs.

Several factors have contributed to increased operational and maintenance expenditures since the City's last rate increase in May 2005, these include, rising costs to purchase, replace and maintain refuse collection vehicles, container bins and cans; rising costs of labor, services and supplies; rising costs of disposal fees associated with refuse recycling and landfilling; and increased costs associated with meeting more stringent state regulations and service mandates.

All interested persons may appear to present testimony at the hearing. If you challenge any action or decision of the City Council regarding the subject of the public hearing 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 written correspondence delivered to the City Council at or prior to, the public hearing.

As per Section 15061(d) of the California Environmental Quality Act (CEQA) guidelines, the City has prepared a Notice of Exemption (Section 15273(a), Rates, Tolls, Fares, and Charges) for the above project.

DATED:

Lou Camara
Director of Public Works

PUBLISH:



CITY OF HANFORD

Department of Public Works

Focused On Our Community 24/7

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

Date: TBD

Dear Property Owner or Tenant Customer:

This notice is intended to inform you that the Hanford City Council will hold a public hearing regarding proposed refuse enterprise system service rate increases for customers receiving City of Hanford refuse services ("Proposed Refuse Rate Increases"). The Proposed Refuse Rate Increases will be considered by the Hanford City Council at the date, time and location specified below. Consistent with the requirements of Proposition 218, this notice also provides you with the following information:

- The amount of the Proposed Refuse Rate Increases; and
- The basis upon which the amount of the Proposed Refuse Rate Increases were calculated.

NOTICE OF PUBLIC HEARING

A Public Hearing for the Proposed Refuse Rate Increase will be held on:

Date: May 16, 2017

Time: 7:00 p.m.

Place: City of Hanford Council Chambers, 400 N. Douty Street, Hanford, CA 93230

This notice has been sent to all property owners and customers who are tenants of leased property (tenant customer) that are directly responsible for payment of Refuse System services. If adopted, the Proposed Refuse Rate Increases (approximately 7.25% in each of the next two fiscal years) would become effective July 1, 2017 and July 1, 2018. This notice also describes how to file a protest against the Proposed Refuse Rate Increases (see page 3). If you would like to receive this notice in Spanish, please contact the City of Hanford at (559) 585-2550. Si desea recibir esta notificación en español, por favor póngase en contacto con la ciudad de Hanford a 559-585-2550.

PROPOSED REFUSE RATE INCREASE AMOUNTS AND BASIS OF CALCULATION

The following chart (see page 2) provides a summary of the Proposed Refuse Rate Increases to be considered by the Hanford City Council at the public hearing referenced above. The charts present the Proposed Refuse Rate Increases for fiscal years 2017/2018 and 2018/2019.

The Proposed Refuse Rate Increases are scheduled to go into effect beginning July 1, 2017. As part of the Proposed Refuse Rate Increases, staff has proceeded with the notification process, pursuant to Proposition 218.

**CITY OF HANFORD
PROPOSED REFUSE ENTERPRISE SYSTEM SOLID WASTE
COLLECTION STREET SWEEPING AND LEAF PICK-UP SERVICE
CHARGES**

A. EFFECTIVE JULY 1, 2017 AND JULY 1, 2018 AN INCREASE FOR RESIDENTIAL COLLECTION SERVICE CHARGES AND RATES.

City Service	Current Charges	Proposed Charges		Approximate % increase from current charges
		FY 17/18	FY 18/19	
Residential Automated	\$21.95/month	\$23.60/month	\$25.20/month	14.8%
Multi-family Containerized	\$17.35/unit/mo.	\$18.55/unit/mo.	\$19.70/unit/mo.	13.6%

B. EFFECTIVE JULY 1, 2017 AND JULY 1, 2018 AN INCREASE FOR COMMERCIAL CONTAINERIZED REFUSE COLLECTION SERVICE CHARGES AND RATES.

Commercial Containerized (Refuse)	Current Charges	Proposed Charges		Approximate % increase from current charges
		FY 17/18	FY 18/19	
1 cubic yard, 1 pick-up/week	\$48.50/month	\$51.75/month	\$55.00/month	13.4%
2 cubic yard, 2 pick-ups/week	\$135.10/month	\$145.20/month	\$155.30/month	14.9%
3 cubic yard, 6 pick-ups/week	\$509.20/month	\$549.55/month	\$589.90/month	15.9%

C. EFFECTIVE JULY 1, 2017 AND JULY 1, 2018 NEW SERVICE CHARGES AND RATES FOR COMMERCIAL CONTAINERIZED COMMINGLED RECYCLE COLLECTION SERVICE:

Commercial Containerized (Recycle)	Proposed Charges
3 cubic yard, 1 pick-up/week	\$93.80/month
3 cubic yard, 2 pick-ups/week	\$164.70/month
6 cubic yard, 1 pick-up/week	\$159.70/month

D. EFFECTIVE JULY 1, 2017 AND JULY 1, 2018 NEW SERVICE CHARGES FOR COMMERCIAL CONTAINERIZED FOOD WASTE COLLECTION SERVICE:

Commercial Containerized (Food Waste)	Proposed Charges
2 cubic yard, 2 pick-ups/week	\$155.30/month

E. REFUSE COLLECTION SERVICES PROVIDED TO CUSTOMERS LOCATED IN THE COUNTY ARE SUBJECT TO AN ADDITIONAL SERVICE SURCHARGE.

REASON FOR THE PROPOSED REFUSE RATE INCREASES

Due to increasing operational and maintenance costs, the Proposed Refuse Enterprise System Rate Increases are necessary to provide required funding for the operation of the City's Solid Waste Collection, Street Sweeping, and Leaf Pick-Up Services and the implementation of State mandated Commercial Commingled Recycling and Commercial Food Waste Collection Programs.

Several factors have contributed to increased operational and maintenance expenditures since the City's last rate increase implemented in May 2005, these include, rising costs to purchase, replace, and maintain refuse collection vehicles, container bins, and cans; rising costs of labor, services and suppliers; rising costs of disposal fees associated with refuse recycling and landfilling; and increased costs associated with meeting more stringent State regulations and service mandates.

RATE COMPARISON

The City's Refuse Enterprise System service rates are currently among the lowest in the Kings/Tulare County area. Even with the proposed increases, it is anticipated that Hanford's rates will continue to be competitive among other services providers in the surrounding area. The rate comparison shown on page 4 is current for January 2017 and does not include any proposed increases for the comparison agencies.

WRITTEN PROTEST

Pursuant to Proposition 218, you may submit a written protest against any or all of the Proposed Refuse Rate Increases to the City Clerk before the close of the Public Hearing referenced on page 1.

A written protest must contain a description of the property in which the person signing the protest has an interest sufficient to identify the property. If the person signing the protest is not shown on the last equalized assessment roll of Kings County as an owner of the property, the protest must contain or be accompanied by written evidence that such person is an owner of the property or tenant responsible for payment. Protest letters must include an original signature of the owner or tenant customer.

The proposed rate increases will not be adopted if written protests are received from a majority of affected properties. A majority protest does not preclude future adoption of other rate increases (which would also be subject to opportunity to protest at that time).

Written protests regarding the Proposed Refuse Rate Increases may be mailed to:

City of Hanford
Attention: City Clerk
319 N. Douty Street
Hanford, California, 93230

Written protests may also be personally delivered to the City Clerk at the Hanford City Hall, 319 N. Douty Street, Hanford, California. **To be valid, a protest must be in writing, signed and received by the City Clerk before the close of the public hearing referenced on page 1.**

If you have any questions about the Proposed Refuse Rate Increases or wish to review information supporting the rate increases, please call the City of Hanford Public Works Department at (559) 585-2550.

REFUSE ENTERPRISE SYSTEM SERVICE RATE COMPARISON

RESIDENTIAL RATES (REFUSE/RECYCLING)

City	Privatized Collection	Residential Collection Charge	Street Clean Charge	Street Sweeping	Total Monthly Service Charge	Current Tipping Fee (Refuse)	Service (Weekly, Unless Noted)
Porterville	No	\$17.85	(A) Yes	Res: Once every 3 weeks Downtown: Once a week	\$17.85	\$28.00/ton	Blue Can - 64 gal Green Can - 96 gal Black Can - 96 gal
Visalia	No	\$22.84	\$1.01	Res: Once a month Downtown: Once a week	\$23.85	\$28.00/ton	Green Can - 96 gal Split Can (Blue/Black) - 48 gal
Tulare	No	\$20.30	\$5.00	Res: Twice a month Downtown: Twice a week	\$25.30	\$28.00/ton	Blue Can - 96 gal Green Can - 96 gal Black Can - 96 gal
Corcoran	Yes (B)	\$25.50 - 64 gal \$31.60 - 96 gal	(A) Yes	Res: Once a week Downtown: Once a week	\$25.50 \$31.60	\$75.00/ton	Blue Can - 96 gal Green Can - 96 gal Black Can - 64/96 gal
Lemoore	No	\$23.00	(A) Yes	Res: Once a week Downtown: Once a week	\$23.00	\$75.00/ton	Blue Can - 90 gal Bi-Mo Green Can - 90 gal Bi-Mo Black Can - 90 gal
Hanford	No	\$19.05	\$2.90	Res: Once a week Downtown: 5 times a week	\$21.95	\$75.00/ton	Blue Can - 96 gal Green Can - 96 gal Black Can - 96 gal
PROPOSED (Current Street Sweeping Service)		\$21.65	\$3.55	Res: Once a week Downtown: 5 times a week	\$25.20	\$75.00/ton	Blue Can - 96 gal Green Can - 96 gal Black Can - 96 gal
PROPOSED (Reduced Street Sweeping Service)		\$21.65	\$2.90	Res: Twice a month Downtown: 3 times a week	\$24.55	\$75.00/ton	Blue Can - 96 gal Green Can - 96 gal Black Can - 96 gal

(A) Included in Refuse Rate Structure

(B) Tule Trash

COMMERCIAL RATES (REFUSE)

City	Current Tipping Fee (Refuse)	1 yd 1 x wk	2 yd 1 x wk	3 yd 1 x wk	3 yd () x wk
Porterville	\$28.00/ton	\$24.80	\$49.60	\$74.40	\$446.40 (6)
Visalia	\$28.00/ton	N/A	\$104.50	\$127.00	\$553.40 (5)
Tulare	\$28.00/ton	N/A	\$89.24	\$110.65	\$660.57 (6)
Corcoran (A)	\$75.00/ton	\$46.95	\$90.05	\$133.65	\$400.95 (3)
Lemoore	\$75.00/ton	\$77.81	\$113.13	\$155.94	\$611.56 (5)
Hanford	\$75.00/ton	\$48.50	\$76.70	\$102.20	\$509.20 (6)
PROPOSED	\$75.00/ton	\$55.00	\$87.70	\$117.40	\$589.90 (6)

(A) Tule Trash

COMMERCIAL RATES (RECYCLING)

City	Current Tipping Fee (Recycle)	1 yd 1 x wk	2 yd 1 x wk	3 yd 1 x wk	3 yd () x wk	6 yd 1 x wk
Porterville	\$15.00 /TON	N/A	\$37.20	\$55.80	\$334.80 (6)	
Visalia	\$8.00 /TON (Refund)	\$41.30	\$45.90	\$50.65	\$205.85 (5)	
Tulare	\$0	N/A	(A)	(A)	(A)	
Corcoran	\$45.00/TON	\$23.44 (B)	\$43.55	\$68.61	\$205.83 (3)	
Lemoore	\$45.00/TON	(A)	(A)	(A)	(A)	
Hanford	\$45.00/TON	N/A	N/A	(A) (B)	(A) (B)	
PROPOSED	\$45.00/TON	N/A	N/A	\$93.80 (C)	\$235.60 (3) (C)	\$159.70

(A) Currently included in Refuse Rate Structure

(B) Card Board Material Only

(C) 25% Reduction from Refuse Rate

COMMERCIAL RATES (FOOD WASTE)

CITY	Current Tipping Fee (Recycle)	COLLECTION SERVICE	SERVICE CHARGE	2 yd 1 x wk
Porterville	\$15.00 /TON	No (A)	N/A	N/A
Visalia	\$8.00 /TON (Refund)	Yes	Yes (C)	\$60.15
Tulare	\$0	Yes (B)	No	N/A
Corcoran	\$45.00/TON	No	N/A	N/A
Lemoore	\$45.00/TON	No	N/A	N/A
Hanford	\$45.00/TON	Yes (D)	No	
PROPOSED	\$45.00/TON	Yes	Yes	\$87.70 (E)

(A) Currently being evaluated

(B) Automated Can – Elementary Schools Only

(C) Green Waste charge applies

(D) Pilot program initiated April 2016 (2 Yd. Bin for qualifying businesses)

(E) Same as proposed Refuse Rate

Mid Year Fund Balance Evaluation – FY17

Refuse Enterprise Fund Balance Evaluation - FY17

3/8/2017 10:24 AM
SUMMARY

PUBLIC WORKS - REFUSE		ENTERPRISE - 386- 2031			
	2015-16 ACTUAL	2016-17 PROPOSED	2017-18 PROPOSED	2018-19 PROPOSED	2019-20 PROPOSED
EXPENDITURES					
Personnel Services	1,761,628	2,032,900	2,107,730	2,128,807	2,150,095
Services and Supplies	4,932,770	4,680,520	4,728,930	4,870,798	5,016,922
Fixed Assets & (CIP)	137,417	207,580	157,580	206,000	212,180
Gross Expenditure	6,831,815	6,921,000	6,994,240	7,205,605	7,379,197
Less: <u>Interfund Charges</u>	(2,000)	(80,660)	(80,660)	(80,660)	(80,660)
Net Expenditure	6,829,815	6,840,340	6,913,580	7,124,945	7,298,537
REVENUES					
4746-01: ST-CA Bev Contain Recycle	14,765	14,700	14,700	14,700	14,700
4903 Refuse Collection Fees	6,643,347	6,655,120	6,721,670	6,721,670	6,721,670
5402 Penalties - Late Payment Charges	21,313	25,000	25,000	25,000	25,000
5403 Miscellaneous Revenue-Refuse Fund	8,390	8,600	8,600	8,600	8,600
5425 Collections-Bad Debts	11,425	10,000	10,000	10,000	10,000
Gross Revenue	6,699,240	6,713,420	6,779,970	6,779,970	6,779,970
Contribution from Fund Balance	130,574	128,920	133,610	344,975	518,567
Net Revenue	6,829,815	6,840,340	6,913,580	7,124,945	7,298,537
Street Sweeping	652,000	662,490	635,210	654,266	673,894
FUND BALANCE SUMMARY:					
187 5507 Refuse System Impact Fee, Revenue		82,920	92,820	92,820	92,820
Refuse System Impact Fee to Refuse Ops (2031)		78,660	78,660	78,660	78,660
REFUSE IMPACT FEE FUND BALANCE	374,898	379,160	393,320	407,480	421,640
REFUSE OPERATIONS	2,647,055	1,857,645	1,088,825	89,584	(-1,102,878)
NET FUND BALANCE	3,021,953	2,236,805	1,482,145	497,064	(681,238)

Public Works Department

"Focusing on our Community 24/7"



Rate Increase Fund Analysis

Fund Balance Summary Evaluation

7/28/2017 3:28 PM
SUMMARY

Proposed rate increases of approximately 7.25% in FY17/18 and FY18/19, including implementation of new State mandated commercial recycling and commercial foodwaste collection programs

PUBLIC WORKS REFUSE		ENTERPRISE B08-2031				
		2015-18	2016-17	2017-18	2018-19	2019-20
<u>EXPENDITURES</u>		ACTUAL	PROPOSED	PROPOSED	PROPOSED	PROPOSED
	Personnel Services	1,761,628	2,032,000	2,241,830	(1) 2,361,710	(6) 2,373,000
	Services and Supplies	4,932,770	4,880,520	4,886,430	(2) 5,185,800	(6) 5,331,920
	Fixed Assets & (CIP)	137,417	207,580	157,580	206,000	212,180
	Gross Expenditure	6,831,815	6,921,000	7,285,840	7,743,510	7,917,100
	Less: <u>Interfund Charges</u>	(2,000)	(80,660)	(80,660)	(80,660)	(80,660)
	Net Expenditure	6,829,815	6,840,340	7,205,180	7,662,850	7,836,440
<u>REVENUES</u>						
4746-01	ST-CA Bev Container Recycle	14,765	14,700	14,700	14,700	14,700
4901	Refuse Collection Fees	6,643,347	6,655,120	7,315,780	(3) 7,983,010	(7) 8,169,610
5402	Penalties - Late Payment Charges	21,313	25,000	25,000	25,000	25,000
5403	Miscellaneous Revenue-Refuse Fund	8,350	8,600	8,600	8,600	8,600
5425	Collections-Bad Debts	11,425	10,000	10,000	10,000	10,000
	Gross Revenue	6,699,240	6,713,420	7,374,060	8,041,310	8,227,910
	Contribution from Fund Balance	130,574	126,920	(168,880)	(378,460)	(391,470)
	Net Revenue	6,829,815	6,840,340	7,205,180	7,662,850	7,836,440
	Street Sweeping	652,060	662,490	635,210	654,266	673,894

FUND BALANCE SUMMARY:

187 5507 Refuse System Impact Fee Revenue
Refuse System Impact Fee to Refuse Ops (2031)
REFUSE IMPACT FEE FUND BALANCE

REFUSE OPERATIONS

NET FUND BALANCE

Expenditure/Revenue Assumptions

- 1 FTE and 1 PTE shift to implement new State mandated commercial recycling/foodwaste collection programs (± \$134,000)
- 2 Additional Service/Supply costs for new Routes (± \$157,500)
- 3 Additional net revenue increase from new service fees, approximate 7.25% rate increase, and 1.0% growth factor
- 4 Purchase of new front load refuse truck and new commercial recycling/foodwaste container bins (± \$375,000)
- 5 1 FTE shift to add one additional automated residential collection route due to growth demands (± \$88,000)
- 6 Additional Service/Supply costs for new Route (± \$157,500)
- 7 Additional net revenue increase from new service fees, approximate 7.25% rate increase, and 1.0% growth factor

Public Works Department

"Focusing on our Community 24/7"



NOTICE OF EXEMPTION

TO: ___ Office of Planning Research
 P.O. Box 3044, Room 212
 Sacramento, CA 95812-3044

X County Clerk
 County of Kings
 Kings County Government Center
 Hanford, CA 93230

FROM: **X** Hanford City Public Works Dept.
 900 S. 10th Avenue
 Hanford, CA 93230

Project Title: City of Hanford – Refuse Enterprise System Rate Increase

Project Location: City-wide, City of Hanford, County of Kings

Description of Project: The proposed project consists solely of a refuse enterprise system rate increase which will provide funding for refuse collection and disposal service costs. No expansion of the current service area is proposed under this project.

Name of Public Agency Approving Project: City of Hanford

Name of Person or Agency Carrying Out Project: Lou Camara, Public Works Director, City of Hanford, 900 South 10th Avenue, Hanford, California, 93230, (559) 585-2567

Exempt Status (check one)

- ___ Ministerial (Sec. 21080(b)(1); 15268);
 ___ Declared Emergency (Sec. 21080(b)(3); 15269(a);
 ___ Emergency Project (Sec. 21080(b)(4); 15269(b)(c);
 ___ Categorical Exemption (Sec. 15301 (c));
X Statutory Exemptions. State code number: Section 15273(a), Rates, Tolls, Fares, and Charges
 ___ General Exemption (Sec. 15061 (b) (3)).

Reasons Why Project is Exempt: Project is a fee increase for the purpose of providing funding for refuse collection and disposal service costs. No expansion of the current service area is proposed under this project.

Lead Agency

Contact Person: Lou Camara, Director of Public Works **Area Code/Telephone:** (559) 585-2567

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project?
 ___ Yes ___ No

Signature: _____ **Date:** _____ **Title:** Director of Public Works

X Signed by Lead Agency Date received for filing at OPR: _____
X Signed by Applicant



AGENDA STAFF REPORT

MEETING DATE: 5/16/2017	AGENDA SECTION: B
--------------------------------	--------------------------

SUBJECT:

Utilities and Engineering: Conduct the Public Hearing for the Annexation of Additional Properties to Landscape Assessment District No. 05-01-A regarding Tract 812, Mission Park Subdivision and Tentative Parcel Map 2006-12 (APN 007-030-019), and adopt Resolution 17-31-R establishing the formation of the district and confirming the levy and collection of annual assessments.

RECOMMENDATION:

That the City Council, by motion:

- 1) Conduct a public hearing for the annexation of additional properties to Landscape Assessment District No. 05-01-A regarding Tract 812, Mission Park Subdivision and Tentative Parcel Map 2006-12 (APN 007-030-019) in accordance with the Landscape and Lighting Act of 1972.
- 2) Adopt Resolution 17-31-R establishing the formation of Landscape Assessment District No. 05-01-A and confirming levy and collection of annual assessments including the removal of street lighting from the district maintenance as identified in the Engineer's Report.

BACKGROUND:

At the March 7, 2017 meeting, Council approved resolutions 17-09-R Initiating Annexation Proceedings, 17-10-R Intention to Levy Assessments, and approved an engineer's report detailing an estimate of district maintenance costs for Assessment District Annexation No. 05-01-A.

On August 16, 2005, the City Council approved the formation of Landscape Assessment District No. 05-01, in order to establish a funding mechanism to pay for maintenance of decorative masonry block fencing and landscaping and irrigation improvements located along Flint Avenue, Highway 43, and Lot "A" Frontage of Mission Drive within Tract No. 812, as shown on the attached map.

The subdivider and developer of Tentative Parcel Map 2006-12 (APN 007-030-019) has requested to be annexed to Assessment District No. 05-01 in order to provide funding for maintenance of decorative masonry block fencing and landscaping and irrigation improvements located along Flint Avenue. The original district did not include street lighting. Residents were not in favor of the additional costs associated with the street lighting. New ballots were sent with the revised values for the district including the removal of street lighting. Staff requests that the Council order the removal of street lighting from the district.

Assessment District Annexation No. 05-01-A is the first annexation of additional properties to Assessment District No. 05-01.

FISCAL IMPACT:

There will be no financial impact to the City of Hanford as maintenance of the district improvements are paid for by the district.

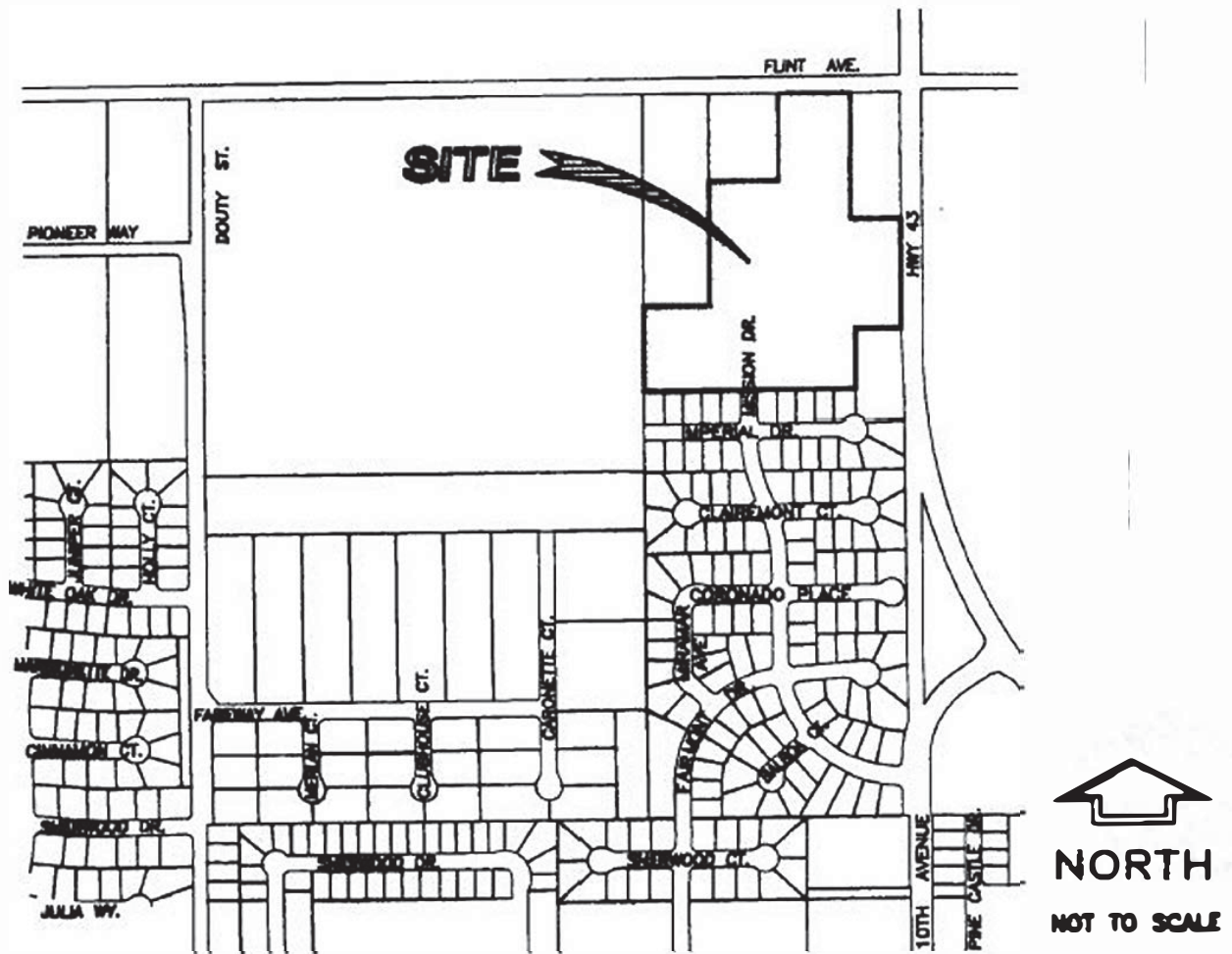
ATTACHMENTS:

Tract 812 Location Map

Tract 812 LAD 05-01A - Resolution Annexing Additional Property and Confirming Levy of Assessments

Tract 812 Location Map

VICINITY MAP



RECORDING REQUESTED BY:

CITY OF HANFORD

WHEN RECORDED RETURN TO:

CITY CLERK
CITY OF HANFORD
319 North Douty Street
Hanford, California 93230

RESOLUTION NO. 17-31-R

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD
ANNEXING ADDITIONAL PROPERTIES TO ASSESSMENT DISTRICT
NO. 05-01, AND CONFIRMING LEVY AND COLLECTION OF ANNUAL
ASSESSMENTS FOR TRACT NO. 812, MISSION PARK SUBDIVISION AND
TENTATIVE PARCEL MAP 2006-12 PARCEL A, B, AND C (APN 007-030-019).**

(Assessment District Annexation No. 05-01-A)

At a regular meeting of the City Council of the City of Hanford, duly called and held on May 16, 2017, it was moved by Council Member _____, seconded by Council Member _____, and duly carried that the following resolutions be adopted:

WHEREAS, the City Council of the City of Hanford previously adopted Resolution 17-09-R ordering the formation of Assessment District No. 05-01 ("District"), for Tract No. 812 in the City of Hanford, County of Kings, California;

WHEREAS, on March 7, 2017 the City Council of the City of Hanford adopted a resolution initiating proceedings for annexation of Additional Properties into the District, and a resolution of intention to levy assessments and confirmation of the Engineer's Report for Assessment District Annexation No. 05-01-A ("Engineer's Report") and setting the date of the public hearing to consider the annexation of additional territory into the District.

1 WHEREAS, the additional territory proposed to be annexed into the District
2 includes properties known as Tract No. 812, Mission Pak Subdivision, and Tentative
3 Tentative Parcel Map 2006-12 (APN 007-030-19) (“Additional Properties”);

4 WHEREAS, the annexation of Additional Properties into the District will
5 provide for maintenance of the following improvements:

- 6 1. Decorative block wall fencing and landscape & irrigation system
7 improvements located along Flint Avenue, Highway 43, and Lot A
8 Frontage of Mission Drive located adjacent to and within Tract No. 812
9 & Tentative Parcel Map 2006-12.
10

11 WHEREAS, the owners of all land within the boundaries of the District and the
12 Additional Properties have filed their consent to annexation of the Additional Properties
13 into the District, and have also consented to adoption of the Engineer’s Report and the
14 levy of assessments identified therein.
15

16 WHEREAS, the owners of the Additional Properties, including the owners of
17 such lots and parcels as shall be created therefrom, should share in the cost of
18 maintaining the District improvements through payment of District assessments.

19 NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of
20 Hanford hereby orders the annexation of the Additional Properties as shown and
21 described in the Engineer’s Report into the District, so that the District henceforth shall
22 include the Additional Properties, including such lots and parcels as shall be created
23 therein, so that the owners thereof shall share in the cost of maintenance of the public
24 improvements located within the District and on the Additional Properties; and,
25
26
27
28

1 RESOLVED FURTHER, that the City Council of the City of Hanford hereby
2 confirms the diagram and assessments for the District contained in the Engineer's
3 Report, and levies such assessments for the Fiscal Year 2017-2018; and,

4 RESOLVED FURTHERMORE, commencing with the calendar year 2018-
5 2019, and January 1 of each calendar year ("Adjustment Date") thereafter during the
6 life of the District, the Total Annual Subdivision Assessment amount for the next
7 calendar year shall be an amount equal to the greater of:

- 8
- 9 (i) the Total Annual Subdivision Assessment amount in effect immediately
10 prior to the Adjustment Date; or
- 11 (ii) the product obtained by multiplying the Total Annual Subdivision
12 Assessment in effect immediately prior to the Adjustment Date by a
13 fraction, the numerator of which is the Index published nearest but prior to
14 the Adjustment Date and the denominator of which is the Index published
15 nearest but prior to January 1 of the first year the Subdivision Assessment
16 became effective.
17

18 The term "Index" means the Consumer Price Index for Urban Wage Earners and
19 Clerical Worker, San Francisco-Oakland-San Jose Consolidated Statistical Area, 1982-
20 1984, equals 100, published by the Bureau of Labor Statistics of the United States
21 Department of Labor. If the Bureau of Labor Statistics revises the Index, the Bureau of
22 Labor Statistics will be the sole judge of the comparability of successive indexes, but if
23 that agency fails to supply indexes that it deems comparable or if no succeeding index is
24 published, the City shall determine an appropriate alternative published price index.
25

26 Passed and adopted at a regular meeting of the City Council of the City of
27 Hanford on May 16, 2017, by the following vote:
28

1 AYES: _____
 2 NOES: _____
 3 ABSTAIN: _____
 4 ABSENT: _____

5
 6 _____
 7 DAVID G. AYERS
 MAYOR of the City of Hanford

8 Attest:
 9
 10 _____
 11 JENNIFER GOMEZ
 CITY CLERK

12 STATE OF CALIFORNIA)
 13 COUNTY OF KINGS) ss
 14 CITY OF HANFORD)

15 I, Jennifer Gomez, City Clerk of the City of Hanford, do hereby certify the
 16 foregoing Resolution was duly passed and adopted at a regular meeting of the City
 17 Council of the City of Hanford held on the _____ day of _____, 2017.

18
 19 Date: _____
 20 _____
 21 City Clerk

22
 23
 24
 25
 26
 27
 28



AGENDA STAFF REPORT

MEETING DATE: 5/16/2017

AGENDA SECTION: C

SUBJECT:

Community Development: ANNEXATION/REORGANIZATION No. 152 and PREZONE NO. 2016-01: A request to annex 80.86 acres into the City of Hanford and prezone the annexed area as “R-1-6” Low-Density Residential, in accordance with the General Plan, or “R-L-5” Low-Density Residential, should the new zoning ordinance be in effect prior to the recordation of Annexation 152. The project involves simultaneous detachment of the property from the Kings River Conservation District and the Excelsior-Kings River Conservation District. TENTATIVE TRACT NO. 918: A request to subdivide 47.51 acres into 130 single-family, low-density residential lots, a two-acre park, and a 5.02-acre basin. TENTATIVE TRACT NO. 919: A request to subdivide 31.77 acres into 125 single-family, low-density residential lots. TENTATIVE PARCEL MAP NO. 2016-02: A request to divide a 47.51-acre parcel into two parcels (Parcel A: 27.48 acres; Parcel B: 20.03 acres) in an area proposed to be prezoned “R-1-6” Low-Density Residential, or “R-L-5” Low-Density Residential, should the new zoning ordinance take effect prior to the recordation of Annexation 152. The project requires certification of Mitigated Negative Declaration No. 2016-06 for the project. The project is located south of Fargo Avenue, between 12th Avenue and 13th Avenue, west of the future Centennial Drive (APN 009-030-041, 009-030-148, and 009-030-149).

STAFF RECOMMENDATION

Staff recommends that the City Council:

1. Certify Mitigated Negative Declaration No. 2016-06 for the project.
2. Introduce Ordinance 17-06, approving Prezone No. 2016-01, in order to prezone 80.86 acres as “R-1-6” Low-Density Residential, or “R-L-5” Low-Density Residential, should the new zoning ordinance be in effect prior to recordation of the annexation.
3. Adopt Resolution 17-27-R, initiating proceedings for Annexation/Reorganization No. 152 and direct staff to file the appropriate forms with the Kings County Local Agency Formation Commission (LAFCO).

4. Adopt Resolution 17-28-R, approving Tentative Tract Map 918.
5. Adopt Resolution 17-29-R, approving Tentative Tract Map 919.
6. Adopt Resolution 17-30-R, approving Tentative Parcel Map No. 2016-02.

RECOMMENDED MOTION

1. I move to certify Mitigated Negative Declaration No. 2016-06 for the project.
2. I move to introduce Ordinance 17-06, approving Prezone No. 2016-01, in order to prezone 80.86 acres as “R-1-6” Low-Density Residential, or “R-L-5” Low-Density Residential, should the new zoning ordinance be in effect prior to recordation of the annexation.
3. I move to adopt Resolution 17-27-R, initiating proceedings for Annexation/Reorganization No. 152 and direct staff to file the appropriate forms with the Kings County Local Agency Formation Commission (LAFCO).
4. I move to adopt Resolution 17-28-R, approving Tentative Tract Map 918.
5. I move to adopt Resolution 17-29-R, approving Tentative Tract Map 919.
6. I move to adopt Resolution 17-30-R, approving Tentative Parcel Map No. 2016-02.

PROJECT DESCRIPTION

Annexation/Reorganization 152 and Prezone No. 2016-01:

The project is a request to annex 80.86 acres and prezone the area “R-1-6” Low-Density Residential, or “R-L-5” Low-Density Residential, should the new zoning ordinance be in effect prior to recordation of the annexation.

The project involves simultaneous detachment of the property from the Kings River Conservation District and the Excelsior-Kings River Conservation District.

See proposed annexation, attached as **Exhibit A**.

Tentative Tract 918:

The project is a request to subdivide 47.51 acres into 130 single-family lots, a two-acre park, and a 5.02-acre basin. Tentative Tract 918 has been evaluated based on the 2002 and 2035 General Plans and the Zoning Ordinance for R-1-6 (existing) and R-L-5 (future) zones. The project complies with all the policies in the 2002 and 2035 General Plans and meets all the standards of the R-1-6 and RL-5 zone districts.

See proposed subdivision, attached as **Exhibit B**.

Tentative Tract 919:

The project is a request to subdivide 31.77 acres into 125 single-family lots. Tentative Tract 919 has been evaluated based on the 2002 and 2035 General Plans and the Zoning Ordinance for R-1-6 (existing) and R-L-5 (future) zones. The project complies with all the policies in the 2002 and 2035 General Plans and meets all the standards of the R-1-6 and RL-5 zone districts.

See proposed subdivision, attached as **Exhibit C**.

Tentative Parcel Map No. 2016-02:

The project is a request to divide a 47.51-acre parcel into two parcels (Parcel A: 27.48 acres; Parcel B: 20.03 acres) to facilitate future phased development. The parcel map has been evaluated based on the 2002 and 2035 General Plans and the Zoning Ordinance for R-1-6 (existing) and R-L-5 (future) zones. The parcel map complies with all the policies in the 2002 and 2035 General Plans and meets all the standards of the R-1-6 and RL-5 zone districts.

See proposed parcel split, attached as **Exhibit D**.

Project Location

The projects are applicable to the property located south of Fargo Avenue, between 12th Avenue and 13th Avenue, west of the future Centennial Drive (APN 009-030-041, 009-030-148, and 009-030-149).

Existing Land Use

The majority of the project area is comprised of vacant land and land used for agricultural purposes. There is a large lot, single-family residence located at 12581 Fargo Avenue, APN 009-030-149.

Figure 1: Land Use
(Property outlined in red)

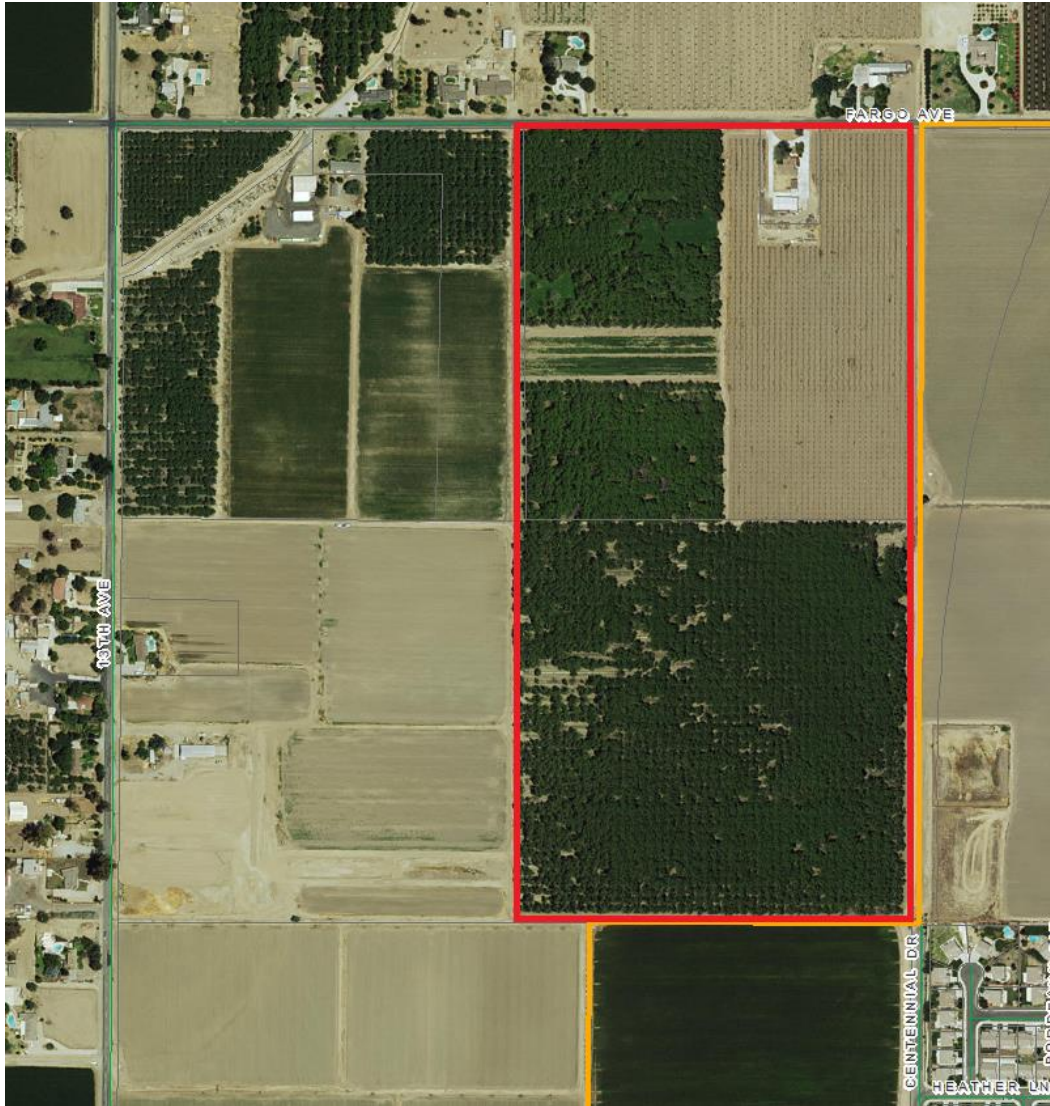


Figure 2: 2002 General Plan Designation
Low- Density Residential and Public Facility
(Property outlined in red)

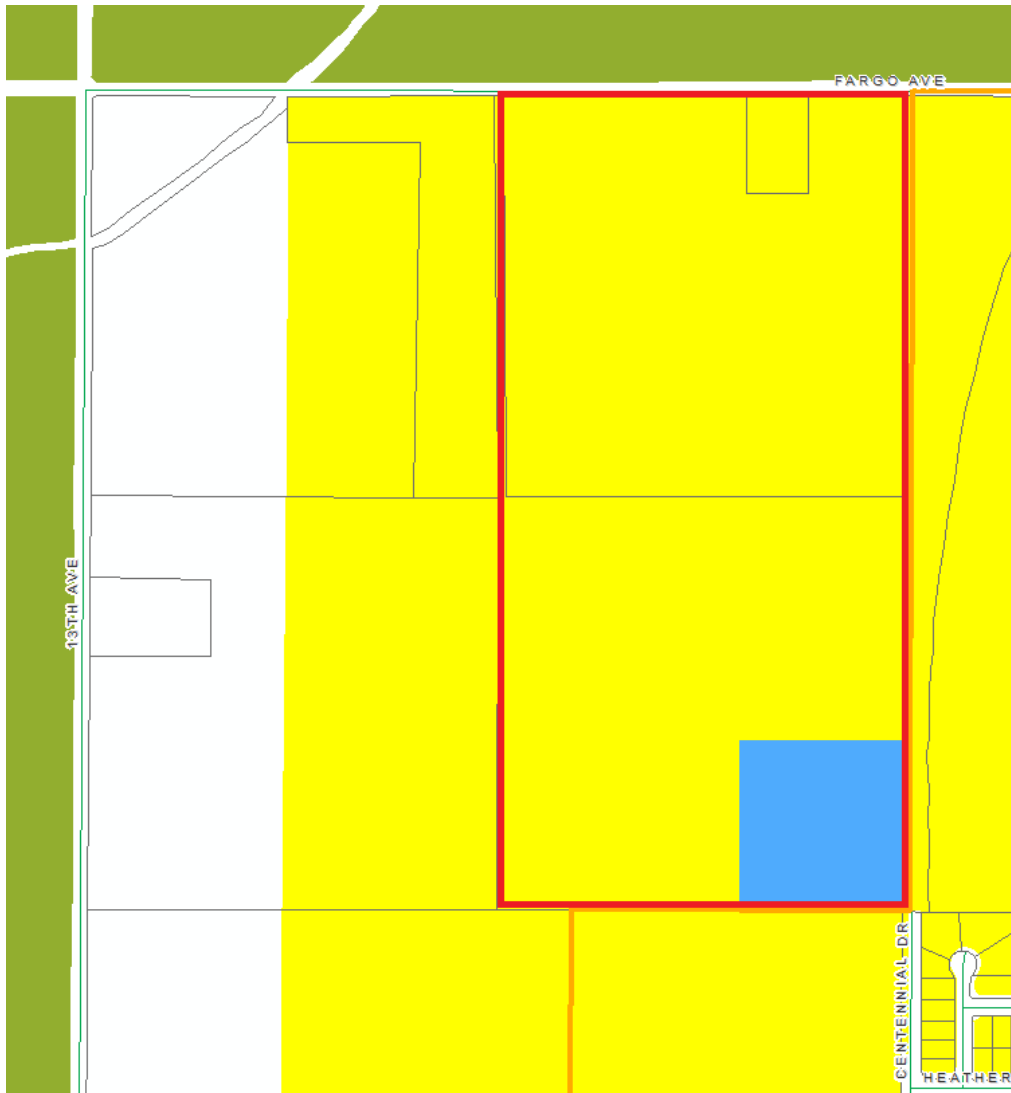
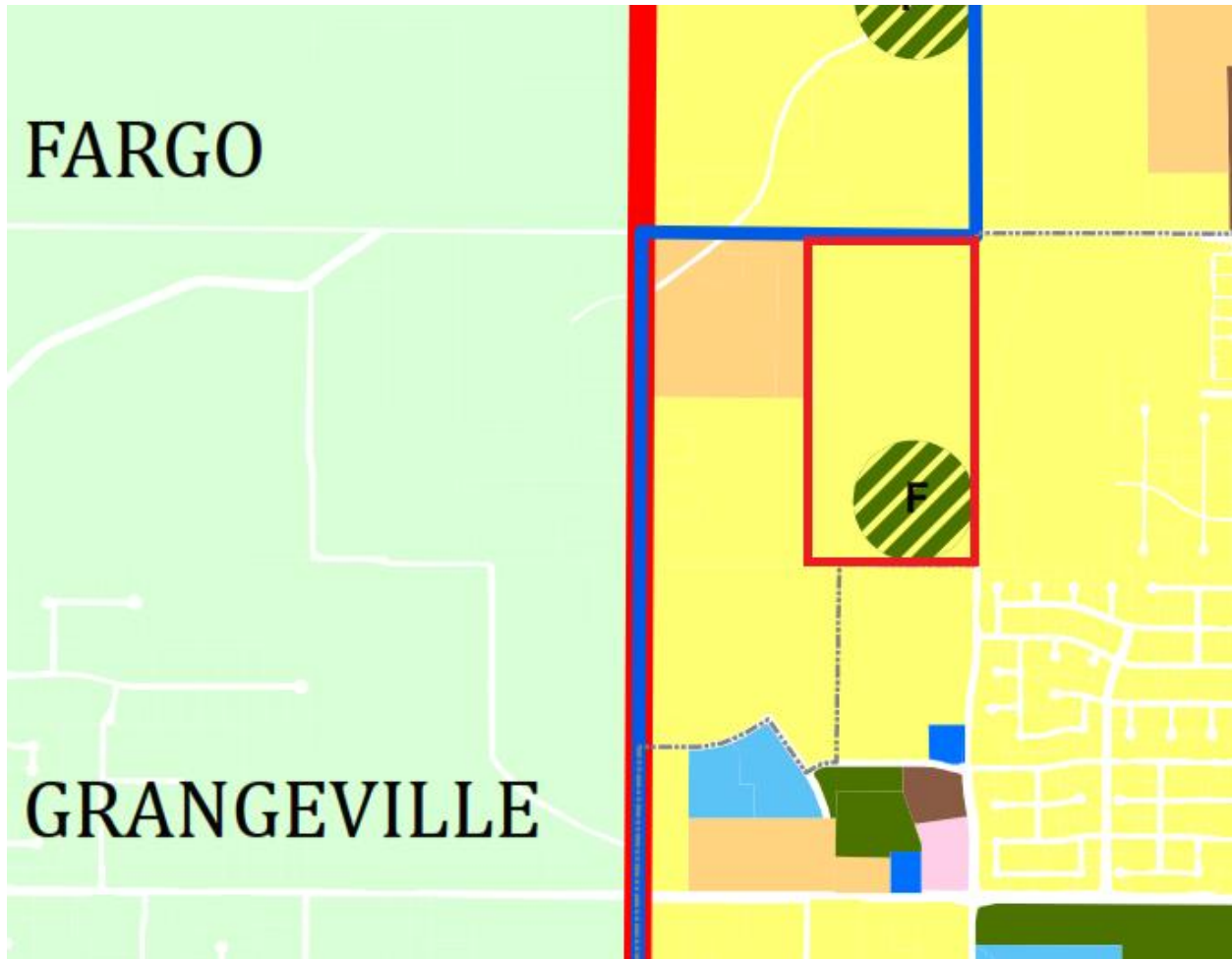


Figure 3: 2035 General Plan Designation
 Low-Density Residential and a floating future open space
 (Property outlined in red)



In the 2035 General Plan, a green-hashed circle denotes Future Open Space. Future Open Space land for parks is allowed to “float” on the map and may be divided into multiple smaller parks, while retaining the total acreage. In this case, the Future Open Space is accommodated through the design of Tentative Tract 918, which provides a two-acre park and a 5.02-acre storm-drainage basin.

BACKGROUND

Annexation/Reorganization No. 152, Prezone No. 2016-01, Tentative Tract 918 and 919, and Tentative Parcel Map No. 2016-02 were heard by the Planning Commission on March 28, 2017. Due to changes made to Planning Commission Resolution No. 2017-08, Tentative Parcel Map No. 2016-02 was heard by the Planning Commission again on April 25, 2017.

A copy of the March 28, 2017 Planning Commission meeting staff report is attached, as **Exhibit E** for the Council’s review.

Minutes from the March 28, 2017 Planning Commission meeting are attached, as **Exhibit F** for the Council's review.

A copy of the April 25, 2017 Planning Commission meeting staff report is attached, as **Exhibit G** for the Council's review. Official meeting minutes have not been approved by the Planning Commission.

The Planning Commission recommended all items for approval by the City Council. Copies of the resolutions are attached, as **Exhibit H** for the Council's review.

PUBLIC COMMENTS

Notice of the City Council public hearing was published in the newspaper on May 5, 2017 and mailed to property owners on May 3, 2017. No public comments have been received as of the date of the preparation of this staff report.

ENVIRONMENTAL

In accordance with the California Environmental Quality Act (CEQA), Annexation/Reorganization No. 152, Prezone No. 2016-01, Tentative Tract 918, Tentative Tract 919, and Tentative Parcel Map No. 2016-02 were evaluated in an Environmental Assessment/Initial Study. Based on the review, it was determined that the proposed project would not result in a significant adverse impact on the environment with the incorporation of mitigation measures, therefore Mitigated Negative Declaration No. 2016-06 has been prepared, attached within **Exhibit I**. A "Notice of Intent to Adopt a Mitigated Negative Declaration" was circulated for comment from November 18, 2016 – December 9, 2016 and recirculated for comment from February 17, 2017 to March 9, 2017.

FISCAL IMPACT:

ATTACHMENTS:

Exhibit A: Annexation 152 Map
 Exhibit B: Tentative Tract 918
 Exhibit C: Tentative Tract 919
 Exhibit D : Tentative Parcel Map No. 2016-02
 Exhibit E: March 28, 2017 Planning Commission Staff Report
 Exhibit F: March 28, 2017 Planning Commission Meeting Minutes
 Exhibit G: April 25, 2017 Planning Commission Staff Report
 Exhibit H: Signed Planning Commission Resolutions
 Exhibit I: MND 2016-06, Initial Study, and Mitigation Measures
 Ordinance 17-06
 Resolution 17-27-R
 Resolution 17-28-R
 Resolution 17-29-R
 Resolution 17-30-R

VESTING TENTATIVE SUBDIVISION MAP
COUNTY TRACT NO. 918
CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA

LEGAL DESCRIPTION

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, T. 18 S., R. 21 E., M.D.B. & M., IN THE COUNTY OF KINGS, STATE OF CALIFORNIA.

LOT INFORMATION

PHASE 1: 59 LOTS
PHASE 2: 68 LOTS
TOTAL: 127 LOTS
LOTS PER ACRE: 3.131

MINIMUM LOT SIZE: 8,399 S.F. (LOT 77)
MAXIMUM LOT SIZE: 22,450 S.F. (LOT 22)
AVERAGE LOT SIZE: 10,989 S.F.

AREA

PHASE 1 AREA: 20.26 AC. GR.
PHASE 2 AREA: 20.30 AC. GR.
TOTAL AREA: 40.56 AC. GR.

STREET DEDICATION
CENT.DR./DEVON ST.: 1.94 AC.

STREET DEDICATION
INTERIOR STREETS: 8.52 AC.

APPLICANT

SAN JOAQUIN VALLEY HOMES
222 NORTH GARDEN ST., #100
VISALIA, CA 93291
TEL: (559) 732-2660

OWNER

MIYA FAMILY
(SEE PRELIMINARY TITLE REPORT FOR DETAILED OWNER INFORMATION)

C/O MICHAEL K. MIYA
7597 13TH AVE.
HANFORD, CA 93230

GENERAL INFORMATION

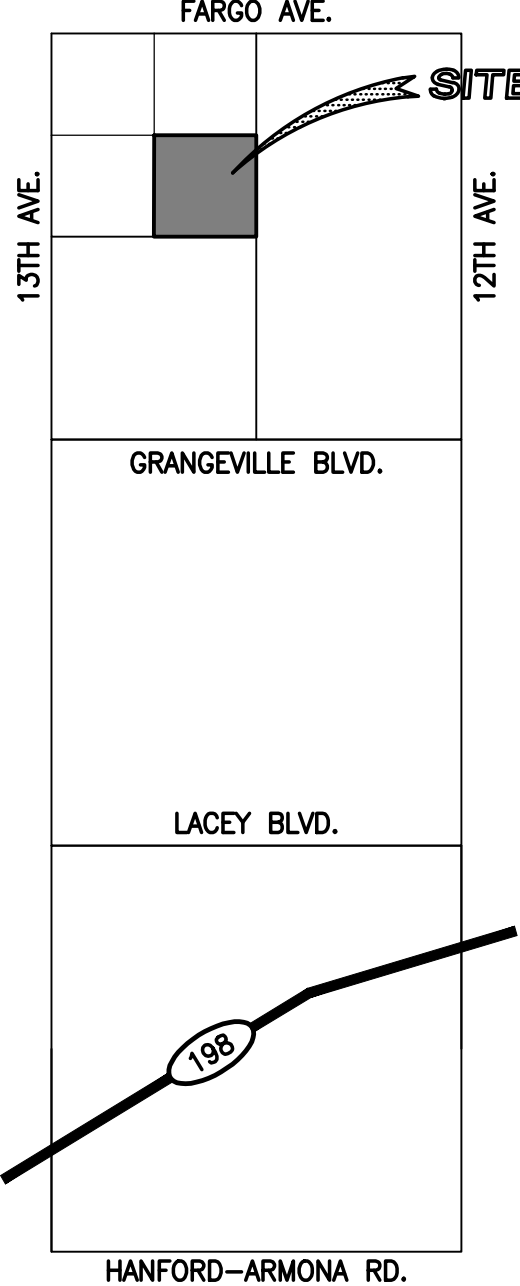
EXISTING ZONE	AL-10 (KINGS COUNTY)
PROPOSED ZONE	R-1-6
EXISTING USE	WALNUT GROVE
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
SEWER	CITY OF HANFORD
WATER	CITY OF HANFORD
STORM DRAIN	FUTURE OFF-SITE DRAINAGE BASIN
A.P.N.	009-030-041
ELECTRIC	SCE
GAS	GAS COMPANY
TELEPHONE	SBC

NOTES

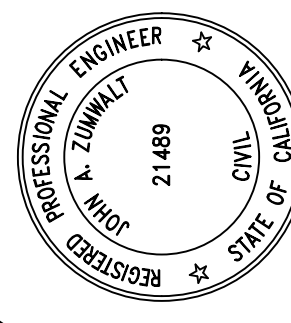
1) THE EASTERLY 42' AND THE SOUTH 15' OF THE EAST 1299.32' OF PROPOSED TRACT INCLUDES AN EASEMENT FOR STORM DRAIN PURPOSES PER DOCUMENT #0708097 IN THE OFFICE OF THE KINGS COUNTY RECORDER.

VICINITY MAP

Not to Scale



SAN JOAQUIN VALLEY HOMES
222 NORTH GARDEN ST., #100
VISALIA, CA 93291



VESTING TENTATIVE SUBDIVISION MAP
COUNTY TRACT No. 918

CIVIL ENGINEERS

**ZUMWALT
HANSEN**

LAND SURVEYORS

609 N. Irwin St.
Hanford, CA 93230
Office: (559) 582-1056
Fax: (559) 584-4143

DRAWN BY: JRJ

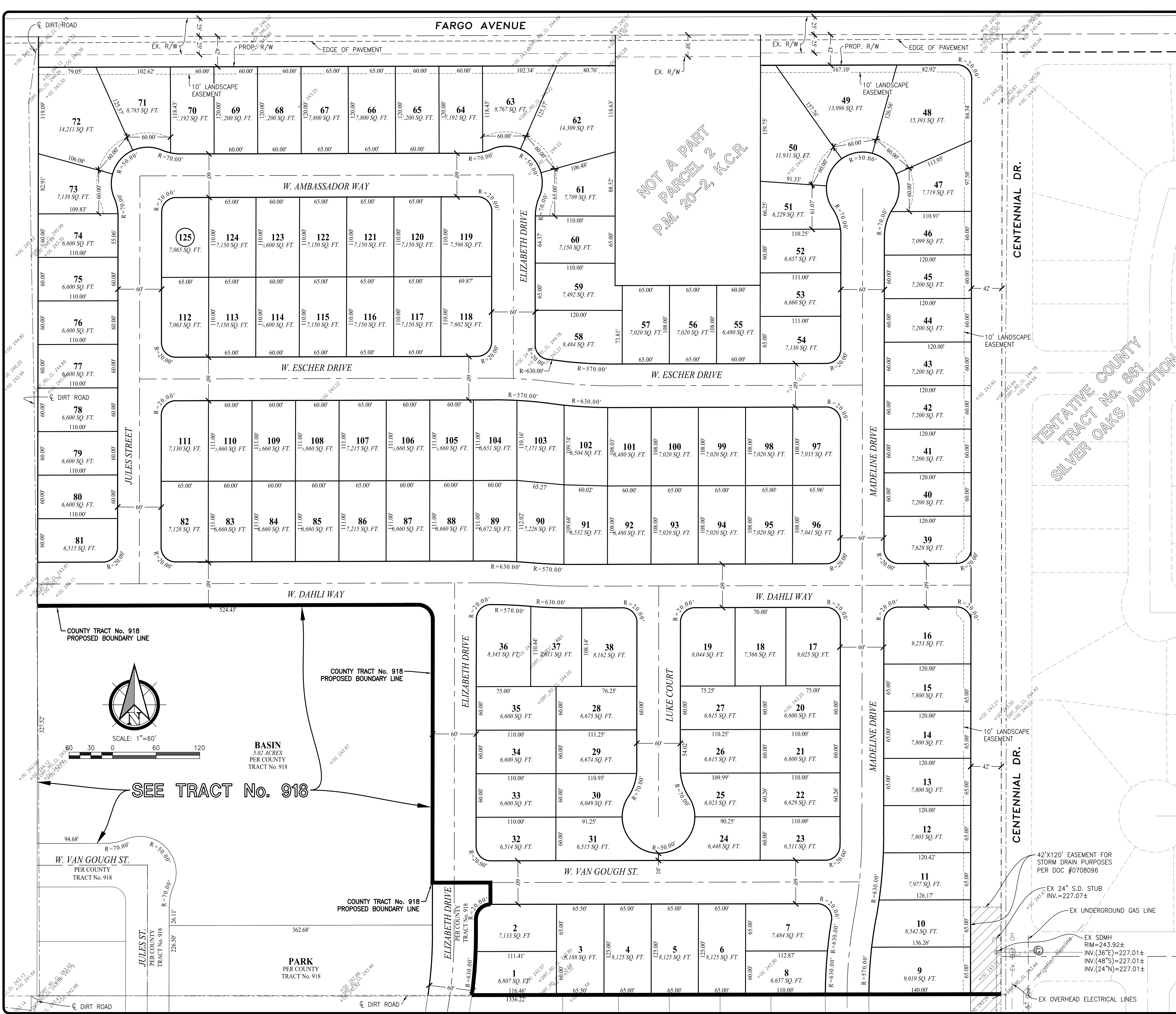
CHECKED BY: Z

INDEXED BY:

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JOB NO.: 0756711

SHEET: 1 OF 1



TENTATIVE SUBDIVISION MAP
COUNTY TRACT NO. 919
CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA

LEGAL DESCRIPTION
PARCEL 1 OF PARCEL MAP RECORDED IN BOOK 20 AT PAGE 2 OF PARCEL MAPS, KINGS COUNTY RECORDS, ALSO BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, T. 18 S., R. 21 E., M.D.B. & M., IN THE COUNTY OF KINGS, STATE OF CALIFORNIA.

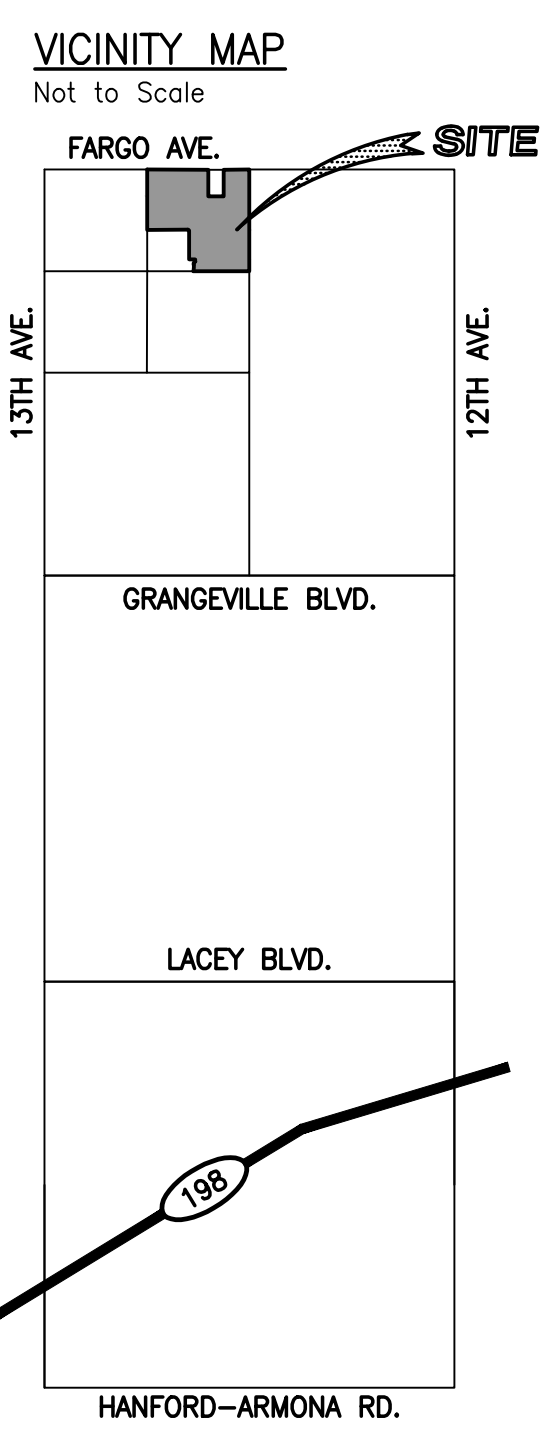
LOT INFORMATION
TOTAL LOTS: 125 LOTS
LOTS PER ACRE: 3.93
MINIMUM LOT SIZE: 6,023 S.F. (LOT 25)
MAXIMUM LOT SIZE: 15,393 S.F. (LOT 48)
AVERAGE LOT SIZE: 7,322.4 S.F.

AREA
TOTAL AREA: 31.77 AC. GR.
STREET DEDICATION
CENT.DR./FARGO AVE.: 2.32 AC.
STREET DEDICATION
INTERIOR STREETS: 8.44 AC.

APPLICANT
SAN JOAQUIN VALLEY HOMES
222 NORTH GARDEN ST., #100
VISALIA, CA 93291
TEL: (559) 732-2660

OWNER
MADRUGA FAMILY
(SEE PRELIMINARY TITLE REPORT FOR DETAILED INFORMATION)
C/O JANICE L. MADRUGA
12581 FARGO AVENUE
HANFORD, CA 93230

GENERAL INFORMATION
EXISTING ZONE AL-10 (KINGS COUNTY)
PROPOSED ZONE R-1-6
EXISTING USE AGRICULTURE
PROPOSED USE SINGLE FAMILY RESIDENTIAL
SEWER CITY OF HANFORD, @NORTH END OF CENTENNIAL DRIVE
WATER CITY OF HANFORD
STORM DRAIN ON-SITE DRAINAGE BASIN
A.P.N. 009-030-148
ELECTRIC SCE
GAS GAS COMPANY
TELEPHONE SBC



SAN JOAQUIN VALLEY HOMES
222 NORTH GARDEN ST., #100
VISALIA, CA 93291



TENTATIVE SUBDIVISION MAP
COUNTY TRACT No. 919

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

DRAWN BY: JRJ
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JOB NO.: 0762111
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VESTING TENTATIVE PARCEL MAP

of a portion of the Northwest Quarter of Section 22, T. 18 S., R. 21 E., M.D.B.& M., and the Southeast Quarter of the Northwest Quarter of Section 22, T. 18 S., R. 21 E., M.D.B.& M., County of Kings, State of California

OWNER

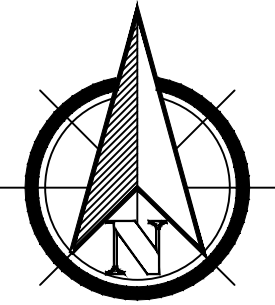
MIYA FAMILY
C/O MICHAEL K. MIYA
7597 13TH AVE.
HANFORD, CA 93230

APPLICANT

SAN JOAQUIN VALLEY HOMES
222 NORTH GARDEN ST., #100
VISALIA, CA 93291
TEL: (559) 732-2660

GENERAL INFORMATION

Existing Zone	AL-10
Proposed Zone	R-1-6
Existing Use	WALNUT ORCHARD
Proposed Use	SINGLE FAMILY RESIDENTIAL
Sewer	CITY OF HANFORD (FUTURE)
Water	CITY OF HANFORD (FUTURE)
A.P.N.	009-030-148

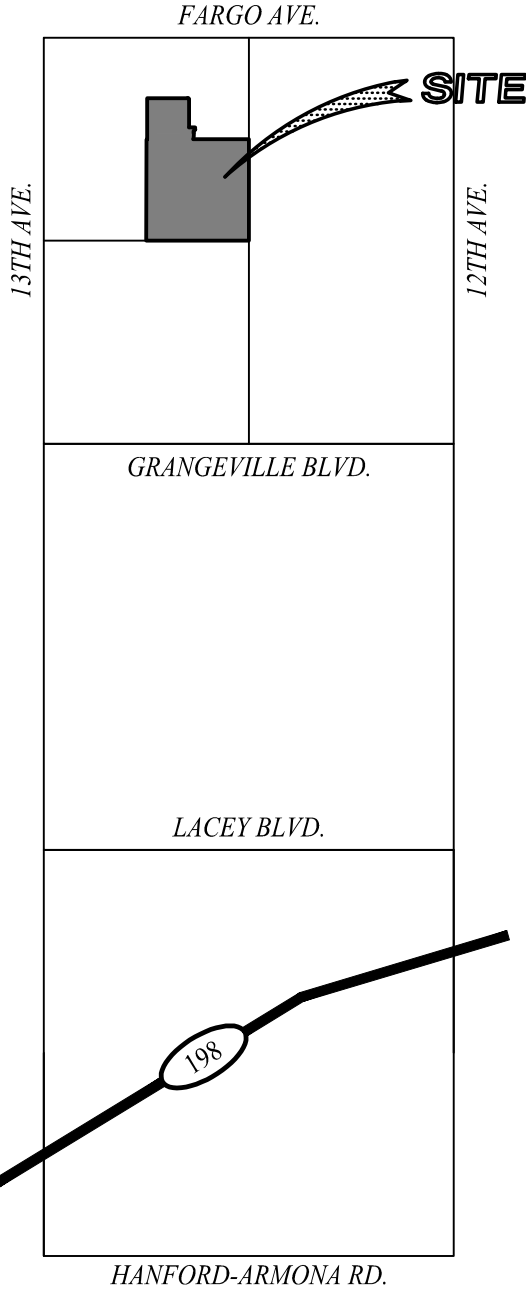


SCALE: 1"=200'



VICINITY MAP

Not to Scale



TENTATIVE PARCEL MAP FOR SAN JOAQUIN VALLEY HOMES

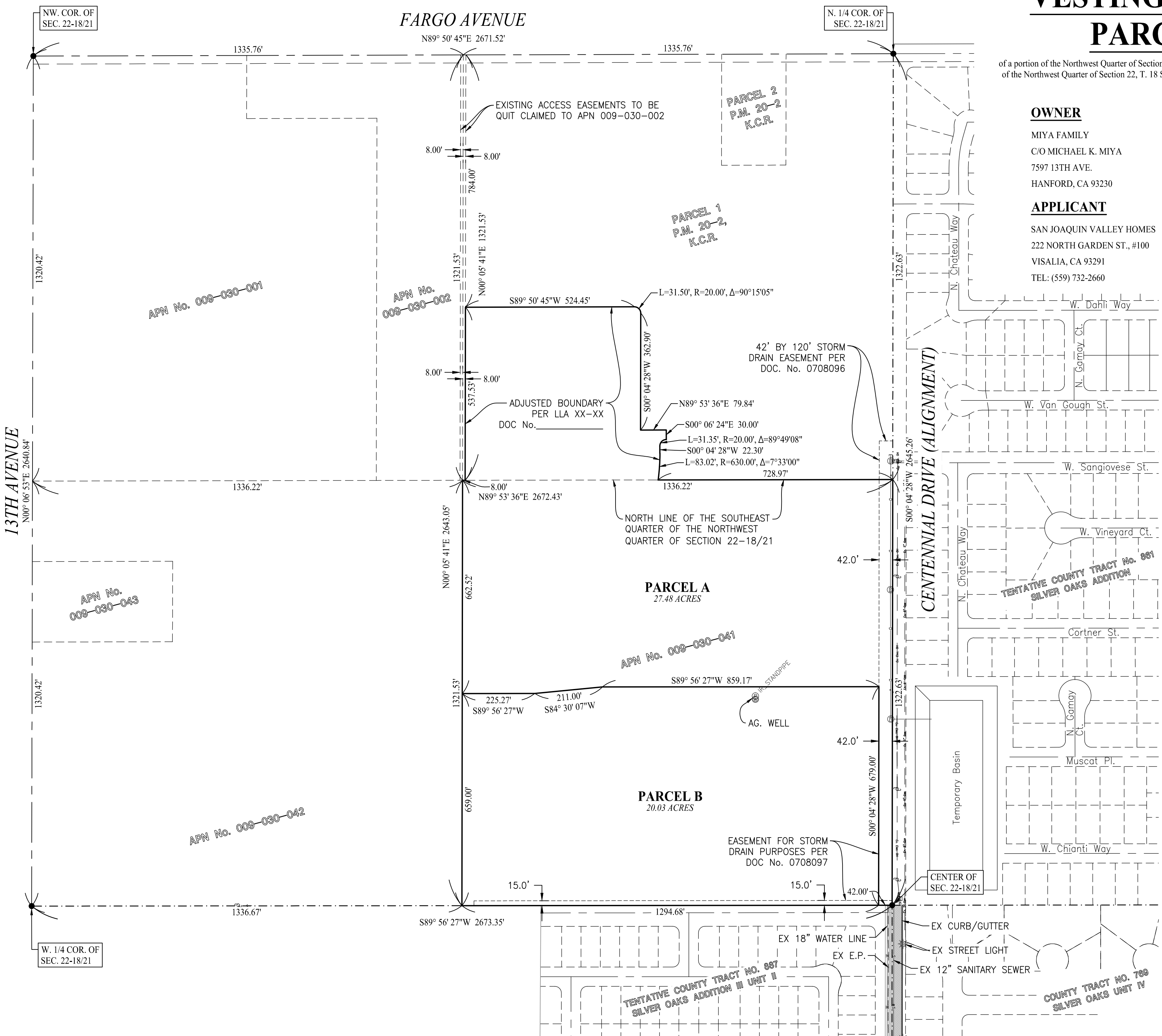
CIVIL ENGINEERS

**ZUMWALT
HANSEN & ASSOCIATES**

LAND SURVEYORS

609 N. Irwin St.
Hanford, CA 93230
Office: (559) 582-1056
Fax: (559) 584-4143

DRAWN BY:	JRJ
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INDEXED BY:	
DATE:	SEE BELOW
JOB NO.:	0756711
SHEET:	1 OF 1



**CITY OF HANFORD PLANNING COMMISSION
STAFF REPORT
Tuesday, March 28, 2017**

PROJECT: **ANNEXATION/REORGANIZATION No. 152 and PREZONE NO. 2016-01:** A request to annex 80.86 acres into the City of Hanford and prezone the annexed area as “R-1-6” Low-Density Residential, in accordance with the General Plan. The project involves simultaneous detachment of the property from the Kings River Conservation District and the Excelsior-Kings River Conservation District.

TENTATIVE TRACT NO. 918: A request to subdivide 47.51 acres into 130 single-family, low-density residential lots, a two-acre park, and a 5.02-acre basin.

TENTATIVE TRACT NO. 919: A request to subdivide 31.77 acres into 125 single-family, low-density residential lots.

TENTATIVE PARCEL MAP NO. 2016-02: A request to divide a 47.51-acre parcel into two parcels (Parcel A: 27.48 acres; Parcel B: 20.03 acres) in an area proposed to be prezoned “R-1-6” Low-Density Residential.

MITIGATED NEGATIVE DECLARATION NO. 2016-06: A request to certify that the project will not have a significant effect on the environment with the incorporation of mitigation measures.

LOCATION: The project is located south of Fargo Avenue, between 12th Avenue and 13th Avenue, west of the future Centennial Drive (APN 009-030-041, 009-030-148, and 009-030-149).

PLANNER: Gabrielle de Silva, Associate Planner

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Recommend adoption of Mitigated Negative Declaration No. 2016-06 for the project to the City Council.
2. Adopt Resolution 2017-05 recommending approval of Prezone No. 2016-01 to the City Council.
3. Find that the proposed Annexation No. 152 is consistent with the Hanford General Plan Policies LU 24.1 and LU 25.2 based on the following findings:
 - a. The annexation supports Kings County General Plan objectives and policies which require new residential development to be contiguous to urban development and to annex to the City.

- b. The proposed annexation site is within the City's Sphere of Influence in the General Plan and planned for inclusion into the City limits.
 - c. The annexation will ensure that any future development within the project area will be developed to City standards.
 - d. The project's rezoning is consistent with the General Plan designation of Low-Density Residential.
- 4. Forward Annexation/Reorganization No. 152 to the City Council with a recommendation that an application be made to the Local Agency Formation Commission (LAFCO) of Kings County.
- 5. Adopt Resolution No. 2017-06, recommending approval of Tentative Tract Map 918 to the City Council.
- 6. Adopt Resolution No. 2017-07, recommending approval of Tentative Tract Map 919 to the City Council.
- 7. Adopt Resolution No. 2017-08, recommending approval of Tentative Parcel Map No. 2016-02 to the City Council.

RECOMMENDED MOTION

- 1. I move that the Planning Commission recommend certification of Mitigated Negative Declaration No. 2016-06 for the project to the City Council.
- 2. I move to adopt Resolution No. 2017-05, recommending approval of Prezone No. 2016-01 to the City Council.
- 3. I move to find that Annexation No. 152 is consistent with the General Plan Policies LU 24.1 and LU 25.2.
- 4. I move to find that Annexation/Reorganization No. 152, consisting of an annexation of 80.86 acres to the City of Hanford and detachment of the same area from the Kings River Conservation District and the Excelsior-Kings River Conservation District, is consistent with the Hanford General Plan and an application be made to the Local Agency Formation Commission (LAFCO) of Kings County.
- 5. I move to adopt Resolution No. 2017-05, recommending approval of Prezone No. 2016-01 to the City Council.
- 6. I move to adopt Resolution No. 2017-06, recommending approval of Tentative Tract 918 to the City Council.
- 7. I move to adopt Resolution No. 2017-07, recommending approval of Tentative Tract 919 to the City Council.
- 8. I move to adopt Resolution No. 2017-08, recommending approval of Tentative Parcel Map No. 2016-02 to the City Council.

PROJECT DESCRIPTION**Annexation/Reorganization 152 and Prezone No. 2016-01:**

The project is a request to annex 80.86 acres and prezone the area “R-1-6” Low Density Residential, in accordance with the General Plan. The project involves simultaneous detachment of the property from the Kings River Conservation District and the Excelsior-Kings River Conservation District.

See proposed annexation, attached as **Exhibit A**.

Tentative Tract 918:

The project is a request to subdivide 47.51 acres into 130 single-family, low-density residential lots, a two-acre park, and a 5.02-acre basin, in accordance with the General Plan designation for the area, Low-Density Residential.

See proposed subdivision, attached as **Exhibit B**.

Tentative Tract 919:

The project is a request to subdivide 31.77 acres into 125 single-family, low-density residential lots, in accordance with the General Plan designation for the area, Low-Density Residential.

See proposed subdivision, attached as **Exhibit C**.

Tentative Parcel Map No. 2016-02:

The project is a request to divide a 47.51-acre parcel into two parcels (Parcel A: 27.48 acres; Parcel B: 20.03 acres) in an area proposed to be prezoned “R-1-6” Low-Density Residential.

See proposed parcel split, attached as **Exhibit D**.

Project Location

The projects are applicable to the property located south of Fargo Avenue, between 12th Avenue and 13th Avenue, west of the future Centennial Drive (APN 009-030-041, 009-030-148, and 009-030-149).

Existing Land Use

The majority of the project area is comprised of vacant land and land used for agricultural purposes. There is a large lot, single-family residence located at 12581 Fargo Avenue, APN 009-030-149.

Figure 1: Land Use
(Property outlined in red)

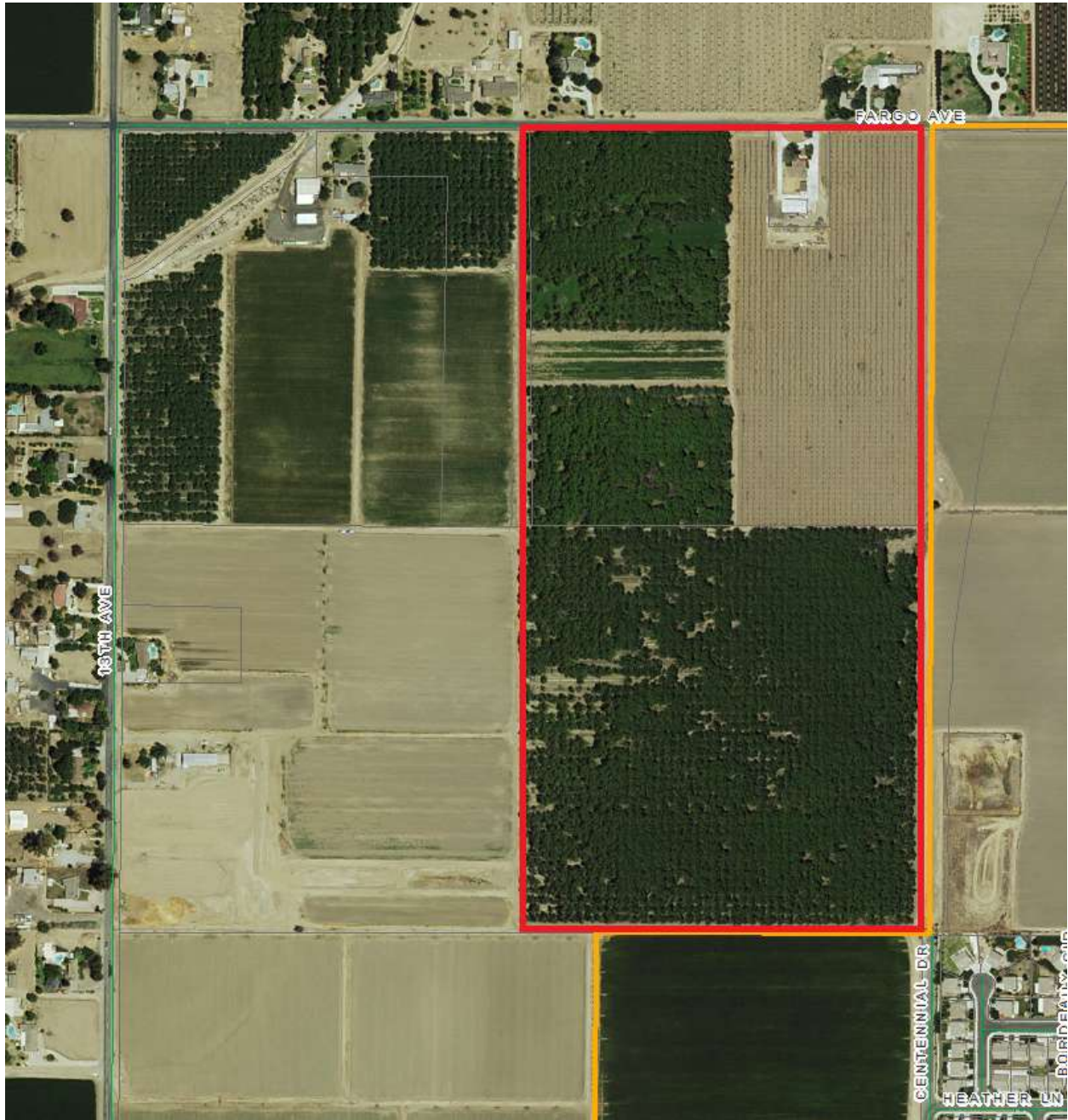
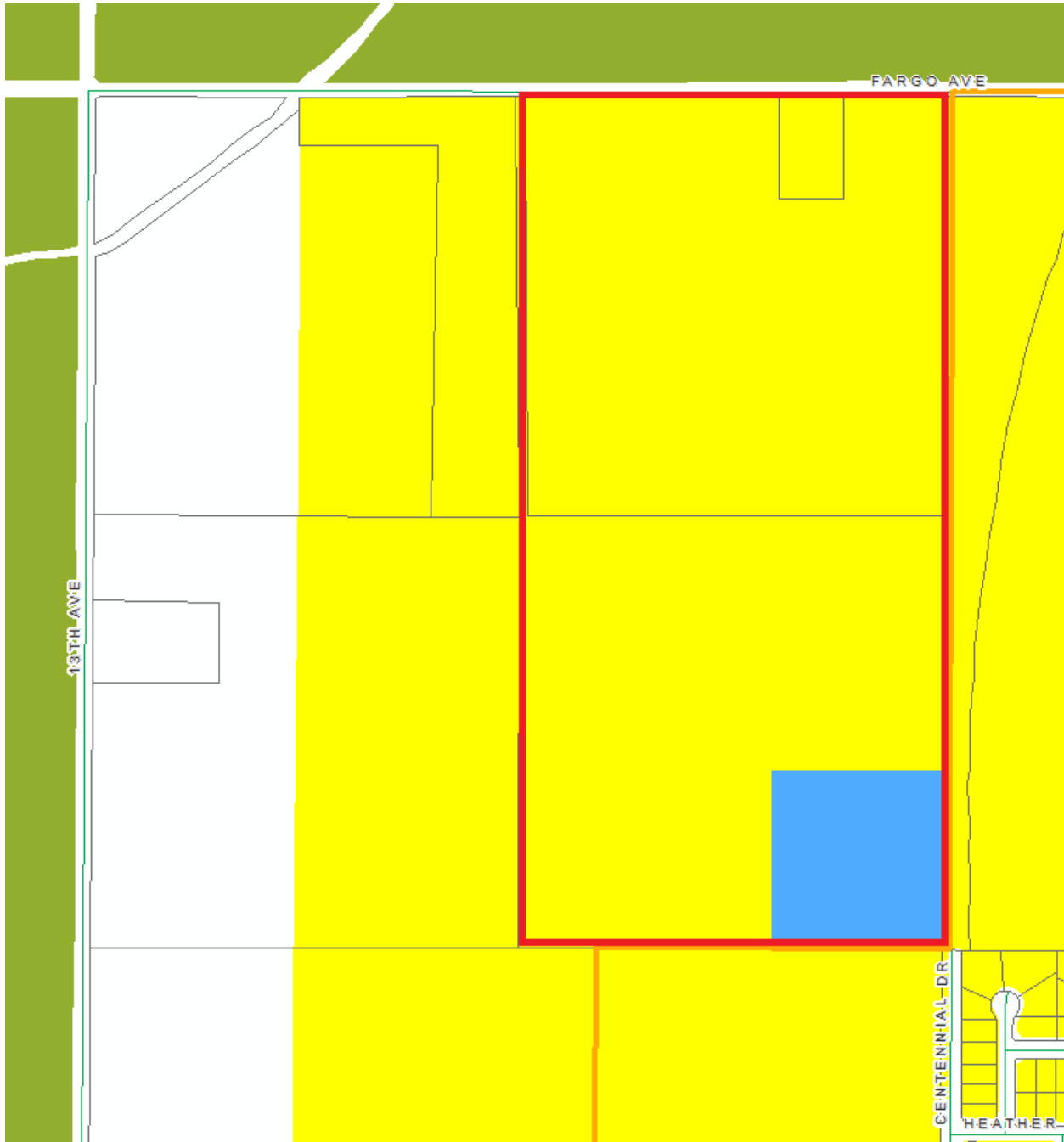


Figure 2: General Plan Designation
Low- Density Residential and Public Facility
(Property outlined in red)



BACKGROUND INFORMATION

General Plan Designation and County Zoning:

The General Plan designates the property as Low-Density, with six acres of Public Facility. The rezoning of the property is proposed as “R-1-6” Low-Density Residential for the entire 80.86 acres; however, the six acres of public facility will be accommodated through the design of Tentative Tract 918, which allocates two acres for park space and 5.02 acres for a storm drainage basin for the residential development, which will also be utilized by Tentative Tract 919.

Adjacent Land Use and Zoning:

	Land Use	Zoning	General Designation	Plan
North:	Vacant	County AL-10	Agriculture	
South:	Vacant (Future Residential)	R-1-6	Low-Density Residential	
East:	Vacant (Future Residential)	R-1-6	Low-Density Residential	
West:	Agriculture and Vacant	County AL-10	Low-Density Residential	

Utilities/Public Services:

The private utility companies have been contacted for comments concerning this project and one comment has been received and is addressed under pre-consultation. City, County and State agencies have also reviewed the proposal. Services such as water, storm drain, sewer, fire and police can be provided to the annexation territory in accordance with the General Plan and Sewer Master Plan. A Plan for Services has been prepared for the annexation and is attached as **Exhibit E**.

Land Owners & Values:

APN	OWNER	REGISTERED VOTERS	ACRES	LAND VALUE
009-030-041	Miya	0	47.51	\$ 400,722.00
009-030-148	Madruga	0	31.77	\$ 535,807.00
009-030-149	Madruga	1	1.58	\$ 205,214.00

Comments:

An area is considered uninhabited if there are less than 12 registered voters within the annexation area. With one registered voter, this is considered an uninhabited annexation. If there are property owners who do not consent to the annexation, there is an opportunity for them to protest the property being included in the annexation. They can do this by submitting a written protest prior to the LAFCO hearing to state their opposition. However, this is a 100% consent annexation; therefore, LAFCO will not hold a protest hearing. LAFCO is the governing body, with the ultimate authority to make the determination of whether a property will be annexed.

Since the annexation involves a simultaneous detachment of the property from the Kings River Conservation District and Excelsior-Kings River Conservation District, the proposal is considered a reorganization, rather than an annexation by LAFCO.

PROJECT EVALUATION

Annexation/Reorganization No. 152

The project is a request to annex 80.86 acres and involves simultaneous detachment of the property from the Kings River Conservation District and the Excelsior-Kings River Conservation District.

See proposed annexation, attached as **Exhibit A**.

The Hanford Planning Commission is charged with reviewing proposed annexation and making a finding of consistency with the Hanford General Plan to forward to the City Council. The Planning Commission will need to find that Annexation 152 is consistent with the Hanford General Plan Policies LU 24.1 and LU 25.2.

Policy LU 24.1

The City supports Kings County General Plan objectives and policies which direct new industrial and commercial development to cities and require new residential development to be contiguous to urban development and to annex to the City, and to maintain limited agriculture land use designations within the City's General Plan Planning Area boundary.

Analysis:

1. The annexation area is proposed for future residential development and is contiguous to urban development.
2. The annexation does not propose agricultural land use designations within the City limits.

Policy LU 25.2

All new development shall be restricted to the interior boundaries of the Planning Area Boundary. Where the Planning Area Boundary is a street or road right-of-way (existing or future), no development will be allowed to cross that street or road to the opposite side of the Planning Area Boundary.

Analysis:

1. All future residential development is planned to be developed within the Planning Area Boundary.

Favorable and unfavorable factors for annexation have been adopted by LAFCO. The existence of favorable or unfavorable factors should not decide approval or denial; however, a substantial number of favorable or unfavorable factors may determine approval or denial of the proposal.

Favorable Factors for Annexation

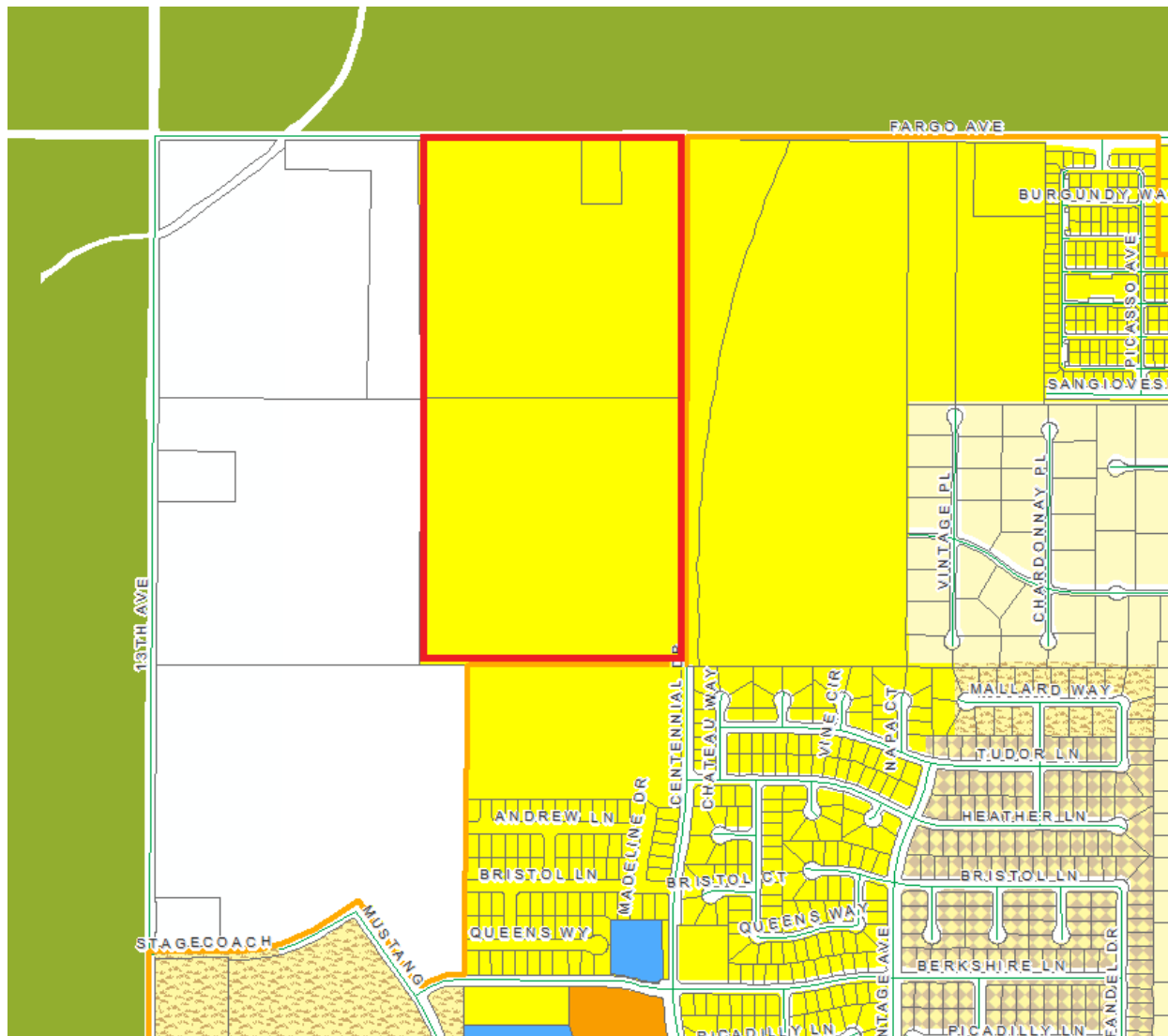
1. The proposed area is close to urban development and municipal-type services and would enhance its potential for full development.
2. The proposed annexation conforms to the adopted General Plan.
3. The proposed area is consistent with the sphere of influence.
4. The proposed annexation comes with 100% consent of all landowners.

Prezone No. 2016-01

As required for all annexations, the property that is proposed for annexation shall be prezoned. Prezone No. 2016-01 proposes to designate the entire 80.86 acres of Annexation 152 for “R-1-6” Low-Density Residential. Although the General Plan designates the six acres of the southeast corner of the area to be annexed as Public Facility, the prezoning of the property is proposed as “R-1-6” Low-Density Residential. However, the six acres of public facility will be accommodated through the design of Tentative Tract 918, which allocates two acres for park space and 5.02 acres for a storm drainage basin for the residential development.

The property will be prezoned as shown in Figure 3, below.

Figure 3: Prezoning
 "R-1-6" Low-Density Residential
 (property outlined in red)



Tentative Tract Map 918

The project is a request to subdivide 47.51 acres into 130 single-family, low-density residential lots, a two-acre park, and a 5.02-acre basin, in accordance with the General Plan designation for the area, Low-Density Residential.

See proposed subdivision, attached as **Exhibit B**.

Project Design:

Project applicable to: **APN 009-030-041** (the southern-most parcel)

Total Area: **47.51 acres**

Number of Lots: **130 single-family residences; one two-acre park; one 5.02-acre storm water drainage basin**

Number of Dwelling Units: **130 single-family residences**

Units per acre: **2.736 dwelling units/acre**

Potential population increase: **3.11 persons per household x 130 households = 404 persons**

Lot Sizes

Smallest	Largest	Average	Required
8,399 sq. ft.	22,450 sq. ft.	9,908 sq. ft.	6,000 sq. ft.

All proposed lots meet or exceed minimum depth, width, and area requirements of the “R-1-6” Low-Density Residential Zone District.

Streets/Circulation

Street improvements will include the installation of concrete curb and gutter, sidewalk, landscaping, street lights, and street striping. All improvements will be installed within public street right-of-way or utility easements, in accordance with the requirements of Chapter 16.24 “Improvements”, of the Hanford Municipal Code, Public Works Standards and Specifications, and the resolution pertaining to the subdivision.

The project will be served by the future extension of Centennial Drive and Devon Street. Both are major collector streets and will be developed along the development frontages of the subdivision, in conformance with City Standard ST-17 and ST-23.

All other streets within the subdivision will be developed to residential street standard ST-32.

Easements and Dedications

Easements will be designated on the final subdivision map, as required by the utility companies, and where needed for providing service to streetlights and landscape improvements, as designated by the Public Works Department.

All proposed streets, street extensions, opposite travel lanes on boundary streets, and offsite pavement transitions with right-of-way, as shown on the tentative subdivision map, will be dedicated to the City as public rights-of-way; and any alteration of existing utilities will be the responsibility of the developer.

The proposed drainage basin, as shown on the tentative subdivision map, will be dedicated to the City for drainage purposes, concurrent with the recording of the subdivision final map for the first phase of the development.

The proposed neighborhood park, located as shown on the tentative subdivision map, will be dedicated to the City or otherwise conveyed to the City, concurrent with the recording of the subdivision final map for the first phase of the development.

Backup Parkway Improvements

A minimum six-foot-high decorative masonry block wall with continuous reinforced concrete footings will be constructed along the development frontage of Centennial Drive and Devon Street.

A 4 ½-foot-wide detached sidewalk along the development frontages of Centennial Drive and Devon Street will be constructed.

Landscape and irrigation system improvements will be installed along the development frontages of Centennial Drive, Devon Street, and the park.

Sewer Improvements

The developer's engineer will provide a sanitary sewer master plan, complete with calculations for the entire subdivision, for City Public Works Department review and approval prior to recording a subdivision final map. Provisions will be made to provide service for future areas of development located adjacent to the subdivision.

Storm Drainage Improvements

The developer's engineer will provide a storm drainage master plan, complete with calculations for the entire subdivision, for City Public Works Department review and approval prior to recording a subdivision final map. Provisions shall be made for service to future areas of development located adjacent to the subdivision.

All drainage from the proposed development will be retained in a retention drainage basin, located as shown on the tentative subdivision map.

Water System

The developer's engineer will provide a water system master plan, complete with calculations for the entire subdivision, for City review and approval prior to recording a subdivision final map. Provisions will be made for service to future areas of development located adjacent to the subdivision.

Public Services

City services, including fire, police, and general services (planning, building, and recreation) can adequately be provided for the increase in population from this subdivision, as noted in the initial study conducted for the project.

Tentative Tract Map 919

The project is a request to subdivide 31.77 acres into 125 single-family, low-density residential lots, in accordance with the General Plan designation for the area, Low-Density Residential.

See proposed subdivision, attached as **Exhibit C**.

Project Design:

Project applicable to: **APN 009-030-048** (north of Tentative Tract 918)

Total Area: **31.77 acres**

Number of Dwelling Units: **125 single-family residences**

Units per acre: **3.93 dwelling units/acre**

Potential population increase: **3.11 persons per household x 125 households = 389 persons**

Lot Sizes

Smallest	Largest	Average	Required
6,023 sq. ft.	15,393 sq. ft.	7,322 sq. ft.	6,000 sq. ft.

All proposed lots meet or exceed minimum depth, width, and area requirements of the “R-1-6” Low-Density Residential Zone District.

Streets/Circulation

Street improvements will include the installation of concrete curb and gutter, sidewalk, landscaping, street lights, and street striping. All improvements will be installed within public street right-of-way or utility easements, in accordance with the requirements of Chapter 16.24 “Improvements”, of the Hanford Municipal Code, Public Works Standards and Specifications, and the resolution pertaining to the subdivision.

The project will be served by the future extension of Centennial Drive and Fargo Avenue. Centennial Drive is a major collector street and will be developed along the development frontage of the subdivision, in conformance with City Standard ST-17 and ST-23. Fargo Avenue is a major arterial street and will be developed along the development frontage of the subdivision, in conformance with City Standards ST-17 and ST-18.

All other streets within the subdivision will be developed to residential street standard ST-32.

Easements and Dedications

Easements will be designated on the final subdivision map, as required by the utility companies, and where needed for providing service to streetlights and landscape improvements, as designated by the Public Works Department.

All proposed streets, street extensions, opposite travel lanes on boundary streets, and offsite pavement transitions with right-of-way, as shown on the tentative subdivision map, will be dedicated to the City as public rights-of-way; and any alteration of existing utilities will be the responsibility of the developer.

Backup Parkway Improvements

A minimum six-foot-high decorative masonry block wall with continuous reinforced concrete footings will be constructed along the development frontage of Centennial Drive and Fargo Avenue.

A 4 ½-foot-wide detached sidewalk along the development frontages of Centennial Drive and Fargo Avenue will be constructed.

Landscape and irrigation system improvements will be installed along the development frontages of Centennial Drive and Fargo Avenue.

Sewer Improvements

The developer's engineer will provide a sanitary sewer master plan, complete with calculations for the entire subdivision, for City Public Works Department review and approval prior to recording a subdivision final map. Provisions will be made to provide service for future areas of development located adjacent to the subdivision.

Storm Drainage Improvements

The developer's engineer will provide a storm drainage master plan, complete with calculations for the entire subdivision, for City Public Works Department review and approval prior to recording a subdivision final map. Provisions shall be made for service to future areas of development located adjacent to the subdivision.

All drainage from the proposed development will be retained in a retention drainage basin, located as shown on the tentative subdivision map for Tentative Tract 918.

Water System

The developer's engineer will provide a water system master plan, complete with calculations for the entire subdivision, for City review and approval prior to recording a subdivision final map. Provisions will be made for service to future areas of development located adjacent to the subdivision.

Public Services

City services, including fire, police, and general services (planning, building, and recreation) can adequately be provided for the increase in population from this subdivision, as noted in the initial study conducted for the project.

Tentative Parcel Map No. 2016-02

The project is a request to divide the parcel located at APN 009-030-041, a 47.51-acre parcel, into two parcels (Parcel A: 27.48 acres; Parcel B: 20.03 acres) in an area proposed to be rezoned "R-1-6" Low-Density Residential.

See proposed parcel split, attached as **Exhibit D**.

Project Design:

	<u>Entire Site</u>	<u>Parcel A</u>	<u>Parcel B</u>
Area:	47.51 acres	27.48 acres	20.03 acres
Width:	1,294.68 ft. Minimum width; 1,336.22 ft. Maximum width	524.45 ft. Minimum width; 1,336.22 ft. Maximum width	1,294.68 ft. Minimum width; 1,295.44 ft. Maximum width;
Depth:	1,322.63 ft. Minimum depth; 2,643.05 ft. Maximum depth	662.52 ft. Minimum depth; 1,200.05 ft. Maximum depth	659 ft. Minimum depth; 679 ft. Maximum depth
Sidewalk:	Non-existent along Centennial Drive or Devon Street	Non-existent along Centennial Drive or Devon Street	Non-existent along Centennial Drive or Devon Street
Existing Use:	Walnut Orchard	Walnut Orchard	Walnut Orchard
Proposed Use:	Split into two parcels	Phase I of Tentative Tract 918 - Single Family Residential lots (1-62)	Phase II of Tentative Tract 918 -Single Family Residential lots (63-130)

The tentative parcel map will physically divide Tentative Tract 918 into two phases. Parcel A corresponds to Phase I of Tentative Tract 918; Parcel B corresponds to Phase II of Tentative Tract 918.

Parcel A

Parcel A corresponds to Phase I of Tentative Tract 918. Phase I includes residential lots one through 62, the two-acre park, and the 5.02-acre drainage basin.

Phase II

Phase II corresponds to Phase II of Tentative Tract 918. Phase II includes residential lots 63 through 130.

Both of the proposed lots will meet the minimum parcel size required of the “R-1-6” Low-Density Residential Zone District, which is a minimum of 6,000 square feet per lot. Additionally, the parcels will meet the minimum requirements for the width and street-frontage of the “R-1-6” Low-Density Residential Zone District, which is 60 feet. The proposed parcels also meet the depth requirement for the “R-1-6” Low-Density Residential Zone District, which is 95 feet. Under Tentative Tract 918, Parcel A and B will be further divided into a residential subdivision.

FINDINGS FOR APPROVAL

Annexation/Reorganization No. 152:

The annexation is consistent with Policies LU 24.1 and LU 25.2 of the General Plan. This finding of consistency can be made based on the following:

1. The annexation area is proposed for future residential development and is contiguous to urban development.
2. The annexation does not propose agricultural land use designations within the City limits.
3. All future residential development is planned to be developed within the Planning Area Boundary.
4. Prezone No. 2016-01 proposes to designate 80.86 acres as "R-1-6" Low-Density Residential, in accordance with the General Plan.

Prezone No. 2016-01:

Pursuant to Section 17.66.060 and Section 17.66.070 of the Hanford Municipal Code, the following findings can be made by the Planning Commission:

1. That the public hearing for the prezone application was properly noticed, in accordance with state law and the Hanford Municipal Code.
2. The prezone of the annexation area is compatible, integrated, and internally consistent with the existing policies of the Hanford General Plan.
3. That the proposed prezone is consistent with the objectives and policies of Section 17.02.020 of the Municipal Code, as follows:
 - a) That the prezone 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.
 - 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.
 - c) That the proposed project does not result in excessive population densities and the overcrowding of land with structures.
 - d) That the proposed project results in a safe, effective, traffic-circulation system.
 - e) That the proposed project will protect and promote appropriately located residential activities in order to preserve and strengthen the City's economic base.

- f) That the proposed project will protect and enhance real property values and the City's natural assets.
 - g) That the proposed project will ensure unimpeded development of such new urban expansion that is logical, desirable, and in conformance with the objectives and policies of the General Plan.
 - h) That the proposed project will provide and protect open space, in accordance with the policies of the Open Space Element of the General Plan.
4. That an initial study was prepared for the project, consistent with the California Environmental Quality Act (CEQA), which disclosed that environmental impacts are determined to be less than significant with mitigation measures and that Mitigated Negative Declaration No. 2016-06 is recommended for adoption.

Tentative Tract Map 918:

Pursuant to Section 16.04.010 of the Hanford Subdivision Ordinance, Section 66474 of the Subdivision Map Act, and Hanford's Zoning Ordinance, the following findings can be made by the Planning Commission:

1. Consistency Finding:

ANALYSIS: That a consistency finding can be made, because the proposed subdivision map is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. All lots proposed meet the minimum lot size of the "R-1-6" Low-Density Residential Zone District, which is 6,000 square feet. The minimum lot size within the subdivision is 8,399 sq. ft. The average lot size is 9,908 sq. ft.

2. Design Finding:

ANALYSIS: That the design or improvement of the subdivision is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. All lots proposed meet the minimum lot size of the "R-1-6" Low-Density Residential Zone District, which is 6,000 square feet. . The minimum lot size within the subdivision is 8,399 sq. ft. The average lot size is 9,908 sq. ft. All improvements are to be developed in accordance with Public Works Construction Standards.

3. Type of Development Finding:

ANALYSIS: That the site is physically suitable for the type of development proposed under Tentative Tract 918. The lots proposed meet the minimum lot size of the "R-1-6" Low-Density Residential Zone District. All parcels have adequate street frontage on a public street and meet the minimum depth and width required for the district.

4. Density Finding:

ANALYSIS: That a density finding can be made, because the site is physically suitable for the proposed density of development. The General Plan prescribes a density range

between two and nine units per acre. The project has a density of 2.736 dwelling units per acre.

5. Environmental Finding:

ANALYSIS: That initial study was conducted; and, on the basis on the initial study, the Community Development Department has determined that the project described above would not have significant adverse impacts on the environment, with the incorporation of mitigation measures. Mitigated Negative Declaration No. 2016-06 has been prepared for the project. The initial study, Mitigated Negative Declaration No. 2016-06, and mitigation measures required of development are attached as **Exhibit F**.

6. Public Health Finding:

ANALYSIS: That the design of the subdivision and type of improvements are not likely to cause serious health problems. The City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public. Consultation was sent for Tentative Tract 918 to interested agencies, including the County Health Department, Public Works Department, Fire Department, and Building Division. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval.

7. Improvements and Access Findings:

ANALYSIS: That the design of the subdivision and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision. The existing access easements shown on Tentative Parcel Map 918 will be quit claimed to APN 009-030-002.

Tentative Tract Map 919

Pursuant to Section 16.04.010 of the Hanford Subdivision Ordinance, Section 66474 of the Subdivision Map Act, and Hanford's Zoning Ordinance, the following findings can be made by the Planning Commission:

1. Consistency Finding:

ANALYSIS: That a consistency finding can be made, because the proposed subdivision map is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. All lots proposed meet the minimum lot size of the "R-1-6" Low-Density Residential Zone District, which is 6,000 square feet. The minimum lot size within the subdivision is 6,023 feet. The average lot size is 7,322 sq. ft.

2. Design Finding:

ANALYSIS: That the design or improvement of the subdivision is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. All lots proposed meet the minimum lot size of the "R-1-6" Low-Density Residential Zone District, which is 6,000 square feet. The minimum lot size within the

subdivision is 6,023 sq. ft. The average lot size is 7,322 sq. ft. All improvements are to be developed in accordance with Public Works Construction Standards.

3. Type of Development Finding:

ANALYSIS: That the site is physically suitable for the type of development proposed under Tentative Tract 919. The lots proposed meet the minimum lot size of the "R-1-6" Low-Density Residential Zone District. All parcels have adequate street frontage on a public street and meet the minimum depth and width required for the district.

4. Density Finding:

ANALYSIS: That a density finding can be made, because the site is physically suitable for the proposed density of development. The General Plan prescribes a density range between two and nine units per acre. The project has a density of 3.93 dwelling units per acre.

5. Environmental Finding:

ANALYSIS: That initial study was conducted; and, on the basis on the initial study, the Community Development Department has determined that the project described above would not have significant adverse impacts on the environment, with the incorporation of mitigation measures. Mitigated Negative Declaration No. 2016-06 has been prepared for the project. The initial study, Mitigated Negative Declaration No. 2016-06, and mitigation measures required of development are attached as **Exhibit F**.

6. Public Health Finding:

ANALYSIS: That the design of the subdivision and type of improvements are not likely to cause serious health problems. The City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public. Consultation was sent for Tentative Tract 919 to interested agencies, including the County Health Department, Public Works Department, Fire Department, and Building Division. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval.

7. Improvements and Access Findings:

ANALYSIS: That the design of the subdivision and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision. The existing access easements shown on Tentative Parcel Map 919 will be quit claimed to APN 009-030-002.

Tentative Parcel Map No. 2016-02

Pursuant to Section 16.04.010 of the Subdivision Ordinance Code and Section 66474 of the Subdivision Map Act, the Planning Commission is required to make the following findings:

1. Consistency Finding:

ANALYSIS: That the proposed map is consistent with the applicable General Plan designation of Low-Density Residential. The proposed lots meet the minimum parcel size required of the "R-1-6" Low-Density Residential Zone District of 6,000 square feet. Additionally, the parcels meet the minimum requirements for the width and street-frontage of the "R-1-6" Low-Density Residential Zone District, which is 60 feet. The proposed parcels also meet the depth requirement for the "R-1-6" Low-Density Residential Zone District, which is 95 feet. Under Tentative Tract 918, Parcel A and B will be further divided into a residential subdivision.

2. Design Finding:

ANALYSIS: That the proposed lots meet the minimum parcel size required of the "R-1-6" Low-Density Residential Zone District of 6,000 square feet. Additionally, the parcels meet the minimum requirements for the width and street-frontage of the "R-1-6" Low-Density Residential Zone District, which is 60 feet. The proposed parcels also meet the depth requirement for the "R-1-6" Low-Density Residential Zone District, which is 95 feet. Both lots have a buildable lot configuration. Under Tentative Tract 918, Parcels A and B will be further divided into a residential subdivision.

3. Type of Development Finding:

ANALYSIS: That the proposed site is located on vacant flat land and is not located in a flood zone. Parcels will be within the city limits as part of the annexation and city water and services can be extended to the site. Under Tentative Tract 918, Parcels A and B will be further divided into a residential subdivision. Staff evaluated Tentative Tract 918 and determined the project to be in conformance with the requirements of the Hanford Municipal Code.

4. Density Finding:

ANALYSIS: That the parcels are of adequate size to support the guidelines of the General Plan and Zoning Ordinance. Under Tentative Tract 918, Parcels A and B will be further divided into a residential subdivision. A density finding was able to be supported for Tentative Tract 918, because the project has a gross density of 2.736 dwelling units per acre, which is within the allowable range of the "R-1-6" Low-Density Residential Zone District, between two and nine units per acre.

5. Environmental Finding:

ANALYSIS: That an initial study was conducted; and, on the basis on the initial study, the Community Development Department has determined that the project described above would not have significant adverse impacts on the environment, with the incorporation of mitigation measures. Mitigated Negative Declaration No. 2016-06 has been prepared for the project. The initial study, Mitigated Negative Declaration No. 2016-06, and mitigation measures required of development are attached as **Exhibit F**.

6. Public Health Finding:

ANALYSIS: That this application has been reviewed by County departments, utility companies, City Fire Department, City Building Department, and other involved departments. Any improvements or mitigations required for public health and safety were

applied to the proposal and required in the conditions of approval. The City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public.

7. Improvements and Access Findings:

ANALYSIS: The proposed parcels will have street frontage along public streets, Centennial Drive and Devon Street. Any off-site improvements such as curbs, gutters, sidewalks, drive approaches, and transitional paving, when installed by the developer, will be inspected and/or verified to ensure the design, material, and installation of said improvements meet or exceed standards adopted by the City of Hanford. The design of the subdivision and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision. The existing access easements shown on Tentative Parcel Map 918 and 919 will be quit claimed to APN 009-030-002.

PRE-CONSULTATION

In accordance with Section 15603(g) of the California Environmental Quality Act (CEQA) Guidelines, the project proposal was forwarded to the responsible and interested agencies for early consultation. Comments were received from the following agencies:

1. Southern California Gas Company
2. San Joaquin Valley Air Pollution Control District
3. Department of Public Health, Division of Environmental Health Services
4. Hanford Joint Union High School District

Responses to comments are addressed within the initial study and are as follows:

Southern California Gas Company

During pre-consultation, David Kemp, of Southern California Gas Company, requested that the City require a 10 ft. utility easement to be dedicated for the tentative tract. After discussion with Public Works, Southern California Gas Company agreed to the City's normal standard requirement of a six-foot utility easement.

San Joaquin Valley Air Pollution Control District

A pre-consultation response was received from the San Joaquin Valley Air Pollution Control District (SJVAPCD) determining the following:

1. Based on information provided to the District, project-specific emissions of criteria pollutants are not expected to exceed District significant thresholds of 10 tons/year NOX, 10 tons/year ROG, and 15 tons/year PM10. Therefore, the District concludes that project-specific criteria pollutant emissions would have no significant adverse impact on air quality.
2. Based on information provided to the District, at full build-out the proposed project would be equal to or greater than 50 residential dwelling units. Therefore, the District concludes that the proposed project would be subject to District Rule 9510 (indirect source review). District Rule 9510 is intended to mitigate a project's impact on air quality through project

design elements or by payment of applicable off-site mitigation fees. Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval. If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510 be made a condition of project approval. Information can be found online at: <http://www.valleyair.org/ISR/ISRHome.htm>.

3. The proposed project may be subject to District Rules and Regulations, including Regulation VIII (Fugitive PM10 Provisions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or renovated, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm.
4. The District recommends that a copy of the District's comments be provided to the project proponent.

In response to the comments received from the SJVAPCD, mitigations are required to be implemented for the project, overall, including the following:

1. That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. An application must be filed with the District immediately upon approval of the project. Additionally, in order to identify other District rules or regulations that apply to this project, or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.
2. The applicant will be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD prior to issuance of a building permit. The project may also be subject to Regulation VII, Rule 4641, and Rule 4692 to further reduce air quality impacts. Although emissions resulting from the project exceed the thresholds of significance for PM10, the City of Hanford adopted a Statement of Overriding Considerations for Air Quality as part of the certification of the EIR prepared for the 2002 General Plan, which will be restated in the approval of the negative declaration. Additionally, in order to identify other District rules or regulations that apply to this project, or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888.

Kings County Environmental Health Department

In response to the letter received from Kings County Environmental Health Department, the following has been added as a condition of approval and mitigation measure:

“Valley Fever: As per the Kings County Public Health Officer, *Coccidioides immitis*, the fungus that causes valley fever, a serious and potentially long-term respiratory illness, is endemic in the soils of Kings County. Construction activities that disturb soils containing the spores of the fungus can put workers and the nearby public at risk. Effective dust control must be maintained on the job site at all times, in order to reduce the risk of valley fever to workers and nearby residents. More information regarding the prevention of work-related valley fever is available at www.cdph.ca.gov/programs/hesis/Documents/CocciFact.pdf and <http://www.cdph.ca.gov/programs/ohb/Documents/OccCocci.pdf>. Contact the San Joaquin Valley Air Pollution Control District for more information on dust control techniques.”

Hanford Joint Union High School District (HJUHSD)

During pre-consultation, Renee Creech, of the HJUHSD, requested that the City consider traffic signals for the project. The Public Works Department has analyzed the project and conditioned it according to their standards. The Public Works Department has not required a traffic signal to be installed for the project.

CONSULTATION

In accordance with Section 15073 of the California Environmental Quality Act Guidelines, a notice of intent to adopt a mitigated negative declaration was sent to the concerned agencies on November 18, 2016. Comments were received from the following agencies:

Responses to comments are addressed within the initial study and are as follows:

1. LAFCO of Kings County
2. Kings County Public Works
3. Tachi Yokut Tribe

Local Agency Formation Commission of Kings County

LAFCO requested that the environmental document prepared address the impacts and any necessary mitigation, including but not limited to, the annexation process. Specifically, LAFCO requested impacts to agricultural lands be analyzed in the environmental document. Impacts to agricultural lands were deemed to be less than significant with mitigation incorporation. The project will convert prime agricultural land and farmland of statewide importance to a non-agricultural use; however, impacts have been analyzed in the General Plan EIR (2002), for which a Statement of Overriding Considerations was certified. A condition of approval for the development will be that a right-to-farm provision be recorded with the recording of the final subdivision map, to insure that future residents of the homes in the project are aware of the adjacent agricultural uses and their right to continue to operate.

Kings County Public Works

During consultation, the Kings County Public Works Department recommended that at the time Centennial Drive connects to Fargo Avenue, a left-turn pocket be constructed for west bound Fargo Avenue traffic. The City's Public Works Department has evaluated the request and has conditioned Tentative Tract 919, accordingly.

Tachi Yokut Tribe

Under SB 18 and AB 52, the Tachi Yokut Tribe requested formal notification of all projects requiring an environmental review under the California Environmental Quality Act (CEQA). Meaningful consultation was initiated with the Tachi Yokut Tribe through a meeting on January 10, 2017. As a result of the meeting, the following mitigation measures have been requested to reduce the impact of development on culturally sensitive resources:

Mitigation Measure Cultural Resources 1: The site has not been identified as containing areas of human remains. Project conditions of approval will include a requirement that in the case that any human remains are discovered at any time, that construction will cease and the City is notified as well as the County Coroner pursuant to California Health and Safety Code 7050.5 and Public Resources Code 5097.98.

Mitigation Measure Cultural Resources 2: That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities.

Mitigation Measure Cultural Resources 3: (Project-Specific) That the Tachi Tribe have a Native American monitor on-site during tree removal and/or other ground disturbing activities; including, but not limited to, grading, trenching, etc. Monitoring to continue until released by the Tachi Tribal Cultural Department.

Mitigation Measure Cultural Resources 4: (Project-Specific) That a cultural presentation be given to the developer and all contractors and sub-contractors prior to any ground disturbing activities.

RECIRCULATION

In accordance with Section 15073.5 of the California Environmental Quality Act (CEQA) Guidelines, Recirculation of a Negative Declaration Prior to Approval (a), a lead agency is required to recirculate a negative declaration when the document must be substantially revised after public notice of its availability has previously been given pursuant to Section 15702, but prior to its adoption. (b) A “substantial revision” of the negative declaration shall mean: (1) A new, avoidable significant effect is identified and mitigation measures or project revisions must be added in order to reduce the effect to insignificance. Due to new, avoidable significant effects to Cultural Resources, identified by the Tachi Yokut Tribe, as well as mitigation measures added to the project, re-circulation of the mitigated negative declaration was required. Mitigated Negative Declaration No. 2016-06 was noticed for a period of 20 days [Comment period March 1, 2017 – March 21, 2017] in accordance with CEQA Guidelines. Comments were received from the following agencies:

1. Hanford Joint Union High School District – **Exhibit G**
2. Kings County Area Public Transit Agency – **Exhibit H**

Hanford Joint Union High School District (HJUHSD) – attached as Exhibit G

During consultation, Renee Creech, of the HJUHSD, requested that the City consider traffic impacts at 13th Avenue and Grangeville Boulevard and 13th and Fargo Avenue. Staff informed her of the traffic signal planned for 13th Avenue and Grangeville, which will alleviate traffic impacts at that intersection. The Public Works Department determined traffic impacts would be

addressed when development reaches the intersection of 13th Avenue and Fargo Avenue. This project will not bring development to that boundary.

Kings County Area Public Transit Agency (KART) – attached as Exhibit H

During consultation, Mark Pedreiro, of KART, requested the City require the applicant provide a 10' x 12' concrete pad for a proposed bus stop and shelter to be located on Centennial Drive, north of W. Dahli Way, behind Lot 40. The comment has been added to the resolution for Tentative Tract 919, as a condition of approval.

PUBLIC COMMENTS

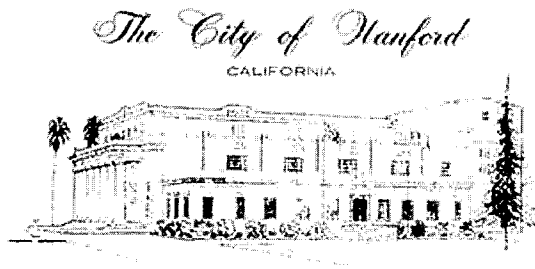
Noticing of the project was published in the newspaper on November 18, 2016 and mailed to property owners within 500 ft. of the project site on November 17, 2016. Due to the need to recirculate the environmental document, notice of the project was published again on Wednesday, March 1, 2017 and sent to property owners within 500 ft. on February 28, 2017. No public comments have been received as of the date of the preparation of this staff report.

ENVIRONMENTAL ASSESSMENT

In accordance with CEQA, Annexation/Reorganization No. 152, Prezone No. 2016-01, Tentative Tract 918, Tentative Tract 919, and Tentative Parcel Map No. 2016-02 were evaluated in an Environmental Assessment/Initial Study. Based on the review, it was determined that the proposed project would not result in a significant adverse impact on the environment with the incorporation of mitigation measures, therefore Mitigated Negative Declaration No. 2016-06 has been prepared, attached as **Exhibit F**. A "Notice of Intent to Adopt a Mitigated Negative Declaration" was circulated for comment from November 18, 2016 – December 9, 2016 and recirculated for comment from February 17, 2017 to March 9, 2017.

ENVIRONMENTAL ASSESSMENT

In accordance with CEQA, Annexation/Reorganization No. 152, Prezone No. 2016-01, Tentative Tract 918, Tentative Tract 919, and Tentative Parcel Map No. 2016-02 were evaluated in an Environmental Assessment/Initial Study. Based on the review, it was determined that the proposed project would not result in a significant adverse impact on the environment with the incorporation of mitigation measures, therefore Mitigated Negative Declaration No. 2016-06 has been prepared, attached as **Exhibit F**. A "Notice of Intent to Adopt a Mitigated Negative Declaration" was circulated for comment from November 18, 2016 – December 9, 2016 and recirculated for comment from February 17, 2017 to March 9, 2017.



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, March 28, 2017

CALL TO ORDER

Chairperson JOHNSTON called the meeting to order at 7:00 p.m.

ROLL CALL

Attendee Name	Title	Status	Arrived
Dennis Ham		Present	
Ajmer Nahal		Absent	
Richard Douglas		Present	
Michael Johnston		Present	
Travis Paden		Present	
Savino Perico		Present	
Angel Vee Galvan		Present	

INVOCATION

Chairperson JOHNSTON provided the invocation.

FLAG SALUTE

Commissioner HAM led the flag salute.

INTRODUCTION OF NEW COMMISSIONERS

Chairperson JOHNSTON introduced and welcomed new Commissioners, Savino Perico and Angel Galvan. They each expressed their commitment to do their best for the community.

PUBLIC COMMENT

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

*be heard at the time the item is discussed. A maximum of **five minutes** is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.*

1. Mayor David Ayers thanked the current Commissioners for their work and welcomed the new Commissioners. He expressed his confidence in them to do a good job.
2. Bob Ramos is glad that there are seven Commissioners again, instead of five. He encouraged the new Commissioners to do their best. He felt that the appointment process was flawed, however, stating that the mayor should have brought two names to the City Council, instead of four.

City Attorney Mizote responded, stating that that would be a discussion beyond the scope of the Planning Commission, who do not appoint their own members. He added that the Municipal Code states only that the commissioners are appointed by the mayor, with approval of the majority of the Council members.

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.

Approval of the Minutes of the March 14, 2017 Meeting

Motion by Commissioner HAM, seconded by Commissioner PADEN, to approve the Consent Calendar. Motion carried by the following roll call vote:

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

PUBLIC HEARING

1. **Variance No. 2017-01, a request to deviate from the standards of the Municipal Code Section 17.44.050 to allow signage to exceed the maximum square footage allowed within the "PC" Planned Commercial Zone District. The project is located at the northwest corner of 12th Avenue and Lacey Boulevard (APN: 009-050-016).**

Chairperson JOHNSTON opened the Public Hearing at 7:13 p.m. and called for the Staff Report. Associate Planner de Silva presented the staff report, recommended denial, and invited questions of staff.

Chairperson JOHNSTON stated that he had driven to the project site, and that the signage was quite visible.

Chairperson JOHNSTON opened Public Comment.

FAVOR

1. Mitch Chemers, representing the applicant, stated that the proposed additional signage is not really a sign and not a mural, but something in between and is needed to provide brand identification.
2. Pete Orlando, Retail California representative, asked for support of the Variance.

OPPOSED

None

Chairperson JOHNSTON invited comments from staff. Director Mata reiterated that staff could not make the findings to recommend approval of the variance. She noted that an option would be for them to decrease some of their existing signage, to allow for what is proposed.

Chairperson JOHNSTON closed Public Comment and opened Commission Discussion:

Following Commission Discussion, Chairperson JOHNSTON closed the Public Hearing at 7:30 p.m. and called for a motion.

Motion by Commissioner DOUGLAS, seconded by Commissioner PADEN, to deny Variance 2017-01, due to an inability to make the appropriate findings. Motion carried by the following roll call vote:

AYES: Commissioners DOUGLAS, PADEN, HAM, PERICO, GALVAN, JOHNSTON

NOES: Commissioners NONE

ABSTAIN: Commissioners NONE

ABSENT: Commissioners NAHAL

2. **ANNEXATION/REORGANIZATION No. 152 and PREZONE NO. 2016-01: A request to annex 80.86 acres into the City of Hanford and prezone the annexed area as "R-1-6" Low-Density Residential, in accordance with the General Plan. The project involves simultaneous detachment of the property from the Kings River Conservation District and the Excelsior-Kings River Conservation District. TENTATIVE TRACT NO. 918: A request to subdivide 47.51 acres into 130 single-family, low-density residential lots, a two-acre park, and a 5.02-acre basin. TENTATIVE TRACT NO. 919: A request to subdivide 31.77 acres into 125 single-family, low-density residential lots. TENTATIVE PARCEL MAP NO. 2016-02: A request to divide a 47.51-acre parcel into two parcels (Parcel A: 27.48 acres; Parcel B: 20.03 acres) in an area proposed to be prezoned "R-1-6" Low-Density Residential. The project requires a recommendation to certify Mitigated Negative Declaration No. 2016-06 for the project. The project is located south of Fargo Avenue, between 12th Avenue and 13th Avenue, west of the future Centennial Drive (APN 009-030-041, 009-030-148, and 009-030-149).**

Chairperson JOHNSTON opened the Public Hearing at 7:34 p.m. and called for the Staff Report. Associate Planner de Silva presented the Staff Report and recommended approval. She and Deputy Public Works Director Doyel answered questions of staff.

Following questions of staff, Chairperson JOHNSTON opened Public Comment.

FAVOR

John Zumwalt, of Zumwalt-Hansen, thanked staff for their hours of work on this project, and encouraged the Commissioners to support staff's recommendation.

Applicant Jim Robinson noted that property owners Miya and Madruga were present. He then answered questions from the Commissioners.

OPPOSED

Bob Ramos is not opposed to the project, but he asked if the proposed park and water basin are together or two separate pieces of land. He also asked if the park will be just open space or if it will also have facilities, such as restrooms. He is opposed to new building, in general, due to water use.

Deputy Public Works Director Doyel answered that it will be a neighborhood park, so there would not be restrooms.

REBUTTAL

Mr. Zumwalt stated that urban uses use less water than agricultural uses.

Chairperson JOHNSTON closed Public Comment and opened Commission Discussion. Following Commission Discussion, he closed the Public Hearing at 7:52 p.m. and called for a motion.

Motion by Commissioner HAM, seconded by Commissioner DOUGLAS, that the Planning Commission recommend certification of Mitigated Negative Declaration No. 2016-06 for the project to City Council. Motion carried by the following roll call vote:

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

Motion by Commissioner PADEN, seconded by Commissioner DOUGLAS, to adopt Resolution 2017-05, recommending approval of Prezone No. 2016-01 to the City Council. Motion carried by the following roll call vote:

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

Motion by Commissioner HAM, seconded by Commissioner PADEN, to find Annexation No. 152 consistent with the General Plan Policies LU-24.1 and LU 25.2. Motion carried by the following roll call vote:

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

Motion by Commissioner PADEN, seconded by Commissioner DOUGLAS, to adopt Resolution 2017-06, as amended, recommending approval of Tentative Tract 918 to the City Council. Motion carried by the following roll call vote:

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

Motion by Commissioner DOUGLAS, seconded by Commissioner PADEN, to adopt Resolution 2017-07, as amended, recommending approval of Tentative Tract 919 to the City Council. Motion carried by the following roll call vote:

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

Motion by Commissioner PADEN, seconded by Commissioner DOUGLAS, to adopt Resolution 2017-08, recommending approval of Tentative Parcel Map 2016-02, to City Council. Motion carried by the following roll call vote:

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

DIRECTOR'S COMMENTS

Director Mata informed the Commissioners that the General Plan and Zoning Ordinance Updates will go to the City Council on April 4.

There is nothing scheduled for an April 11 Planning Commission meeting; however, that could change. Staff will notify the Commissioners in advance.

COMMISSIONERS' ITEMS OF INTEREST

Commissioner HAM asked if there is a park going in near Frontier School. Deputy Public Works Director Doyel replied that it is a park and is part of Tentative Tract 887.

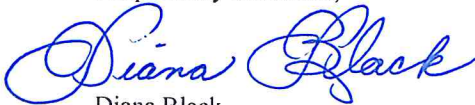
Commissioner PADEN asked about new construction at the Costco development. Deputy Public Works Director Doyel answered that it is the new Panda Express.

Commissioner DOUGLAS and Chairperson JOHNSTON welcomed Commissioners Galvan and Perico.

ADJOURNMENT

Chairperson JOHNSTON adjourned the meeting at 8:03 p.m.

Respectfully submitted,



Diana Black
Recording Secretary



AGENDA STAFF REPORT

MEETING DATE: 4/25/2017

AGENDA SECTION: 1

SUBJECT:

RECONSIDERATION OF TENTATIVE PARCEL MAP NO. 2016-02: A request to divide a 47.51-acre parcel into two parcels (Parcel A: 27.48 acres; Parcel B: 20.03 acres) in an area proposed to be rezoned “R-1-6” Low-Density Residential. The project has previously been recommended for approval by the Planning Commission to the City Council, the request is to amend the conditions of approval to allow Tentative Parcel Map No. 2016-02 to record prior to Unit I of Tentative Tract 918. The project requires a recommendation to certify Mitigated Negative Declaration No. 2016-06 for the project. The project is located south of Fargo Avenue, between 12th Avenue and 13th Avenue, west of the future Centennial Drive (APN 009-030-041).

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Recommend adoption of Mitigated Negative Declaration No. 2016-06 for the project to the City Council.
2. Adopt Amended Resolution No. 2017-08, recommending approval of Tentative Parcel Map No. 2016-02 to the City Council.

RECOMMENDED MOTION

1. I move that the Planning Commission recommend certification of Mitigated Negative Declaration No. 2016-06 for the project to the City Council.
2. I move to adopt Amended Resolution No. 2017-08, recommending approval of Tentative Parcel Map No. 2016-02 to the City Council.

PROJECT DESCRIPTION

RECONSIDERATION OF TENTATIVE PARCEL MAP NO. 2016-02:

The project is a request to divide a 47.51-acre parcel into two parcels (Parcel A: 27.48 acres; Parcel B: 20.03 acres) in an area proposed to be rezoned “R-1-6” Low-Density Residential. The project has previously been recommended for approval by the Planning Commission to the City Council, the request is to amend the conditions of approval to allow Tentative Parcel Map No. 2016-02 to record prior to Unit I of Tentative Tract 918.

No changes have been made to the environmental document, for which the Planning Commission recommended certification of Mitigated Negative Declaration No. 2016-06 to the City Council, at the March 28, 2017 meeting.

BACKGROUND

The project, including associated projects Annexation/Reorganization No. 152, Prezone No. 2016-01, Tentative Tract 918 and Tentative Tract 919, came before the Planning Commission as a public hearing item on March 28, 2017. All projects were recommended to the City Council for approval by a 6-0 vote (Nahal absent).

A copy of the previous Planning Commission Staff Report is attached as **Exhibit A** for the Commission’s review.

In a letter received from the applicant on April 5, 2017, the applicant cited “Delays from many sources now require the developer to close escrow before the Final Map, and related agreements, can be approved and recorded. That means the Tentative Parcel Map needs to be reconditioned so that it can record independently.”

See the applicant’s full letter, attached as **Exhibit B**.

Resolution No. 2016-08 needs to be amended, removing the stipulation that Unit I of Tract 918 record prior to Tentative Parcel Map (TPM) No. 2016-02. By removing the condition cited, the applicant can record the TPM independently.

The signed Resolution No. 2017-08 is attached as **Exhibit C**, for the Commission’s review. A mark-up of the previous resolution, incorporating the amendments requested, is attached as **Exhibit D**.

No additional action needs to be taken on the related projects, Reorganization/Annexation No. 152, Prezone No. 2016-01, Tentative Tract 918, and Tentative Tract 919.

PUBLIC COMMENTS

The reconsideration of the Tentative Parcel Map No. 2016-02 was published in the newspaper on April 14, 2017 and mailed to property owners within 500 ft. of the project site on April 13, 2017. No comments have been received as of the date of preparation of this report.

ENVIRONMENTAL

In accordance with CEQA, Annexation/Reorganization No. 152, Prezone No. 2016-01, Tentative Tract 918, Tentative Tract 919, and Tentative Parcel Map No. 2016-02 were evaluated in an Environmental Assessment/Initial Study. Based on the review, it was determined that the proposed project would not result in a significant adverse impact on the environment with the incorporation of mitigation measures, therefore Mitigated Negative Declaration No. 2016-06 has been prepared, attached within **Exhibit E**. A “Notice of Intent to Adopt a Mitigated Negative Declaration” was circulated for comment from November 18, 2016 – December 9, 2016 and recirculated for comment from February 17, 2017 to March 9, 2017.

FISCAL IMPACT:

ATTACHMENTS:

Amended Resolution No. 2017-08 (TPM 2016-02)
Exhibit A - Previous PC Staff Report (March 28, 2017)
Exhibit B - Applicant's Letter
Exhibit C - Resolution Markup

RESOLUTION NO. 2017-05

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD
RECOMMENDING APPROVAL TO THE CITY COUNCIL OF PREZONE NO. 2016-01,
PREZONING APPROXIMATELY 80.86 ACRES AS "R-1-6" LOW-DENSITY RESIDENTIAL,
IN ACCORDANCE WITH THE GENERAL PLAN**

At a regular meeting of the City of Hanford Planning Commission duly called and held on March 28, 2017, on motion of Commissioner **PADEN**, seconded by Commissioner **DOUGLAS**, and duly carried, the following resolution was adopted:

WHEREAS, the City of Hanford initiated the prezone from County zoning "AL-10" Limited Agricultural-10 District to City zoning "R-1-6" Low-Density Residential on approximately 80.86 acres generally south of Fargo Avenue, between 12th Avenue and 13th Avenue, west of the future Centennial Drive (APN 009-030-041, 009-030-148, and 009-030-149), as shown in attached **Exhibit A**; and

WHEREAS, the City of Hanford Planning Commission considered the prezone, in accordance with Section 17.66.050 of the Hanford Municipal Code, at its regularly scheduled meeting on March 28, 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 Initial Study, Mitigated Negative Declaration No. 2016-06, 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;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission hereby recommends that the City Council find that no significant environmental impacts would result from the proposed project with the incorporation of mitigation measures, adopt a Mitigation Monitoring and Reporting Program, attached as **Exhibit B**, and certify that Mitigated Negative Declaration No. 2016-06 was prepared consistent with CEQA and City of Hanford Environmental Guidelines.

BE IT FURTHER RESOLVED that the City of Hanford Planning Commission, in accordance with Section 17.66.060 and Section 17.66.070 of the Hanford Municipal code, recommends approval to the City Council of Prezone No. 2016-01, based upon the following findings and on the evidence presented:

1. That the public hearing for the prezone application was properly noticed, in accordance with state law and the Hanford Municipal Code.
2. The prezone of the annexation area is compatible, integrated, and internally consistent with the existing policies of the Hanford General Plan.
3. That the proposed prezone is consistent with the objectives and policies of Section 17.02.020 of the Hanford Municipal Code, as follows:

- a) That the prezone 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.
 - 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.
 - c) That the proposed project does not result in excessive population densities and the overcrowding of land with structures.
 - d) That the proposed project results in a safe, effective, traffic-circulation system.
 - e) That the proposed project will protect and promote appropriately located residential activities in order to preserve and strengthen the City's economic base.
 - f) That the proposed project will protect and enhance real property values and the City's natural assets.
 - g) That the proposed project will ensure unimpeded development of such new urban expansion that is logical, desirable, and in conformance with the objectives and policies of the General Plan.
 - h) That the proposed will provide and protect open space, in accordance with the policies of the Open Space Element of the General Plan.
4. That an initial study was prepared for the project, consistent with the California Environmental Quality Act (CEQA), which disclosed that environmental impacts are determined to be less than significant with mitigation measures and that Mitigated Negative Declaration No. 2016-06 is recommended for adoption.

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

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

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

I, **Darlene R. Mata**, Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the 28th day of March 2017.

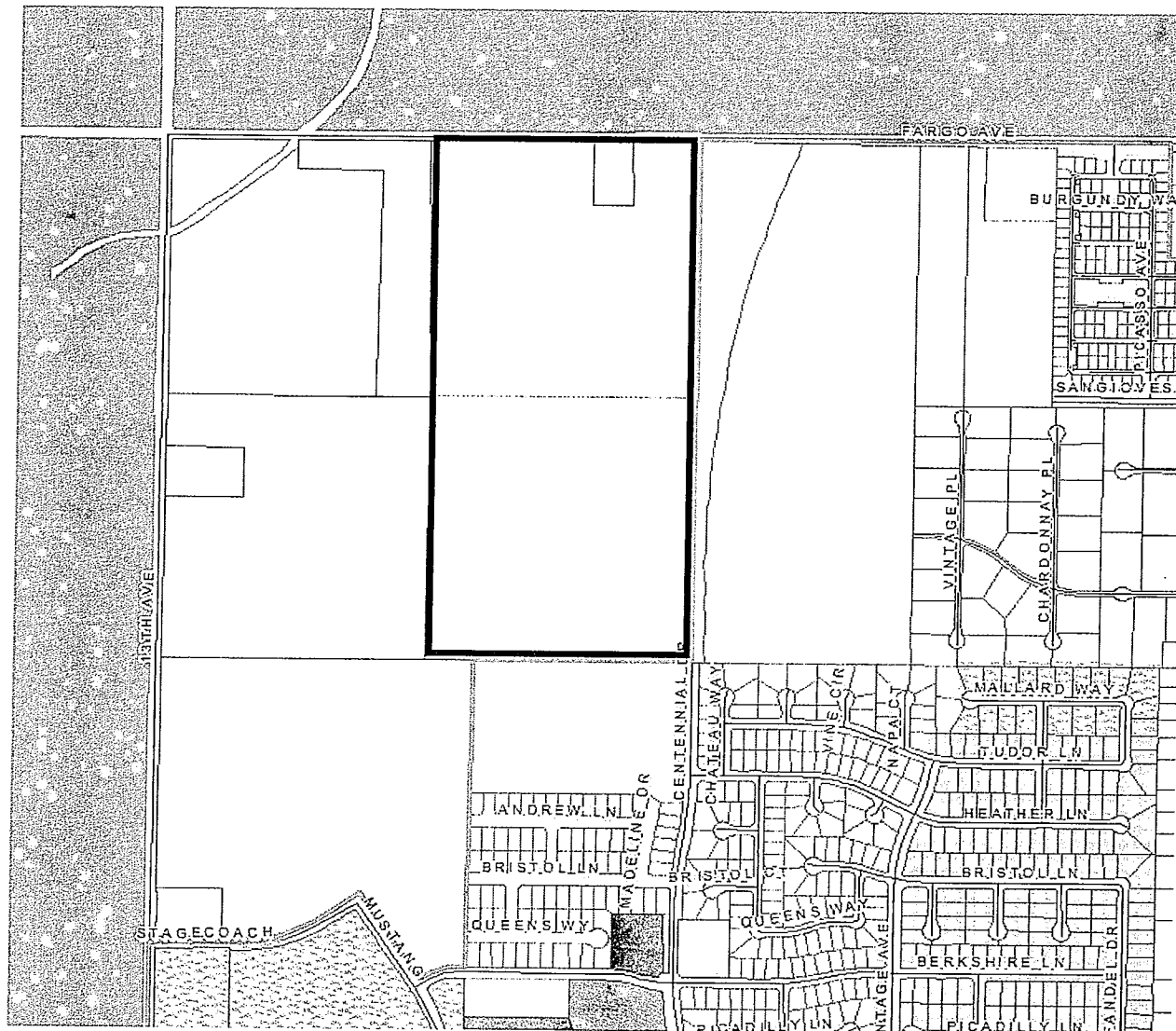


Darlene R. Mata

Pre-zoning No. 2016-01
Page 4

Exhibit A
Prezone Map

"R-1-6" Low-Density Residential
(property outlined in red)



Annexation/Reorganization 152, Prezone No. 2016-01, Tentative Tract 918, Tentative Tract 919, and Tentative Parcel Map No. 2016-02
 Mitigation Measures
 Mitigated Negative Declaration 2016-06

Mitigation Number	Potential Impact	Mitigation Measure	Responsible Party
AESTHETICS			
Mitigation Measure: Aesthetics 1.	The project could potentially create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	That all exterior lighting shall be focused downward to avoid point sources of light interfering with the vision of motorists. Lighting elements shall be recessed into their fixtures to prevent glare. Exterior lighting shall be installed so as not to illuminate adjacent properties.	Developer to provide; City to require
AGRICULTURE			
Mitigation Measure: Agriculture 1.	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?	That a right-to-farm provision be recorded with the recording of the final subdivision map(s) to insure that future residents of the homes in the project are aware of the adjacent agricultural uses and their right to continue to operate.	Developer
AIR QUALITY			
Mitigation Measure: Air Quality 1.	Project could potentially conflict with or obstruct implementation of the applicable air quality plan.	That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. An application must be filed with the District immediately upon approval of the project. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.	Developer to file application with San Joaquin Valley Air Pollution Control District
Mitigation	The project could	The applicant will be required to obtain permits demonstrating compliance	Developer to

Measure: Air Quality 2.	potentially result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	with Rule 9510, or payment of mitigation fees to the SJVAPCD prior to issuance of a building permit. The project may also be subject to Regulation VII, Rule 4641, and Rule 4692 to further reduce air quality impacts. Although emissions resulting from the project exceed the thresholds of significance for PM10, the City of Hanford adopted a Statement of Overriding Considerations for Air Quality as part of the certification of the EIR prepared for the 2002 General Plan, which will be restated in the approval of the negative declaration. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.	obtain permits from San Joaquin Valley Air Pollution Control District.
Mitigation Measure: Air Quality 3.	Project could potentially violate any air quality standard or contribute substantially to an existing or projected air quality violation.	The proposed project will result in short term construction related emissions and operational emissions. The short term construction impacts are considered less than significant by the SJVAPCD based on compliance with the District's mandatory dust control measures. Development of the site will be subject to SJVAPCD's Indirect Source Rule (Rule 9510) procedures. The applicant will be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD prior to issuance of a building permit. The project may also be subject to Regulation VII, Rule 4641, and Rule 4692 to further reduce air quality impacts. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.	Developer
CULTURAL RESOURCES			
Mitigation Measure: Cultural Resources 1.	Project could potentially disturb any human remains, including those interred outside of formal cemeteries.	Project conditions of approval will include a requirement that in the case that any human remains are discovered at any time, that construction will cease and the City is notified as well as the County Coroner pursuant to California Health and Safety Code 7050.5 and Public Resources Code 5097.98.	Developer
Mitigation Measure: Cultural	Project could potentially disturb any human	That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities.	City and applicant/property

Resources 2.	remains, including those interred outside of formal cemeteries.		owner.
Mitigation Measure: Cultural Resources 3.	Project could potentially disturb any human remains, including those interred outside of formal cemeteries.	(Project Specific) That the Tachi Tribe have a Native American monitor on-site during tree removal and/or other ground disturbing activities; including, but not limited to, grading, trenching, etc. Monitoring to continue until released by the Tachi Tribal Cultural Department.	City and applicant/property owner.
Mitigation Measure: Cultural Resources 4.	Project could potentially disturb any human remains, including those interred outside of formal cemeteries.	(Project Specific) That a cultural presentation be given to the developer and all contractors and sub-contractors prior to any ground disturbing activities.	City and applicant/property owner.
GEOLOGY AND SOILS			
Mitigation Measure: Geology and soils 1.	The project could potentially result in substantial soil erosion or the loss of topsoil.	Standard construction practices that comply with City of Hanford ordinances and regulations, the California Building Code, and professional engineered designs approved by the Hanford Public Works Engineering Division will mitigate any potential impacts from future development, if any. The Hanford General Plan and City of Hanford Development Standards include policies for development that would reduce the potential impact of soil erosion or the loss of topsoil.	City of Hanford must ensure conditions are set forth to mitigate impacts; Developer to comply with standards
GREENHOUSE GAS EMISSIONS			
Mitigation Measure: Greenhouse Gases 1	Project could potentially conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.	Compliance with the Climate Action Plan and the rules of the San Joaquin Valley Air Pollution Control District will reduce impact to greenhouse gases to a less than significant level. With the incorporation of the above mitigation, the proposed project will not result in a conflict with any plan, policy or regulation; therefore, impacts to greenhouse gas emissions are less than significant.	Developer
HYDROLOGY AND WATER QUALITY			
Mitigation Measure:	The project could potentially violate water	The project will be required to comply with all City ordinance, standards and policies which will assure proper grading and storm water drainage	City to require; Developer to

Hydrology 1	quality standards or waste discharge requirements.	into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge. The project will not violate any water quality standard or waste discharge requirements.	provide
Mitigation Measure: Hydrology 2	The project could potentially 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 aquifer as a result of the project. The majority of water use will be for landscaping, which will be required to comply with newly adopted State standards for landscaping as a result of the drought measures recently implemented by the State and the City of Hanford. The Urban Water Management Plan identified adequate groundwater supplies for the City of Hanford, therefore impacts are determined to be less than significant with mitigation measures for water usage associated with landscaping.	The project would not deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the aquifer as a result of the project. The majority of water use will be for landscaping, which will be required to comply with newly adopted State standards for landscaping as a result of the drought measures recently implemented by the State and the City of Hanford. The Urban Water Management Plan identified adequate groundwater supplies for the City of Hanford, therefore impacts are determined to be less than significant with mitigation measures for water usage associated with landscaping.	City to require; Developer to provide
Mitigation Measure: Hydrology 3	The project could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration of the source of a stream or river, in a manner which could result in substantial erosion or siltation on- or off-site.	Compliance with State of California Water Resources Control Board requirements, specifically related to the National Pollution Elimination System Permit process.	Developer and City
Mitigation Measure: Hydrology 4	Otherwise substantially degrade water quality?	The project will be required to comply with all City ordinance, standards and policies which will assure proper grading and storm water drainage into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge. The project will not violate any water quality standard or waste discharge requirements.	
NOISE			
Mitigation	Exposure of persons to or	The project proposed and the future development of the property as a	Resident; Police

Measure: Noise 1	generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	residential development is consistent with the General Plan. Noise-Level performance standards will be required to meet the dB requirements prescribed by the General Plan Hazard's Element. The Hanford General Plan policies require residential development to be located in an environment where transportation noise and non-transportation noise meet City Standards. Standards for transportation noise at the property line are 60 dB and non-transportation related noise is 50 dB in the daytime and 45 dB at nighttime.	to enforce
PUBLIC FACILITIES			
Mitigation Measure: Public Facilities 1	The project may 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. (Fire)	The project will be subject to fire impact fees.	Developer to pay
Mitigation Measure: Public Facilities 2	The project may 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. (Police)	The project will be subject to police impact fees.	Developer to pay
Mitigation Measure: Public Facilities 3	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities,	The project will be subject to school impact fees.	Developer to pay

	need for new or physically altered governmental facilities. (school)		
Mitigation Measure: Public Facilities 4	The project may 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. (Park)	The residential development proposes adequate park space for Tentative Tract 918. The future development of the annexed area, outside of the proposed subdivision, would be required to pay impact fees for any park space that is not accommodated on-site.	Developer to pay
RECREATION			
Mitigation Measure: Recreation 1	The project could potentially 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?	The applicant will be required to provide park space or pay impact fees for park space.	City to require; developer to provide or pay
TRANSPORTATION AND TRAFFIC			
Mitigation Measure: Transportation 1	The project may cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system.	That the development is subject to traffic impact fees and traffic-related improvements.	Developer to pay impact fees
Mitigation Measure: Transportation 2	The project could result in inadequate parking capacity?	The applicant will be required to provide parking at the ratio prescribed by the Municipal Code for single-family residential, "b. One-family dwelling, two (2) spaces for each dwelling unit, with at least one space within a	City to require as condition of approval; developer to

		garage or carport."	provide
UTILITIES AND SERVICE SYSTEMS			
Mitigation Measure: Utilities 1	The project could affect the ability to have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	1. That the developer shall comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process. 2. Due to the drought the project will be required to comply with all State and local regulations regarding water conservation measures and landscaping.	City to require and ensure compliance

RESOLUTION 2017-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD RECOMMENDING APPROVAL OF TENTATIVE TRACT 918 TO THE CITY COUNCIL. THE PROJECT IS A REQUEST TO SUBDIVIDE 47.51 ACRES INTO 130 SINGLE-FAMILY, LOW-DENSITY RESIDENTIAL LOTS, A TWO-ACRE PARK, AND A 5.02-ACRE BASIN IN AN AREA PROPOSED TO BE PREZONED "R-1-6" LOW-DENSITY RESIDENTIAL.

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on March 28, 2017, by motion of Commissioner **PADEN**, and seconded by Commissioner **DOUGLAS**, and duly carried, the following resolution was adopted:

WHEREAS, Tentative Subdivision Map No. 918, filed by John Zumwalt on behalf of San Joaquin Valley Homes, a request to subdivide 47.51 acres into 130 single-family, low-density residential lots, a two-acre park, and a 5.02-acre basin, located at APN 009-030-041, as shown in **Exhibit A**, has been reviewed by the Planning Commission of the City of Hanford as an advisory agency, in accordance with Title 16 of the Hanford Municipal Code; and

WHEREAS, the Planning Commission has carefully considered recommendations and testimony presented at the public hearing of March 28, 2017, and

WHEREAS, all affected public utility companies, various governmental department agencies, and the Planning Commission staff have given careful consideration to this tentative subdivision map and have made recommendations thereon; and

WHEREAS, the Initial Study, Mitigated Negative Declaration No. 2016-06, 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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission hereby recommends that the City Council find that no significant environmental impacts would result from the proposed project with the incorporation of mitigation measures, adopt a Mitigation Monitoring and Reporting Program, attached as **Exhibit B**, and certify that Mitigated Negative Declaration No. 2016-06 was prepared consistent with CEQA and City of Hanford Environmental Guidelines.

WHEREAS, the Planning Commission has made the following findings pursuant to Section 16.04.010 of the Hanford Subdivision Ordinance, Section 66474 of the Subdivision Map Act and Hanford's Zoning Ordinance:

1. Consistency Finding:

ANALYSIS: That a consistency finding can be made, because the proposed subdivision map is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. All lots proposed meet the minimum lot size of the "R-1-6" Low-Density Residential Zone District, which is 6,000 square feet. The minimum lot size within the subdivision is 8,399 sq. ft. The average lot size is 9,908 sq. ft.

Tentative Tract 918
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2. Design Finding:

ANALYSIS: That the design or improvement of the subdivision is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. All lots proposed meet the minimum lot size of the "R-1-6" Low-Density Residential Zone District, which is 6,000 sq. ft. . The minimum lot size within the subdivision is 8,399 sq. ft. The average lot size is 9,908 sq. ft. All improvements are to be developed in accordance with Public Works Construction Standards.

3. Type of Development Finding:

ANALYSIS: That the site is physically suitable for the type of development proposed under Tentative Tract 918. The lots proposed meet the minimum lot size of the "R-1-6" Low-Density Residential Zone District. All parcels have adequate street frontage on a public street and meet the minimum depth and width required for the district.

4. Density Finding:

ANALYSIS: That a density finding can be made, because the site is physically suitable for the proposed density of development. The General Plan prescribes a density range between two and nine units per acre. The project has a density of 2.736 dwelling units per acre.

5. Environmental Finding:

ANALYSIS: That initial study was conducted; and, on the basis on the initial study, the Community Development Department has determined that the project described above would not have significant adverse impacts on the environment, with the incorporation of mitigation measures. Mitigated Negative Declaration No. 2016-06 has been prepared for the project. The initial study, Mitigated Negative Declaration No. 2016-06, and mitigation measures required of development are attached as **Exhibit F**.

6. Public Health Finding:

ANALYSIS: That the design of the subdivision and type of improvements are not likely to cause serious health problems. The City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public. Consultation was sent for Tentative Tract 918 to interested agencies, including the County Health Department, Public Works Department, Fire Department, and Building Division. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval.

7. Improvements and Access Findings:

ANALYSIS: That the design of the subdivision and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision. The existing access easements shown on Tentative Parcel Map 918 will be quit claimed to APN 009-030-002.

Tentative Tract 918
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THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Hanford hereby recommend approval of Tentative Tract 918 to the City Council of the City of Hanford subject to the following conditions:

ADMINISTRATION DEPARTMENT

Contact the City Attorneys' Office through the Planning Division: (559) 585-2580

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

Defense and Indemnification Provisions:

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

Tentative Tract 918
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without limitation, litigation costs and attorney fees, arising out of, resulting from, or in any way in connection with any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the project. Applicant's obligation to defend, indemnify and hold the City of Hanford harmless specifically includes, but is not limited to, any suit or administrative action against the City of Hanford which claims a violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the project.

6. That the applicant's obligations to defend, indemnify and hold the City of Hanford, its officials, officers, employees, representatives, agents and attorneys harmless as set forth herein, shall include, but shall not be limited to, staff time, copying costs, court costs, the costs of any judgments or awards against the City of Hanford for damages, losses, litigation costs, or attorney fees arising out of any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the project and costs of any settlement representing damages, litigation costs and attorney fees to be paid to other parties arising out of any such proceeding or suit.
7. That the City of Hanford may, at any time, require the applicant to reimburse the City of Hanford for costs that have been, or which the City of Hanford reasonably anticipates will be, incurred by the City of Hanford during the course of any action. Applicant shall reimburse the City of Hanford within thirty (30) days of receipt of an itemized written invoice from the City of Hanford. Failure of the applicant to timely reimburse the City of Hanford shall be considered a material violation of the conditions of approval of the project.

PLANNING DEPARTMENT

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

General:

1. That the applicant hereby agrees to hold the City of Hanford and all of its departments, officers, agents, and employees free and harmless of and from all claims of any kind or nature arising out of or by reason of the approval of this project.
2. That approval of this project does not exempt compliance with all applicable sections of the Uniform Fire and Building Codes, Zoning Ordinance, Public Works Improvement Standards, and other City Ordinances.
3. That the final map be submitted to the City Engineer and Community Development Department for compliance with the Tentative Subdivision Map approval prior to recording the final map.
4. That all conditions of approval listed in this resolution by the City of Hanford be contained in the line drawing submitted for building permits.
5. That no occupancy of any building and/or structure shall be permitted which is not in substantial compliance with approved plans except upon specific review and approval of any "as built" modifications by the authorizing City body (City Council, Planning Commission, Community Development Department, or other appropriate city departments).
6. That in accordance with Title 16 of the Hanford Municipal Code, all conditions of this subdivision listed herein, and contained in subsequent improvement agreements, excluding

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the landscape district, must be completed and accepted for maintenance by the City Council prior to the final building inspection and occupancy permits being issued for the first house in the subdivision.

7. That all species of trees shall be selected from a list approved by the City Street Tree Commission.
8. That each lot owner within Tract 918 shall care for and maintain the trees and lawn area located in the parkway in front of their lot(s). For corner lots, the lot owner shall also care for and maintain the parkway trees and land area along the street-side of their lot. The parkway is defined as that land area located between the street curb and the public sidewalk.
9. That all mitigations cited in the Mitigation, Monitoring, and Reporting Program, attached as **Exhibit B**, are also conditions of approval of the project.
10. That any changes to the proposed phasing be approved by the Community Development and Public Works Department.
11. That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. An application must be filed with the District immediately upon approval of the project. For more information and instruction, contact the Districts Indirect Source Rule staff by telephone at (559) 230-6000.
12. That the proposed project may be subject to District Rules and Regulations, including: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888. Current District rules can be found online at www.valleyair.org/rules/1ruleslist.htm.

Special Requirements

1. That a right-to-farm provision be recorded with the recording of the final subdivision map to insure that future residents of the homes in the project are aware of the adjacent agricultural uses and their right to continue to operate.

Zoning

1. That all requirements of the "R-1-6" Low-Density Residential Zone District shall apply.

Architectural Conditions:

1. That all pipes, gutters, and chases attached to the building wall shall be painted a similar or complementary color to the existing wall to which the item is attached.
2. That no surface shall be mirrored so as to cause glare and annoyance to other adjacent properties.

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3. That all mechanical equipment, including electrical and gas meters, are to be screened from view, and that all new electrical transformers are either installed underground or screened.
4. That all exterior architectural elements not detailed on the plans be finished in a style and in materials in harmony with the exterior of the building

Environmental Requirements:

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

Noise:

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

Lighting:

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

Screening:

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

Fencing/Walls:

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

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Landscaping:

1. That four trees per lot be planted in the front yard at the time each lot is landscaped in accordance with City Ordinance 17.18.100(F). For corner lots, a minimum of two trees are to be planted between the curb and sidewalk along both street frontages located adjacent to the lot. Developer shall submit a landscape and irrigation system improvement plan for each house plan proposed within the subdivision for City Community Development Department review and approval.
2. That landscape and irrigation plans be submitted for approval by the Community Development Department prior to building permits being issued. Said plans shall conform to Ordinance No. 10-02 "Standards and Procedures for Landscaping Design and Installation."
3. That all open and unlandscaped portions of the site be maintained in good condition, free from weeds, dust, trash and debris.

Dust Control:

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

Pre-construction:

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

During Construction:

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

General Fugitive Dust:

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

1. That on-site vehicle speed should be limited to 15 mph.

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

Ozone Precursors:

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

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

BUILDING DIVISION

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

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

Soils:

1. That a preliminary soils report, prepared by a qualified soil's engineer, be provided to the Engineering and Building Departments prior to approval of Subdivision Improvement Plans.
2. That a final soils report, prepared by a qualified soils engineer, be provided to the Engineering Department and Building Division prior to acceptance of the subdivision improvements by the City or issuance of building permits or whichever comes first.
3. That the developer retain the design engineer to inspect and verify that grading within the subdivision was constructed as per the approved design, and a copy of the report be provided to the Building Division prior to building permit issuance.

Street Names and Addresses:

1. That street addresses for each lot, as provided by the Building Division, be included on the subdivision final map.
2. That street names, as shown on the tentative subdivision map, be included on the subdivision final maps.
3. That all single family dwellings within the subdivision have illuminated address numbers 2-¼ inches high or be within an illuminated area with 3-½ inch high address numbers installed on the front most part of the building leading to the entrance. In either case the address numbers shall be of contrasting colors with the background.
4. That all landscaping requires permits and must meet requirements at time of installation.

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FIRE DEPARTMENT

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

General:

1. **Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances**
2. **Deferred submittals must be received prior to issuance of building permit.**
3. All fire protection systems must be installed and operational prior to combustibles being brought onto site.

Emergency Access:

1. All entrance gates that are locked that lead to fire department emergency access roads and hydrants, shall have a Knox-box or Knox Padlock installed to provide fire department access in case of emergency.
2. The Hanford Fire Department allows the ordering of Knox Box products directly online at www.knoxbox.com or you can obtain an Authorized Order Form from the fire department.
3. Temporary and permanent fire department emergency access roads shall comply with City Standard **ST-36** for Fire Department Access Roads and the most current adopted edition of the California Fire Code. Fire Department emergency access roads shall be approved by the fire department.

Storage Tanks:

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

Fire Hydrants and Required Fire Flow:

1. Required fire flow for all new single family dwellings shall be in accordance with the current edition of the California Fire Code. The placement and number of fire hydrant shall be approved by the fire department. It's the developers responsibility to ensure the fire department receives a submittal for hydrant placement.
2. All fire mains and fire hydrants shall be installed and operable prior to placing combustible construction on the site. All fire hydrants and mains are to meet city standard WA-20.
3. Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.
4. Blue dot location marker(s) shall be installed six-inches from the street center line on the side closest to each fire hydrant.

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PUBLIC WORKS DEPARTMENT

Contact Assistant Engineer Samantha Long (559) 585-2556
Concerning questions that you may have on the conditions listed below:

PROJECT: Tract 918 San Joaquin Homes – 12771 Fargo Ave

Maps and Plans:

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

Easements:

1. That all easements shall be designated on the subdivision final map as required by the utility companies and where needed for providing service to street lights and landscape improvements as designated by the City Public Works Department.
2. That all easements for irrigation ditches and / or irrigation pipelines shall be legally abandoned or relocated to the satisfaction of the City Engineer prior to the recording of a subdivision final map.
3. That all proposed landscape/public utility easements, located as shown on the tentative subdivision map, shall be dedicated to the City and be delineated on the final subdivision map. Landscape/public utility easement shall meet or exceed the following minimum widths:
 - a.) Centennial Drive – Ten feet (Landscape/Public Utility)
 - b.) Devon Street – Ten feet (Landscape/Public Utility)
 - c.) All residential streets – Six feet (Public Utility)

Dedications:

1. That all proposed streets and street extensions, located as shown on the tentative subdivision map, shall be dedicated to the City as public right-of-way, and any alteration of existing utilities shall be the responsibility of the developer.

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2. That all proposed landscape public utility easements, located as shown on the tentative subdivision map shall be dedicated to the City for landscape and public utility purposes concurrent with the recording of a subdivision final map.
3. That proposed storm water retention basin, located as shown on the tentative subdivision map, shall be dedicated to the city for drainage purposes concurrent with the recording of a subdivision final map.
4. That the proposed neighborhood park, located as shown on the tentative subdivision map, shall be dedicated or otherwise conveyed to the City concurrent with the recording of a subdivision final map for the first phase of the development.

Restricted Access:

1. That a one-foot reservation strip shall be established at the end or sides of all streets abutting undeveloped property and be indicated on the subdivision final map.
2. That all access shall be restricted from lots at the property lines backing onto Centennial Drive and Devon Street and shall be indicated on the subdivision final map.

Street Improvements:

1. That all improvements consisting of sanitary sewers, storm sewers, water mains, concrete curbs, gutters, sidewalks, street lights, landscaping, street sub-grading, surfacing and striping and all other improvements shall be installed in accordance with Chapter 16.24, "Improvements", of the Hanford Municipal Code and this resolution pertaining to subdivision improvements in effect at the time of filing the tentative subdivision map.
2. That all streets within the subdivision shall be developed to residential street standard ST-32, except the following:
 - a. Centennial Drive shall be developed as a major collector street along the entire development frontage. All improvements shall be constructed in conformance with City Standards ST-17 and ST-23 and as follows:
 1. Traffic index used for the design of the street structural section shall be a minimum of 7.0.
 2. Street improvements shall include, but not be limited to, the construction of Centennial Drive along the development frontage of the subdivision from Devon Street to W. Sangiovese Street (Half-width street improvements, plus a minimum 13 foot travel lane east of street centerline with an 8 foot graded shoulder), the installation of concrete curb & gutter, sidewalk, landscaping, decorative masonry block wall, street lights, street striping, signing, and pavement transition of existing roadway, if applicable.
 - b. Devon Street shall be developed as a major collector street, along the development frontage of the subdivision. All improvements shall be constructed in conformance with City Standards ST-17 and ST-23, and as follows:

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1. Traffic index used for the design of street structural section shall be a minimum of 7.0.
 2. A geotechnical report shall be submitted to the City Engineer identifying the existing structural section thickness of Devon Street along the entire development frontage, concurrent with the submittal of development improvement plans. Reconstruction of Devon Street, along the entire development frontage will be required if the existing street structural section does not conform to City Standards and Specifications.
 3. Street improvements shall include, but not be limited to, the installation of concrete curb and gutter, sidewalk, landscaping, decorative masonry block wall, street lights, half width street construction on the north side of Devon Street, including pavement reconstruction of existing roadway if applicable, and all street signing, striping and transition paving as required.
3. That street lights shall be installed throughout the subdivision in conformance with City Standard GE-56 and Southern California Edison requirements. Street lights shall be located as designated by City Engineer.

Backup Parkway Improvements:

1. That the developer shall design and construct the following improvements along the development frontages of Centennial Drive and Devon Street for lots backing onto said streets:
 - a. A minimum six foot high decorative masonry block wall with continuous reinforced concrete footings. Masonry walls shall be treated with anti-graffiti repellent. The minimum height of the wall shall be measured from the highest elevation grade of the property located adjacent to either side of the wall. Wall heights shall be maintained at a uniform grade / slope whenever possible. If elevation changes are required, steps shall be introduced at pilaster locations and / or changes in wall direction. Wall improvement plans shall be designed to incorporate architectural, civil and structural components into one set of drawings. Wall plans shall be reviewed and approved by both the City Public Works and Community Development Departments.
 - b. A 4 1/2 foot wide meandering detached sidewalk along the development frontages of Centennial Drive and Devon Street.
 - c. Landscaping and irrigation system improvements along the development frontages of Centennial Drive, Devon Street, and the Park. Landscape plans shall be prepared by a licensed landscape architect. Plans shall be reviewed and approved by the City Public Works, Parks & Recreation, and Community Development Departments.
2. That a minimum of four trees per lot shall be planted in the front yards of homes at the time each lot is landscaped in accordance with City Ordinance 17.18.100(F). For corner lots, a minimum of two trees per lot are to be planted between the curb and sidewalk along both street frontages located adjacent to the lot. Trees planted in the park strip shall be located in conformance with City Standard GE-13. Developer shall submit a landscape and irrigation system improvement plan for each house plan proposed within the subdivision for City Community Development department review and approval.

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3. That all species of trees and plants shall be selected from a list approved by the City's Parks and Recreation Commission.
4. That all new and existing electrical boxes, control boxes and other equipment boxes (excluding traffic control) cabinets along the street frontage shall be painted hunter green or be of a color compatible with the landscaping. Prior to painting, all metal surfaces shall be treated with an etching primer (zinc chromate) or equivalent. All new irrigation electrical and control cabinets shall be mounted into the masonry wall per City Standards.
5. That a covenant including each residential lot within the subdivision and requiring care and maintenance of local street park strip landscape improvements along the individual lot frontage(s) by the homeowners thereof shall be recorded concurrent with the final map.

Neighborhood Park Improvements:

1. That the developer shall consult with City Parks & Recreation and Public Works staff prior to the design and construction of park facility improvements. The design and construction of park facility improvements shall be concurrent with the first phase of development. Park improvements shall include, but may not be limited to: Recreational areas, decorative landscaping and irrigation system improvements, drinking fountains, park benches, decorative security lights and trash receptacles. The developer shall retain the services of a licensed landscape architect to design all park facility improvements.
2. That the development is subject to a park development mitigation impact fee as required by City Municipal Code Section 15.44 and any revisions thereof. Developer shall be entitled to a credit towards the subdivision park impact fee obligation for all park improvements constructed by the developer in accordance with the Municipal Code. Developer shall submit competitive bid cost proposals to substantiate cost for reimbursable items for City Public Works department review and approval prior to beginning construction. Reimbursement for park land acquisition costs shall be determined based upon the market value of the property at the time of filing the tentative subdivision map with the city as per Section 66480 of the Subdivision Map Act.

Sewer Improvements:

1. That the developer's engineer shall provide a sanitary sewer master plan complete with calculations for the entire subdivision for City Public Works Department review and approval prior to recording a subdivision final map for the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.

Storm Drainage Improvements:

1. That the developer's engineer shall provide a storm drainage master plan complete with calculations for the entire subdivision for City Public Works Department review and approval prior to recording a subdivision final map for the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.
2. That all drainage from proposed development shall be retained in retention drainage basin located as shown on the tentative subdivision map.

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3. That developer shall be required to comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process.

Water System:

1. That the developer's engineer shall provide a Water System Master Plan complete with calculations for the entire subdivision for City review and approval prior to recording a subdivision final map for the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.
2. That all existing water wells located within the proposed development shall be abandoned in conformance with State of California Department of Health Standards.

Assessment District:

1. That the developer shall enter into an agreement with the City for the formation of a tax assessment district for the maintenance of interior subdivision street lighting, decorative block fencing, and landscaping located along the property frontages of Centennial Drive and Devon Street located as shown on the tentative subdivision map.
2. That prior to funds from the tax assessment district being obtained, the developer shall be responsible for the maintenance of all landscaping, subdivision interior street lighting and decorative fencing.

City Development Impact Fees:

1. That development is subject to a Police Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.
2. That development is subject to a Fire Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.
3. That development is subject to a Park Development Impact Fee as required by City Ordinance No. 90-10 and any revisions thereof. Fee payable with each building permit.
4. That development is subject to a Transportation mitigation impact fee as required by City Ordinance No. 90-09 and any revisions thereof. Fee payable with each building permit.
5. That the development is subject to a Wastewater System Development Impact fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.
6. That development is subject to a Water System Development Impact Fee as required by City Ordinance No. 98-14 or any revisions thereof. Fee payable with each building permit.
7. That development is subject to a Refuse and Recycling Development Impact Fee as required by City Ordinance No. 05-16 or any revisions thereof. Fee payable with each building permit.

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8. That development is subject to a Storm Drainage Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable prior to recording of subdivision final map.
9. That development is subject to a 12th Avenue Sanitary Sewer area of benefit district assessment fee as required by City Ordinance No. 92-03 or any revisions thereof, if applicable. Fee shall be payable prior to recording of final subdivision map.

SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT

Contact Cherie Clark Air Quality Specialist at (559)230-5940
Concerning questions you may have regarding the conditions below:

1. That the proposed project would be subject to District Rule 9510 (indirect source review).
 - District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees.
 - Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval.
 - If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510 be made a condition of project approval. Information can be found online at: <http://www.valleyair.org/ISR/ISRHome.htm>.
2. The proposed project may be subject to District Rules and Regulations, including Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or renovated, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm.
3. The District recommends that a copy of the District's comments be provided to the project proponent. Attached as **Exhibit C**.

KINGS COUNTY HEALTH DEPARTMENT

Contact Troy Hommerding at (559) 584-1411

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

1. Valley Fever: As per the Kings County Public Health Officer, *Coccidioides immitis*, the fungus that causes valley fever, a serious and potentially long-term respiratory illness, is endemic in the soils of Kings County. Construction activities that disturb soils containing the spores of the fungus can put workers and the nearby public at risk. Effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. More information regarding the prevention of work related valley fever is available at www.cdph.ca.gov/programs/hesis/Documents/CocciFact.pdf and <http://www.cdph.ca.gov/programs/ohb/Documents/OccCocci.pdf>. Contact the San Joaquin Valley Air Pollution Control District for more information on dust control techniques.

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EXPIRATION:

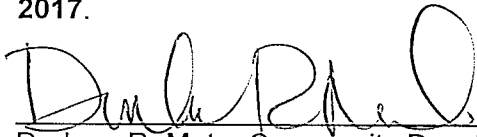
That this tentative subdivision map becomes null and void after 24 months has elapsed from the date of approval, if the above conditions have not been satisfied or bonded for, and a final map recorded. A time extension may be granted by the Commission upon written request by the applicant. The time extension, if approved, will be subject to the improvement standards and fees in effect at the time the extension for the tentative subdivision map is granted.

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

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

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

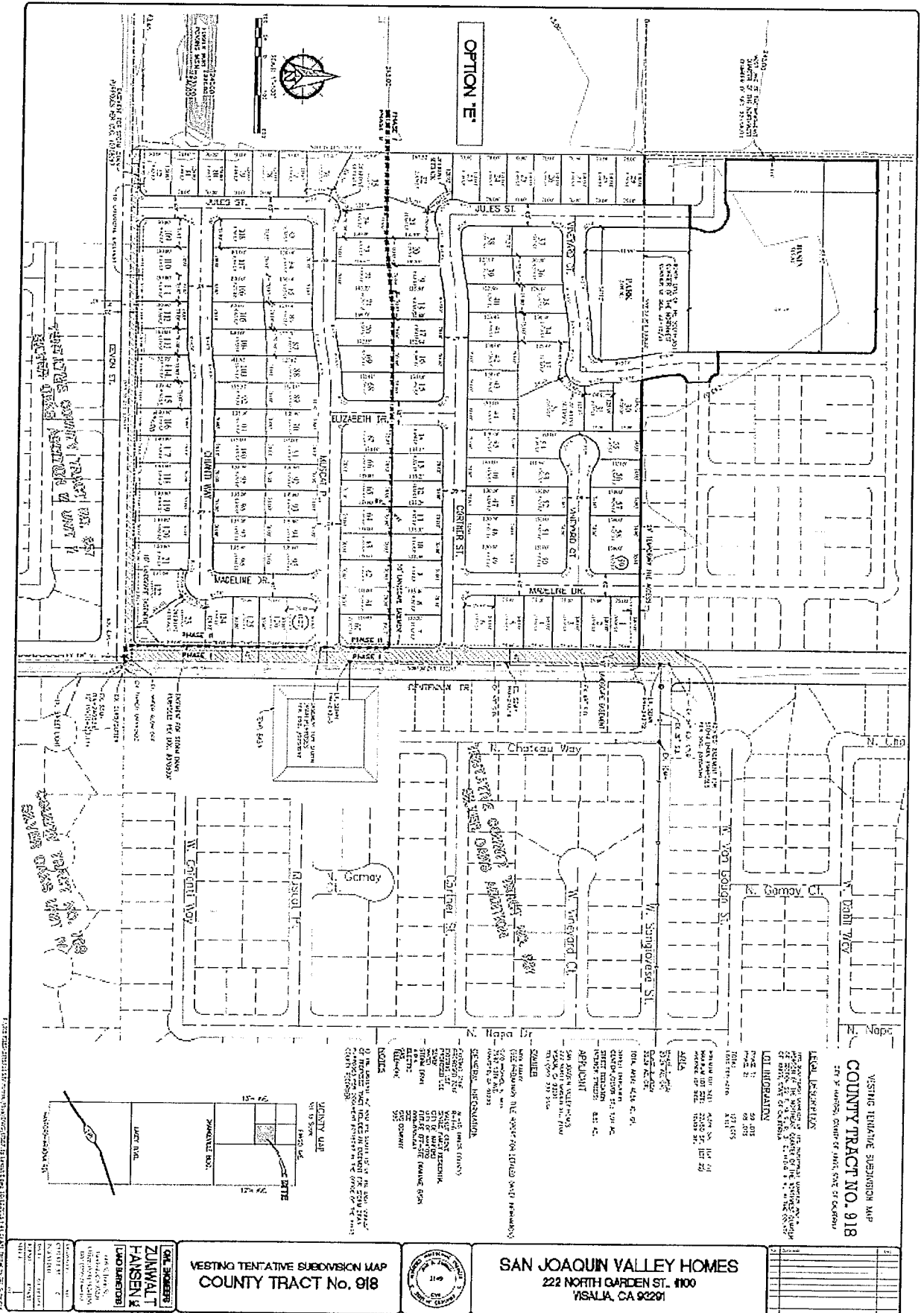
I, **DARLENE R. MATA** Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the **28th** day of **March, 2017**.



Darlene R. Mata, Community Development Director
Secretary of the Planning Commission

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Exhibit A:
Tentative Tract Map 918



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Exhibit B:
Mitigation Monitoring and Reporting Program

Annexation/Reorganization 152, Prezone No. 2016-01, Tentative Tract 918, Tentative Tract 919, and Tentative Parcel Map No. 2016-02
Mitigation Measures
Mitigated Negative Declaration 2016-06

Mitigation Number	Potential Impact	Mitigation Measure	Responsible Party
AESTHETICS			
Mitigation Measure: Aesthetics 1.	The project could potentially create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	That all exterior lighting shall be focused downward to avoid point sources of light interfering with the vision of motorists. Lighting elements shall be recessed into their fixtures to prevent glare. Exterior lighting shall be installed so as not to illuminate adjacent properties.	Developer to provide; City to require
AGRICULTURE			
Mitigation Measure: Agriculture 1.	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?	That a right-to-farm provision be recorded with the recording of the final subdivision map(s) to insure that future residents of the homes in the project are aware of the adjacent agricultural uses and their right to continue to operate.	Developer
AIR QUALITY			
Mitigation Measure: Air Quality 1.	Project could potentially conflict with or obstruct implementation of the applicable air quality plan.	That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. An application must be filed with the District immediately upon approval of the project. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.	Developer to file application with San Joaquin Valley Air Pollution Control District
Mitigation	The project could	The applicant will be required to obtain permits demonstrating compliance	Developer to

Measure: Air Quality 2.	potentially result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	with Rule 9510, or payment of mitigation fees to the SJVAPCD prior to issuance of a building permit. The project may also be subject to Regulation VII, Rule 4641, and Rule 4692 to further reduce air quality impacts. Although emissions resulting from the project exceed the thresholds of significance for PM10, the City of Hanford adopted a Statement of Overriding Considerations for Air Quality as part of the certification of the EIR prepared for the 2002 General Plan, which will be restated in the approval of the negative declaration. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.	obtain permits from San Joaquin Valley Air Pollution Control District.
Mitigation Measure: Air Quality 3.	Project could potentially violate any air quality standard or contribute substantially to an existing or projected air quality violation.	The proposed project will result in short term construction related emissions and operational emissions. The short term construction impacts are considered less than significant by the SJVAPCD based on compliance with the District's mandatory dust control measures. Development of the site will be subject to SJVAPCD's Indirect Source Rule (Rule 9510) procedures. The applicant will be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD prior to issuance of a building permit. the project may also be subject to Regulation VII, Rule 4641, and Rule 4692 to further reduce air quality impacts. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.	Developer
CULTURAL RESOURCES			
Mitigation Measure: Cultural Resources 1.	Project could potentially disturb any human remains, including those interred outside of formal cemeteries.	Project conditions of approval will include a requirement that in the case that any human remains are discovered at any time, that construction will cease and the City is notified as well as the County Coroner pursuant to California Health and Safety Code 7050.5 and Public Resources Code 5097.98.	Developer
Mitigation Measure: Cultural	Project could potentially disturb any human	That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities.	City and applicant/property

Resources 2.	remains, including those interred outside of formal cemeteries.		owner.
Mitigation Measure: Cultural Resources 3.	Project could potentially disturb any human remains, including those interred outside of formal cemeteries.	(Project Specific) That the Tachi Tribe have a Native American monitor on-site during tree removal and/or other ground disturbing activities; including, but not limited to, grading, trenching, etc. Monitoring to continue until released by the Tachi Tribal Cultural Department.	City and applicant/property owner.
Mitigation Measure: Cultural Resources 4.	Project could potentially disturb any human remains, including those interred outside of formal cemeteries.	(Project Specific) That a cultural presentation be given to the developer and all contractors and sub-contractors prior to any ground disturbing activities.	City and applicant/property owner.
GEOLOGY AND SOILS			
Mitigation Measure: Geology and soils 1.	The project could potentially result in substantial soil erosion or the loss of topsoil.	Standard construction practices that comply with City of Hanford ordinances and regulations, the California Building Code, and professional engineered designs approved by the Hanford Public Works Engineering Division will mitigate any potential impacts from future development, if any. The Hanford General Plan and City of Hanford Development Standards include policies for development that would reduce the potential impact of soil erosion or the loss of topsoil.	City of Hanford must ensure conditions are set forth to mitigate impacts; Developer to comply with standards
GREENHOUSE GAS EMISSIONS			
Mitigation Measure: Greenhouse Gases 1	Project could potentially conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.	Compliance with the Climate Action Plan and the rules of the San Joaquin Valley Air Pollution Control District will reduce impact to greenhouse gases to a less than significant level. With the incorporation of the above mitigation, the proposed project will not result in a conflict with any plan, policy or regulation; therefore, impacts to greenhouse gas emissions are less than significant.	Developer
HYDROLOGY AND WATER QUALITY			
Mitigation Measure:	The project could potentially violate water	The project will be required to comply with all City ordinance, standards and policies which will assure proper grading and storm water drainage	City to require; Developer to

Hydrology 1	quality standards or waste discharge requirements.	into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge. The project will not violate any water quality standard or waste discharge requirements.	provide
Mitigation Measure: Hydrology 2	The project could potentially 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 aquifer as a result of the project. The majority of water use will be for landscaping, which will be required to comply with newly adopted State standards for landscaping as a result of the drought measures recently implemented by the State and the City of Hanford. The Urban Water Management Plan identified adequate groundwater supplies for the City of Hanford, therefore impacts are determined to be less than significant with mitigation measures for water usage associated with landscaping.	The project would not deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the aquifer as a result of the project. The majority of water use will be for landscaping, which will be required to comply with newly adopted State standards for landscaping as a result of the drought measures recently implemented by the State and the City of Hanford. The Urban Water Management Plan identified adequate groundwater supplies for the City of Hanford, therefore impacts are determined to be less than significant with mitigation measures for water usage associated with landscaping.	City to require; Developer to provide
Mitigation Measure: Hydrology 3	The project could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration of the source of a stream or river, in a manner which could result in substantial erosion or siltation on- or off-site.	Compliance with State of California Water Resources Control Board requirements, specifically related to the National Pollution Elimination System Permit process.	Developer and City
Mitigation Measure: Hydrology 4	Otherwise substantially degrade water quality?	The project will be required to comply with all City ordinance, standards and policies which will assure proper grading and storm water drainage into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge. The project will not violate any water quality standard or waste discharge requirements.	
NOISE			
Mitigation	Exposure of persons to or	The project proposed and the future development of the property as a	Resident; Police

Measure: Noise 1	generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	residential development is consistent with the General Plan. Noise-Level performance standards will be required to meet the dB requirements prescribed by the General Plan Hazard's Element. The Hanford General Plan policies require residential development to be located in an environment where transportation noise and non-transportation noise meet City Standards. Standards for transportation noise at the property line are 60 dB and non-transportation related noise is 50 dB in the daytime and 45 dB at nighttime.	to enforce
PUBLIC FACILITIES			
Mitigation Measure: Public Facilities 1	The project may 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. (Fire)	The project will be subject to fire impact fees.	Developer to pay
Mitigation Measure: Public Facilities 2	The project may 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. (Police)	The project will be subject to police impact fees.	Developer to pay
Mitigation Measure: Public Facilities 3	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities,	The project will be subject to school impact fees.	Developer to pay

	need for new or physically altered governmental facilities. (school)		
Mitigation Measure: Public Facilities 4	The project may 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. (Park)	The residential development proposes adequate park space for Tentative Tract 918. The future development of the annexed area, outside of the proposed subdivision, would be required to pay impact fees for any park space that is not accommodated on-site.	Developer to pay
RECREATION			
Mitigation Measure: Recreation 1	The project could potentially 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?	The applicant will be required to provide park space or pay impact fees for park space.	City to require; developer to provide or pay
TRANSPORTATION AND TRAFFIC			
Mitigation Measure: Transportation 1	The project may cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system.	That the development is subject to traffic impact fees and traffic-related improvements.	Developer to pay impact fees
Mitigation Measure: Transportation 2	The project could result in inadequate parking capacity?	The applicant will be required to provide parking at the ratio prescribed by the Municipal Code for single-family residential, "b. One-family dwelling, two (2) spaces for each dwelling unit, with at least one space within a	City to require as condition of approval; developer to

		garage or carport."	provide
UTILITIES AND SERVICE SYSTEMS			
Mitigation Measure: Utilities 1	The project could affect the ability to have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	1. That the developer shall comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process. 2. Due to the drought the project will be required to comply with all State and local regulations regarding water conservation measures and landscaping.	City to require and ensure compliance

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Exhibit C:
Comments from the SJVAPCD



San Joaquin Valley
AIR POLLUTION CONTROL DISTRICT


HEALTHY AIR LIVING™

November 16, 2016

Melody N. Haigh
City of Hanford
Community Development Department
317 North Douty Street
Hanford, CA 93230

Project: Annexation 152, Pre-zone No. 2016-01, TPM No. 2016-02, & TTM 918

District CEQA Reference No: 20160755

Dear Ms. Haigh:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of annexing 80.86 acres and pre-zoning as low-density residential with additional parcel splits and maps resulting in 127 single-family residential lots, a two-acre park, and a 5.15-acre basin, located south of Fargo Avenue between 12th and 13th Avenues, in Hanford, CA. The District offers the following comments:

1. Based on information provided to the District, project specific emissions of criteria pollutants are not expected to exceed District significance thresholds of 10 tons/year NOX, 10 tons/year ROG, and 15 tons/year PM10. Therefore, the District concludes that project specific criteria pollutant emissions would have no significant adverse impact on air quality.
2. Based on information provided to the District, at full build-out the proposed project would be equal to or greater than 50 residential dwelling units. Therefore, the District concludes that the proposed project would be subject to District Rule 9510 (Indirect Source Review).
 - District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees.
 - Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval.

Seyed Sadredin
Executive Director/Air Pollution Control Officer

Northern Region
4800 Enterprise Way
Modesto, CA 95356-8718
Tel: (209) 557-6400 FAX: (209) 557-6475

Central Region (Main Office)
1990 E. Gettysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-6000 FAX: (559) 230-6061
www.valleyair.org

Southern Region
34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: 661-392-5500 FAX: 661-392-5585
www.healthyairliving.com

District CEQA Reference No: 20160755

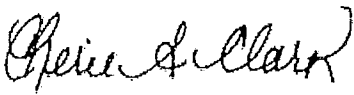
Page 2

- If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510 be made a condition of project approval. Information about how to comply with District Rule 9510 can be found online at: <http://www.valleyair.org/ISR/ISRHome.htm>.
- 3. The proposed project may be subject to District Rules and Regulations, including: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm.
- 4. The District recommends that a copy of the District's comments be provided to the project proponent.

If you have any questions or require further information, please call Cherie Clark at (559) 230- 5940.

Sincerely,

Arnaud Marjollet
Director of Permit Services



For:
Brian Clements
Program Manager

AM: cc

RESOLUTION 2017-07

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD
RECOMMENDING APPROVAL OF TENTATIVE TRACT 919 TO THE CITY COUNCIL. THE
PROJECT IS A REQUEST TO SUBDIVIDE 31.77 ACRES INTO 125 SINGLE-FAMILY, LOW-
DENSITY RESIDENTIAL LOTS IN AN AREA PROPOSED TO BE PREZONED "R-1-6" LOW-
DENSITY RESIDENTIAL.**

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on March 28, 2017, by motion of Commissioner **DOUGLAS**, and seconded by Commissioner **PADEN**, and duly carried, the following resolution was adopted:

WHEREAS, Tentative Subdivision Map No. 919, filed by John Zumwalt on behalf of San Joaquin Valley Homes, a request to subdivide 31.77 acres into 125 single-family, low-density residential lots, located at APN 009-030-048, as shown in **Exhibit A**, has been reviewed by the Planning Commission of the City of Hanford as an advisory agency, in accordance with Title 16 of the Hanford Municipal Code; and

WHEREAS, the Planning Commission has carefully considered recommendations and testimony presented at the public hearing of March 28, 2017, and

WHEREAS, all affected public utility companies, various governmental department agencies, and the Planning Commission staff have given careful consideration to this tentative subdivision map and have made recommendations thereon; and

WHEREAS, the Initial Study, Mitigated Negative Declaration No. 2016-06, 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, the Planning Commission hereby recommends that the City Council find that no significant environmental impacts would result from the proposed project with the incorporation of mitigation measures, adopt a Mitigation Monitoring and Reporting Program, attached as **Exhibit B**, and certify that Mitigated Negative Declaration No. 2016-06 was prepared consistent with CEQA and City of Hanford Environmental Guidelines; and

NOW, THEREFORE BE IT RESOLVED, the Planning Commission has made the following findings pursuant to Section 16.04.010 of the Hanford Subdivision Ordinance, Section 66474 of the Subdivision Map Act and Hanford's Zoning Ordinance:

1. Consistency Finding:

ANALYSIS: That a consistency finding can be made, because the proposed subdivision map is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. All lots proposed meet the minimum lot size of the "R-1-6" Low-Density Residential Zone District, which is 6,000 square feet. The minimum lot size within the subdivision is 6,023 ft. The average lot size is 7,322 sq. ft.

2. Design Finding:

ANALYSIS: That the design or improvement of the subdivision is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision

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Ordinance. All lots proposed meet the minimum lot size of the "R-1-6" Low-Density Residential Zone District, which is 6,000 square feet. The minimum lot size within the subdivision is 6,023 ft. The average lot size is 7,322 sq. ft. All improvements are to be developed in accordance with Public Works Construction Standards.

3. Type of Development Finding:

ANALYSIS: That the site is physically suitable for the type of development proposed under Tentative Tract 919. The lots proposed meet the minimum lot size of the "R-1-6" Low-Density Residential Zone District. All parcels have adequate street frontage on a public street and meet the minimum depth and width required for the district.

4. Density Finding:

ANALYSIS: That a density finding can be made, because the site is physically suitable for the proposed density of development. The General Plan prescribes a density range between two and nine units per acre. The project has a density of 3.93 dwelling units per acre.

5. Environmental Finding:

ANALYSIS: That initial study was conducted; and, on the basis on the initial study, the Community Development Department has determined that the project described above would not have significant adverse impacts on the environment, with the incorporation of mitigation measures. Mitigated Negative Declaration No. 2016-06 has been prepared for the project.

6. Public Health Finding:

ANALYSIS: That the design of the subdivision and type of improvements are not likely to cause serious health problems. The City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public. Consultation was sent for Tentative Tract 919 to interested agencies, including the County Health Department, Public Works Department, Fire Department, and Building Division. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval.

7. Improvements and Access Findings:

ANALYSIS: That the design of the subdivision and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision. The existing access easements shown on Tentative Parcel Map 919 will be quit claimed to APN 009-030-002.

THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Hanford hereby recommends approval of Tentative Tract 919 to the City Council of the City of Hanford subject to the following conditions:

ADMINISTRATION DEPARTMENT

Contact the City Attorneys' Office through the Planning Division: (559) 585-2580
Concerning questions that you may have on the conditions listed below:

Defense and Indemnification Provisions:

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

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any suit or administrative action against the City of Hanford which claims a violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the project.

6. That the applicant's obligations to defend, indemnify and hold the City of Hanford, its officials, officers, employees, representatives, agents and attorneys harmless as set forth herein, shall include, but shall not be limited to, staff time, copying costs, court costs, the costs of any judgments or awards against the City of Hanford for damages, losses, litigation costs, or attorney fees arising out of any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the project and costs of any settlement representing damages, litigation costs and attorney fees to be paid to other parties arising out of any such proceeding or suit.
7. That the City of Hanford may, at any time, require the applicant to reimburse the City of Hanford for costs that have been, or which the City of Hanford reasonably anticipates will be, incurred by the City of Hanford during the course of any action. Applicant shall reimburse the City of Hanford within thirty (30) days of receipt of an itemized written invoice from the City of Hanford. Failure of the applicant to timely reimburse the City of Hanford shall be considered a material violation of the conditions of approval of the project.

PLANNING DEPARTMENT

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

General:

1. That the applicant hereby agrees to hold the City of Hanford and all of its departments, officers, agents, and employees free and harmless of and from all claims of any kind or nature arising out of or by reason of the approval of this project.
2. That approval of this project does not exempt compliance with all applicable sections of the Uniform Fire and Building Codes, Zoning Ordinance, Public Works Improvement Standards, and other City Ordinances.
3. That the final map be submitted to the City Engineer and Community Development Department for compliance with the Tentative Subdivision Map approval prior to recording the final map.
4. That all conditions of approval listed in this resolution by the City of Hanford be contained in the line drawing submitted for building permits.
5. That no occupancy of any building and/or structure shall be permitted which is not in substantial compliance with approved plans except upon specific review and approval of any "as built" modifications by the authorizing City body (City Council, Planning Commission, Community Development Department, or other appropriate city departments).
6. That in accordance with Title 16 of the Hanford Municipal Code, all conditions of this subdivision listed herein, and contained in subsequent improvement agreements, excluding the landscape district, must be completed and accepted for maintenance by the City Council prior to the final building inspection and occupancy permits being issued for the first house in the subdivision.

Tentative Tract 919

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7. That all species of trees shall be selected from a list approved by the City Street Tree Commission.
8. That each lot owner within Tract 919 shall care for and maintain the trees and lawn area located in the parkway in front of their lot(s). For corner lots, the lot owner shall also care for and maintain the parkway trees and land area along the street-side of their lot. The parkway is defined as that land area located between the street curb and the public sidewalk.
9. That all mitigations cited in the Mitigation, Monitoring, and Reporting Program, attached as **Exhibit B**, are also conditions of approval of the project.
10. That any changes to the proposed phasing be approved by the Community Development and Public Works Department.
11. That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. An application must be filed with the District immediately upon approval of the project. For more information and instruction, contact the Districts Indirect Source Rule staff by telephone at (559) 230-6000.
12. That the proposed project may be subject to District Rules and Regulations, including: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888. Current District rules can be found online at www.valleyair.org/rules/1ruleslist.htm.
13. That per the requirements of Kings County Area Public Transit Agency (KART), a 10' x 12' concrete pad for a proposed bus stop and shelter shall be provided as shown in attached **Exhibit D**. The pad shall be placed within the 10' landscape easement provided on Centennial Drive, north of Dahli Way, behind lot 40.

Special Requirements

1. That a right-to-farm provision be recorded with the recording of the final subdivision map to insure that future residents of the homes in the project are aware of the adjacent agricultural uses and their right to continue to operate.

Zoning

1. That all requirements of the "R-1-6" Low-Density Residential Zone District shall apply.

Architectural Conditions:

1. That all pipes, gutters, and chases attached to the building wall shall be painted a similar or complementary color to the existing wall to which the item is attached.
2. That no surface shall be mirrored so as to cause glare and annoyance to other adjacent properties.

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3. That all mechanical equipment, including electrical and gas meters, are to be screened from view, and that all new electrical transformers are either installed underground or screened.
4. That all exterior architectural elements not detailed on the plans be finished in a style and in materials in harmony with the exterior of the building

Environmental Requirements:

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

Noise:

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

Lighting:

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

Screening:

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

Fencing/Walls:

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

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Landscaping:

1. That four trees per lot be planted in the front yard at the time each lot is landscaped in accordance with City Ordinance 17.18.100(F). For corner lots, a minimum of two trees are to be planted between the curb and sidewalk along both street frontages located adjacent to the lot. Developer shall submit a landscape and irrigation system improvement plan for each house plan proposed within the subdivision for City Community Development Department review and approval.
2. That landscape and irrigation plans be submitted for approval by the Community Development Department prior to building permits being issued. Said plans shall conform to Ordinance No. 10-02 "Standards and Procedures for Landscaping Design and Installation."
3. That all open and unlandscaped portions of the site be maintained in good condition, free from weeds, dust, trash and debris.

Dust Control:

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

Pre-construction:

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

During Construction:

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

General Fugitive Dust:

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

1. That on-site vehicle speed should be limited to 15 mph.

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

Ozone Precursors:

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

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

BUILDING DIVISION

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

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

Soils:

1. That a preliminary soils report, prepared by a qualified soil's engineer, be provided to the Engineering and Building Departments prior to approval of Subdivision Improvement Plans.
2. That a final soils report, prepared by a qualified soils engineer, be provided to the Engineering Department and Building Division prior to acceptance of the subdivision improvements by the City or issuance of building permits or whichever comes first.
3. That the developer retain the design engineer to inspect and verify that grading within the subdivision was constructed as per the approved design, and a copy of the report be provided to the Building Division prior to building permit issuance.

Street Names and Addresses:

1. That street addresses for each lot, as provided by the Building Division, be included on the subdivision final map.
2. That street names, as shown on the tentative subdivision map, be included on the subdivision final maps.
3. That all single family dwellings within the subdivision have illuminated address numbers 2-¼ inches high or be within an illuminated area with 3-½ inch high address numbers installed on the front most part of the building leading to the entrance. In either case the address numbers shall be of contrasting colors with the background.
4. That all landscaping requires permits and must meet requirements at time of installation.

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FIRE DEPARTMENT

Contact Fire Inspector Susan Martinez @ (559) 585-4793 or smartinez@cityofhanfordca.com
concerning questions that you may have on the conditions listed below:

General:

1. **Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances.**
2. All fire protection systems must be installed and operational prior to occupying any building and/or issuance of a Certificate of Occupancy.

Emergency Access:

1. Locked gates installed across fire department access roads shall comply with the following depending on the type of situation:
 - a. **Manual gates** with a chain lock require a **Knox Padlock, Model #3770**, to be installed on them; a **Knox Box, Model 3200 Series**, shall be installed at lever-type key locking devices.
 - b. **Electric gates** shall be equipped with an electric **Knox Key Switch, Model 3502**, at the gate location.
 - c. In case of a loss of power, electrically operated gates shall have a means of back-up power or shall default in the open position for immediate fire department access.
 - d. At no time shall the width of the fire department access road be reduced below **20-feet wide through or at any gates** along the fire departments' emergency access roads due to protruding objects from gate supports, frames, signs, access booths, curbs, etc.
2. Fire apparatus emergency access roads shall not be less than **20-feet wide and 13-feet, 6-inches in height (vertically)**.
3. Traffic calming devices shall not be installed onto fire department emergency access roads unless prior approval is obtained from the Hanford Fire Department.
4. All fire department emergency access roads shall be within the Hanford Fire Department radius measurements as follows:

Calculated Turning Radii:

- a. Inside Turn: 20 ft., 1 in.
 - b. Curb to Curb: 36-ft, 3 in.
 - c. Wall to Wall: 44 ft., 6 in.
5. Temporary or permanent fire department emergency access roads shall be constructed in accordance with **City Standard ST-36**. All weather access roads shall be in place prior to any combustible construction being brought onto the premises unless approved by the fire department.

Tentative Tract 919
Page 10 of 22

6. The fire department may require that you submit an all-weather access road plan for our review and approval prior to construction. A sign or signs may be required to be installed along temporary fire department access roads.
7. The ordering of Knox Box products can be done directly online at www.knoxbox.com or a form can be obtained from the fire department.

Storage Tanks with Flammable/Combustible Liquids or Hazardous Materials:

1. A separate permit is required for all hazardous materials and/or flammable and combustible liquids, gases, solids, etc., over the exempt amounts set forth in the latest adopted edition of the CFC.

Fire Hydrants and Underground Fire Service:

1. The fire flow and fire hydrant requirements shall comply with the City of Hanford Standards for Water Supply in new developments and the 2016 Edition of the California Fire Code. The fire department shall approve all fire hydrants prior to installation.
2. Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.
3. A new fire hydrant flow test is required to ensure there is adequate water flow for the complete development that's proposed.

PUBLIC WORKS ENGINEERING DIVISION

Contact Samantha Long Assistant Engineer at (559)585-2556
Concerning questions you may have regarding the conditions below:

Maps and Plans:

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

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Easements:

1. That all easements shall be designated on the subdivision final map as required by the utility companies and where needed for providing service to street lights and landscape improvements as designated by the City Public Works Department.
2. That all easements for irrigation ditches and / or irrigation pipelines shall be legally abandoned or relocated to the satisfaction of the City Engineer prior to the recording of a subdivision final map.
3. That all proposed landscape/public utility easements, located as shown on the tentative subdivision map, shall be dedicated to the City and be delineated on the final subdivision map. Landscape/public utility easement shall meet or exceed the following minimum widths:
 - a.) Centennial Drive – Ten feet (Landscape/Public Utility)
 - b.) Fargo Avenue – Ten feet (Landscape/Public Utility)
 - c.) All residential streets – Six feet (Public Utility)

Dedications:

1. That all proposed streets and street extensions, located as shown on the tentative subdivision map, shall be dedicated to the City as public right-of-way, and any alteration of existing utilities shall be the responsibility of the developer.
2. That all proposed landscape public utility easements, located as shown on the tentative subdivision map shall be dedicated to the City for landscape and public utility purposes concurrent with the recording of a subdivision final map.

Restricted Access:

1. That a one-foot reservation strip shall be established at the end or sides of all streets abutting undeveloped property and be indicated on the subdivision final map.
2. That all access shall be restricted from lots at the property lines backing onto Centennial Drive and Fargo Ave shall be indicated on the subdivision final map.

Street Improvements:

1. That all improvements consisting of sanitary sewers, storm sewers, water mains, concrete curbs, gutters, sidewalks, street lights, landscaping, street sub-grading, surfacing and striping and all other improvements shall be installed in accordance with Chapter 16.24, "Improvements", of the Hanford Municipal Code and this resolution pertaining to subdivision improvements in effect at the time of filing the tentative subdivision map.
2. That all streets within the subdivision shall be developed to residential street standard ST-32, except the following:
 - a. Centennial Drive shall be developed as a major collector street along the entire development frontage. All improvements shall be constructed in conformance with City Standards ST-17 and ST-23 and as follows:

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1. Traffic index used for the design of the street structural section shall be a minimum of 7.0.
 2. Developer shall construct a left turn pocket at the intersection of Fargo Ave and Centennial Drive for west bound traffic along Fargo Ave.
- b. Fargo Ave shall be developed as an arterial street, along the development frontage of the subdivision. All improvements shall be constructed in conformance with City Standards ST-17 and ST-23, and as follows:
1. Traffic index used for the design of street structural section shall be a minimum of 10.0.
 2. A geotechnical report shall be submitted to the City Engineer identifying the existing structural section thickness of Fargo Ave, along the entire development frontage, concurrent with the submittal of development improvement plans. Reconstruction of Fargo Ave, along the entire development frontage will be required if the existing street structural section does not conform to City Standards and Specifications.
 3. Street improvements south of the Fargo Ave street centerline shall include, but not be limited to, the installation of concrete curb and gutter, sidewalk, landscaping, decorative masonry block wall, street lights, including pavement reconstruction of existing roadway if applicable, and all street signing, striping and transition paving as required. The installation of raised concrete median in Fargo Ave is not required.
 4. Street improvements north of the Fargo Ave street centerline shall include, but not be limited to, the construction of a minimum 12 foot travel lane, 4 foot paved shoulder, and 4 foot graded shoulder, including pavement reconstruction of existing roadway if applicable, and all street signing, striping and transition paving as required. The installation of raised concrete median in Fargo Ave is not required.
 5. Developer shall attempt to acquire additional street right-of-way along the "Not a Part" frontage of Fargo Ave in accordance with Section 66462.5 of the Subdivision Map Act. The additional street right-of-way is necessary to facilitate street widening improvements along the entire development frontage of Fargo Ave. If Developer is unsuccessful, City will attempt to acquire the right-of-way.
3. That street lights shall be installed throughout the subdivision in conformance with City Standard GE-56 and Southern California Edison requirements. Street lights shall be located as designated by City Engineer.
 4. That a traffic signal be installed at the intersection of Centennial Drive and Fargo Ave at the time of the construction of the development unless a focused traffic study is conducted and the analysis determines that the traffic signal does not to meet the required warrants with the development of the subdivision.
 5. That development is subject to a transportation mitigation impact fee as required by City Municipal Code section 15.48 and any revisions thereof. Developer shall be entitled to a credit towards their development impact fee for permanent street improvements constructed by developer within Fargo Ave, consisting of curb & gutter, street striping, signing and street paving from gutter lip to edge of the existing Fargo Ave street sections. If applicable,

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developer may also be entitled to credit towards impact fees for supplemental transportation capacity improvements to the existing Fargo Ave street section. Transitional paving improvements beyond the development limits, that are not considered to be a permanent improvements and the reconstruction of the existing Fargo Ave street section, if required, will not be subject to a credit. Developer shall submit competitive bid proposals to substantiate the cost of reimbursable items for City Public Works Department review and approval prior to beginning construction. All documentation materials submitted for reimbursement consideration shall be well organized and tabulated for convenient reference by Public Works' staff. Improvement quantities and costs proposed for reimbursement must be clearly identified in the documentation provided, and not combined or aggregated with non-reimbursable subdivision improvement costs. Appropriate graphic exhibits referenced to the subdivision improvement plans shall also be provided as needed to facilitate the reimbursement review process.

Backup Parkway Improvements:

1. That the developer shall design and construct the following improvements along the development frontages of Centennial Drive and Fargo Ave for lots backing onto said streets:
 - a. A minimum six foot high decorative masonry block wall with continuous reinforced concrete footings. Masonry walls shall be treated with anti-graffiti repellent. The minimum height of the wall shall be measured from the highest elevation grade of the property located adjacent to either side of the wall. Wall heights shall be maintained at a uniform grade / slope whenever possible. If elevation changes are required, steps shall be introduced at pilaster locations and / or changes in wall direction. Wall improvement plans shall be designed to incorporate architectural, civil and structural components into one set of drawings. Wall plans shall be reviewed and approved by both the City Public Works and Community Development Departments.
 - b. A 4 1/2 foot wide meandering detached sidewalk along the development frontages of Centennial Drive and Fargo Ave.
 - c. Landscaping and irrigation system improvements along the development frontages of Centennial Drive and Fargo Ave. Landscape plans shall be prepared by a licensed landscape architect. Plans shall be reviewed and approved by the City Public Works, Parks & Recreation, and Community Development Departments.
2. That a minimum of four trees per lot shall be planted in the front yards of homes at the time each lot is landscaped in accordance with City Ordinance 17.18.100(F). For corner lots, a minimum of two trees per lot are to be planted between the curb and sidewalk along both street frontages located adjacent to the lot. Trees planted in the park strip shall be located in conformance with City Standard GE-13. Developer shall submit a landscape and irrigation system improvement plan for each house plan proposed within the subdivision for City Community Development department review and approval.
3. That all species of trees and plants shall be selected from a list approved by the City's Parks and Recreation Commission.
4. That all new and existing electrical boxes, control boxes and other equipment boxes (excluding traffic control) cabinets along the street frontage shall be painted hunter green or be of a color compatible with the landscaping. Prior to painting, all metal surfaces shall be

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treated with an etching primer (zinc chromate) or equivalent. All new irrigation electrical and control cabinets shall be mounted into the masonry wall per City Standards.

5. That a covenant including each residential lot within the subdivision and requiring care and maintenance of local street park strip landscape improvements along the individual lot frontage(s) by the homeowners thereof shall be recorded concurrent with the final map.

Sewer Improvements:

1. That the developer's engineer shall provide a sanitary sewer master plan complete with calculations for the entire subdivision for City Public Works Department review and approval prior to recording a subdivision final map for the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.
2. That the developer may be entitled to a refund for sewer main over-sizing in accordance with City Municipal Code Section 13.08. Developer's engineer shall be required to submit calculations to substantiate request for an over-sizing refund to the City Public Works Department for review and approval. The developer shall submit competitive bid proposals to substantiate costs for sewer main over-sizing for City Public Works Department review and approval prior to beginning construction.
3. That the developer may be entitled to enter into a reimbursement agreement in accordance with City Municipal Code section 13.08 for sewer system improvements which also provide a benefit to others. Developer shall submit competitive bid proposals to substantiate costs for said sewer system improvements for Public Works Department review and approval prior to beginning construction.

Storm Drainage Improvements:

1. That the developer's engineer shall provide a storm drainage master plan complete with calculations for the entire subdivision for City Public Works Department review and approval prior to recording a subdivision final map for the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.
2. That all drainage from proposed development shall be retained in retention drainage basin located as shown on the tentative subdivision map.
3. That developer shall be required to comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process.

Water System:

1. That the developer's engineer shall provide a Water System Master Plan complete with calculations for the entire subdivision for City review and approval prior to recording a subdivision final map for the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.
2. That the developer may be entitled to a refund for water main over-sizing in accordance with City Municipal Code Section 13.04. Developer's engineer shall be required to submit calculations to substantiate request for an over-sizing refund to the City Public Works

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Department for review and approval. The developer shall submit competitive bid proposals to substantiate costs for water main over-sizing for City Public Works Department review and approval prior to beginning construction.

3. That the developer may be entitled to enter into a reimbursement agreement in accordance with City Municipal Code section 13.04 for water system improvements which also provide a benefit to others. Developer shall submit competitive bid proposals to substantiate costs for said water system improvements for Public Works Department review and approval prior to beginning construction.
4. That all existing water wells located within the proposed development shall be abandoned in conformance with State of California Department of Health Standards.

Assessment District:

1. That the developer shall enter into an agreement with the City for the formation of a tax assessment district for the maintenance of interior subdivision street lighting, decorative block fencing, and landscaping located along the property frontages of Centennial Drive and Fargo Ave located as shown on the tentative subdivision map.
2. That prior to funds from the tax assessment district being obtained, the developer shall be responsible for the maintenance of all landscaping, subdivision interior street lighting and decorative fencing.

City Development Impact Fees:

1. That development is subject to a Police Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.
2. That development is subject to a Fire Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.
3. That development is subject to a Park Development Impact Fee as required by City Ordinance No. 90-10 and any revisions thereof. Fee payable with each building permit.
4. That development is subject to a Transportation mitigation impact fee as required by City Ordinance No. 90-09 and any revisions thereof. Fee payable with each building permit.
5. That the development is subject to a Wastewater System Development Impact fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.
6. That development is subject to a Water System Development Impact Fee as required by City Ordinance No. 98-14 or any revisions thereof. Fee payable with each building permit.
7. That development is subject to a Refuse and Recycling Development Impact Fee as required by City Ordinance No. 05-16 or any revisions thereof. Fee payable with each building permit.

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8. That development is subject to a Storm Drainage Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable prior to recording of subdivision final map.
9. That development is subject to a 12th Avenue Sanitary Sewer area of benefit district assessment fee as required by City Ordinance No. 92-03 or any revisions thereof, if applicable. Fee shall be payable prior to recording of final subdivision map.

SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT

Contact Cherie Clark Air Quality Specialist at (559)230-5940
Concerning questions you may have regarding the conditions below:

1. That the proposed project would be subject to District Rule 9510 (indirect source review).
 - District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees.
 - Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval.
 - If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510 be made a condition of project approval. Information can be found online at: <http://www.valleyair.org/ISR/ISRHome.htm>.
2. The proposed project may be subject to District Rules and Regulations, including Regulation VIII (Fugitive PM₁₀ Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or renovated, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm.
3. The District recommends that a copy of the District's comments be provided to the project proponent. Attached as **Exhibit C**.

KINGS COUNTY HEALTH DEPARTMENT

Contact Troy Hommerding at (559) 584-1411
Concerning questions that you may have on the conditions listed below:

1. Valley Fever: As per the Kings County Public Health Officer, *Coccidioides immitis*, the fungus that causes valley fever, a serious and potentially long-term respiratory illness, is endemic in the soils of Kings County. Construction activities that disturb soils containing the spores of the fungus can put workers and the nearby public at risk. Effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers

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

KINGS COUNTY AREA PUBLIC TRANSIT AGENCY

Contact Facilities and Fleet Specialist Mark Pederio at (559)852-2624
Concerning questions that you may have on the conditions listed below:

14. That a 10' x 12' concrete pad for a proposed bus stop and shelter shall be provided as shown in attached **Exhibit D**. The pad shall be placed within the 10' landscape easement provided on Centennial Drive, north of Dahli Way, behind lot 40.

EXPIRATION:

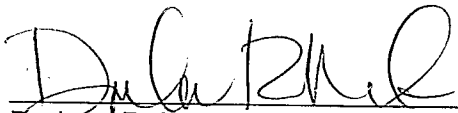
That this tentative subdivision map becomes null and void after 24 months has elapsed from the date of approval, if the above conditions have not been satisfied or bonded for, and a final map recorded. A time extension may be granted by the Commission upon written request by the applicant. The time extension, if approved, will be subject to the improvement standards and fees in effect at the time the extension for the tentative subdivision map is granted.

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

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

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

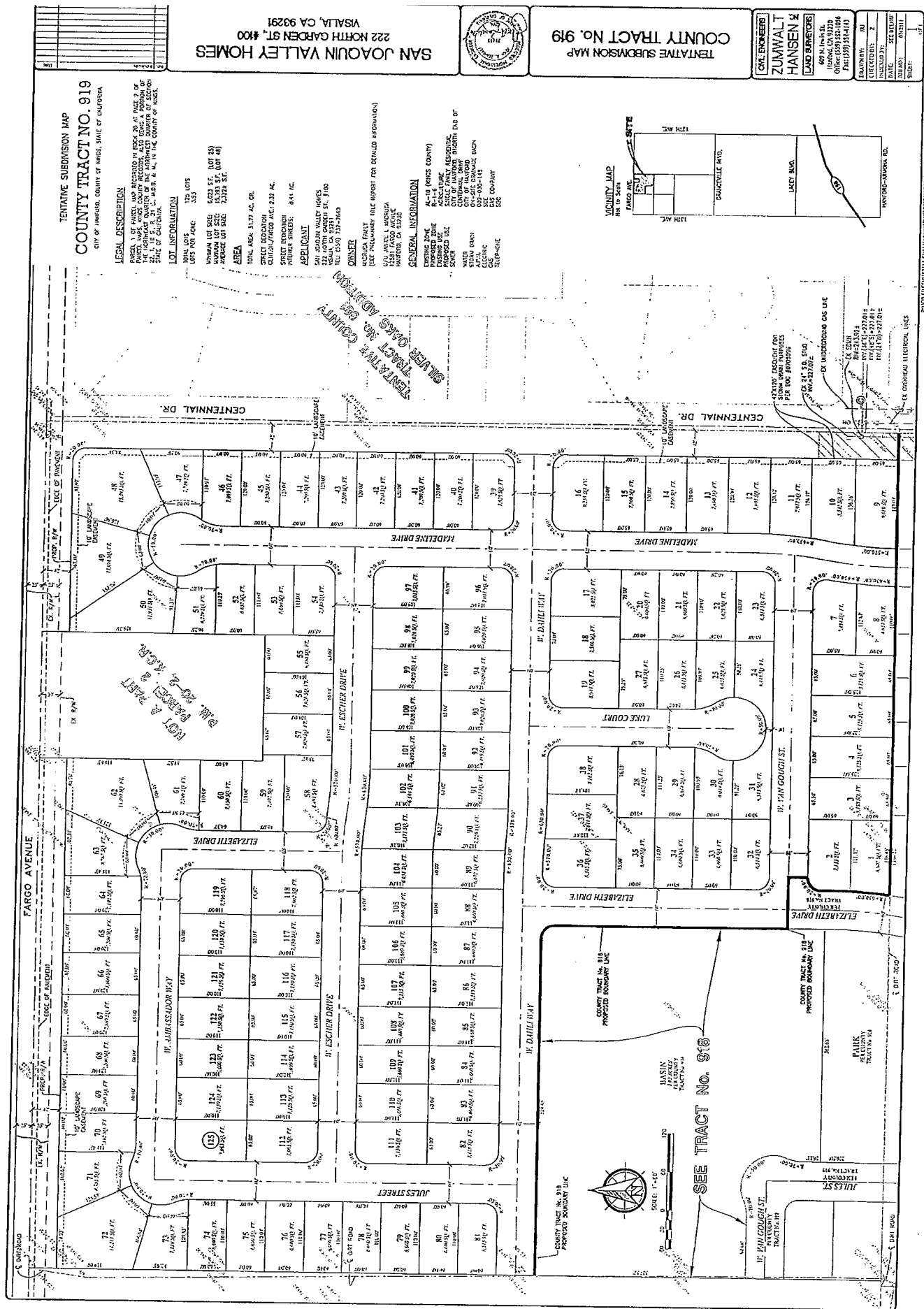
I, **DARLENE R. MATA** Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the **28th** day of **March**, **2017**.



Darlene R. Mata, Community Development Director
Secretary of the Planning Commission

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Exhibit A:
Tentative Tract Map 919



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Exhibit B:
Mitigation Monitoring and Reporting Program

Annexation/Reorganization 152, Prezone No. 2016-01, Tentative Tract 918, Tentative Tract 919, and Tentative Parcel Map No. 2016-02
Mitigation Measures
Mitigated Negative Declaration 2016-06

Mitigation Number	Potential Impact	Mitigation Measure	Responsible Party
AESTHETICS			
Mitigation Measure: Aesthetics 1.	The project could potentially create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	That all exterior lighting shall be focused downward to avoid point sources of light interfering with the vision of motorists. Lighting elements shall be recessed into their fixtures to prevent glare. Exterior lighting shall be installed so as not to illuminate adjacent properties.	Developer to provide; City to require
AGRICULTURE			
Mitigation Measure: Agriculture 1.	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?	That a right-to-farm provision be recorded with the recording of the final subdivision map(s) to insure that future residents of the homes in the project are aware of the adjacent agricultural uses and their right to continue to operate.	Developer
AIR QUALITY			
Mitigation Measure: Air Quality 1.	Project could potentially conflict with or obstruct implementation of the applicable air quality plan.	That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. An application must be filed with the District immediately upon approval of the project. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.	Developer to file application with San Joaquin Valley Air Pollution Control District
Mitigation	The project could	The applicant will be required to obtain permits demonstrating compliance	Developer to

Measure: Air Quality 2.	potentially result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	with Rule 9510, or payment of mitigation fees to the SJVAPCD prior to issuance of a building permit. The project may also be subject to Regulation VII, Rule 4641, and Rule 4692 to further reduce air quality impacts. Although emissions resulting from the project exceed the thresholds of significance for PM10, the City of Hanford adopted a Statement of Overriding Considerations for Air Quality as part of the certification of the EIR prepared for the 2002 General Plan, which will be restated in the approval of the negative declaration. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.	obtain permits from San Joaquin Valley Air Pollution Control District.
Mitigation Measure: Air Quality 3.	Project could potentially violate any air quality standard or contribute substantially to an existing or projected air quality violation.	The proposed project will result in short term construction related emissions and operational emissions. The short term construction impacts are considered less than significant by the SJVAPCD based on compliance with the District's mandatory dust control measures. Development of the site will be subject to SJVAPCD's Indirect Source Rule (Rule 9510) procedures. The applicant will be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD prior to issuance of a building permit. the project may also be subject to Regulation VII, Rule 4641, and Rule 4692 to further reduce air quality impacts. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.	Developer
CULTURAL RESOURCES			
Mitigation Measure: Cultural Resources 1.	Project could potentially disturb any human remains, including those interred outside of formal cemeteries.	Project conditions of approval will include a requirement that in the case that any human remains are discovered at any time, that construction will cease and the City is notified as well as the County Coroner pursuant to California Health and Safety Code 7050.5 and Public Resources Code 5097.98.	Developer
Mitigation Measure: Cultural	Project could potentially disturb any human	That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities.	City and applicant/property

Resources 2.	remains, including those interred outside of formal cemeteries.		owner.
Mitigation Measure: Cultural Resources 3.	Project could potentially disturb any human remains, including those interred outside of formal cemeteries.	(Project Specific) That the Tachi Tribe have a Native American monitor on-site during tree removal and/or other ground disturbing activities; including, but not limited to, grading, trenching, etc. Monitoring to continue until released by the Tachi Tribal Cultural Department.	City and applicant/property owner.
Mitigation Measure: Cultural Resources 4.	Project could potentially disturb any human remains, including those interred outside of formal cemeteries.	(Project Specific) That a cultural presentation be given to the developer and all contractors and sub-contractors prior to any ground disturbing activities.	City and applicant/property owner.
GEOLOGY AND SOILS			
Mitigation Measure: Geology and soils 1.	The project could potentially result in substantial soil erosion or the loss of topsoil.	Standard construction practices that comply with City of Hanford ordinances and regulations, the California Building Code, and professional engineered designs approved by the Hanford Public Works Engineering Division will mitigate any potential impacts from future development, if any. The Hanford General Plan and City of Hanford Development Standards include policies for development that would reduce the potential impact of soil erosion or the loss of topsoil.	City of Hanford must ensure conditions are set forth to mitigate impacts; Developer to comply with standards
GREENHOUSE GAS EMISSIONS			
Mitigation Measure: Greenhouse Gases 1	Project could potentially conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.	Compliance with the Climate Action Plan and the rules of the San Joaquin Valley Air Pollution Control District will reduce impact to greenhouse gases to a less than significant level. With the incorporation of the above mitigation, the proposed project will not result in a conflict with any plan, policy or regulation; therefore, impacts to greenhouse gas emissions are less than significant.	Developer
HYDROLOGY AND WATER QUALITY			
Mitigation Measure:	The project could potentially violate water	The project will be required to comply with all City ordinance, standards and policies which will assure proper grading and storm water drainage	City to require; Developer to

Hydrology 1	quality standards or waste discharge requirements.	into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge. The project will not violate any water quality standard or waste discharge requirements.	provide
Mitigation Measure: Hydrology 2	The project could potentially 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	The project would not deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the aquifer as a result of the project. The majority of water use will be for landscaping, which will be required to comply with newly adopted State standards for landscaping as a result of the drought measures recently implemented by the State and the City of Hanford. The Urban Water Management Plan identified adequate groundwater supplies for the City of Hanford, therefore impacts are determined to be less than significant with mitigation measures for water usage associated with landscaping.	City to require; Developer to provide
Mitigation Measure: Hydrology 3	The project could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration of the source of a stream or river, in a manner which could result in substantial erosion or siltation on- or off-site.	Compliance with State of California Water Resources Control Board requirements, specifically related to the National Pollution Elimination System Permit process.	Developer and City
Mitigation Measure: Hydrology 4	Otherwise substantially degrade water quality?	The project will be required to comply with all City ordinance, standards and policies which will assure proper grading and storm water drainage into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge. The project will not violate any water quality standard or waste discharge requirements.	
NOISE			
Mitigation	Exposure of persons to or	The project proposed and the future development of the property as a	Resident; Police

Measure: Noise 1	generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	residential development is consistent with the General Plan. Noise-Level performance standards will be required to meet the dB requirements prescribed by the General Plan Hazard's Element. The Hanford General Plan policies require residential development to be located in an environment where transportation noise and non-transportation noise meet City Standards. Standards for transportation noise at the property line are 60 dB and non-transportation related noise is 50 dB in the daytime and 45 dB at nighttime.	to enforce
PUBLIC FACILITIES			
Mitigation Measure: Public Facilities 1	The project may 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. (Fire)	The project will be subject to fire impact fees.	Developer to pay
Mitigation Measure: Public Facilities 2	The project may 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. (Police)	The project will be subject to police impact fees.	Developer to pay
Mitigation Measure: Public Facilities 3	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities,	The project will be subject to school impact fees.	Developer to pay

	need for new or physically altered governmental facilities. (school)		
Mitigation Measure: Public Facilities 4	The project may 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. (Park)	The residential development proposes adequate park space for Tentative Tract 918. The future development of the annexed area, outside of the proposed subdivision, would be required to pay impact fees for any park space that is not accommodated on-site.	Developer to pay
RECREATION			
Mitigation Measure: Recreation 1	The project could potentially 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?	The applicant will be required to provide park space or pay impact fees for park space.	City to require; developer to provide or pay
TRANSPORTATION AND TRAFFIC			
Mitigation Measure: Transportation 1	The project may cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system.	That the development is subject to traffic impact fees and traffic-related improvements.	Developer to pay impact fees
Mitigation Measure: Transportation 2	The project could result in inadequate parking capacity?	The applicant will be required to provide parking at the ratio prescribed by the Municipal Code for single-family residential, "b. One-family dwelling, two (2) spaces for each dwelling unit, with at least one space within a	City to require as condition of approval; developer to

		garage or carport."	provide
UTILITIES AND SERVICE SYSTEMS			
Mitigation Measure: Utilities 1	The project could affect the ability to have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	1. That the developer shall comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process. 2. Due to the drought the project will be required to comply with all State and local regulations regarding water conservation measures and landscaping.	City to require and ensure compliance

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Exhibit C:
Comments from the SJVAPCD



San Joaquin Valley
AIR POLLUTION CONTROL DISTRICT



November 16, 2016

Melody N. Haigh
City of Hanford
Community Development Department
317 North Douty Street
Hanford, CA 93230

Project: Annexation 152, Pre-zone No. 2016-01, TPM No. 2016-02, & TTM 918

District CEQA Reference No: 20160755

Dear Ms. Haigh:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of annexing 80.86 acres and pre-zoning as low-density residential with additional parcel splits and maps resulting in 127 single-family residential lots, a two-acre park, and a 5.15-acre basin, located south of Fargo Avenue between 12th and 13th Avenues, in Hanford, CA. The District offers the following comments:

1. Based on information provided to the District, project specific emissions of criteria pollutants are not expected to exceed District significance thresholds of 10 tons/year NOX, 10 tons/year ROG, and 15 tons/year PM10. Therefore, the District concludes that project specific criteria pollutant emissions would have no significant adverse impact on air quality.
2. Based on information provided to the District, at full build-out the proposed project would be equal to or greater than 50 residential dwelling units. Therefore, the District concludes that the proposed project would be subject to District Rule 9510 (Indirect Source Review).
 - District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees.
 - Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval.

Seyed Sadredin
Executive Director/Air Pollution Control Officer

Northern Region
4800 Enterprise Way
Modesto, CA 95356-8718
Tel: (209) 557-6400 FAX: (209) 557-6475

Central Region (Main Office)
1990 E. Gettysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-6000 FAX: (559) 230-6061

Southern Region
34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: 661-392-5500 FAX: 661-392-5585

www.valleyair.org

www.healthyairliving.com

District CEQA Reference No: 20160755

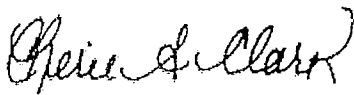
Page 2

- If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510 be made a condition of project approval. Information about how to comply with District Rule 9510 can be found online at: <http://www.valleyair.org/ISR/ISRHome.htm>.
- 3. The proposed project may be subject to District Rules and Regulations, including: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm.
- 4. The District recommends that a copy of the District's comments be provided to the project proponent.

If you have any questions or require further information, please call Cherie Clark at (559) 230- 5940.

Sincerely,

Arnaud Marjollet
Director of Permit Services



For:
Brian Clements
Program Manager

AM: cc

Tentative Tract 919
Page 22 of 22

Exhibit D:
KART Comments

Gabrielle deSilva

From: Pedreiro, Mark [Mark.Pedreiro@co.kings.ca.us]
Sent: Wednesday, March 22, 2017 3:52 PM
To: Darlene Mata
Cc: Gabrielle deSilva
Subject: Project Review Annexation 152
Attachments: 20170322123133584.pdf

Darlene,

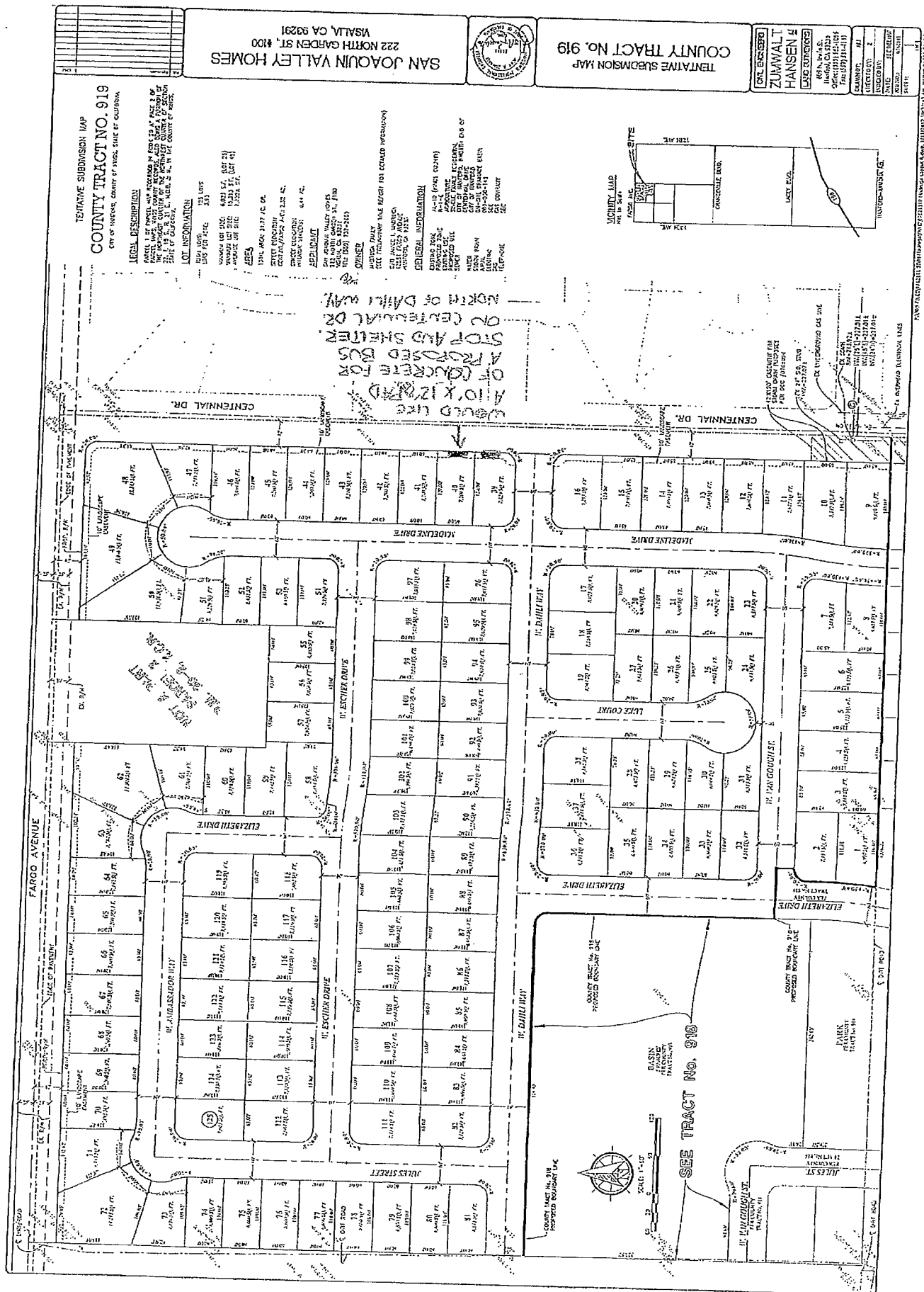
KART would like a 10' x 12' concrete pad for a proposed bus stop and shelter. Pad would fit on the 10' landscape easement. Location would be on Centennial Dr. north of W. Dahli Way behind Lot 40. I attached tentative subdivision map with my handwritten notes. Thank you.

Mark Pedreiro
Facilities and Fleet Specialist
Kings County Area Public Transit Agency
610 W. 7th St.
Hanford, CA 93230
(559) 852-2624 direct line
(559) 633-0280 cell
(559) 582-5003 fax
mark.pedreiro@co.kings.ca.us

KART



[Like us on Facebook!](#)



AMENDED RESOLUTION 2017-08

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD
RECOMMENDING APPROVAL OF TENTATIVE PARCEL MAP NO. 2016-02 TO THE CITY
COUNCIL. THE PROJECT IS A REQUEST TO DIVIDE A 47.51-ACRE PARCEL INTO TWO
PARCELS (PARCEL A: 27.48 ACRES; PARCEL B: 20.03 ACRES) IN AN AREA PROPOSED
TO BE PREZONED "R-1-6" LOW-DENSITY**

At a regular meeting of the City of Hanford Planning Commission duly called and held on April 25, 2017 on motion of Commissioner **PERICO**, seconded by Commissioner **DOUGLAS**, and duly carried, the following resolution was adopted:

WHEREAS, on April 25, 2017, the Planning Commission of the City of Hanford conducted a public hearing, in accordance with Section 16.04.010 of the Subdivision Ordinance Code and Section 66474 of the Subdivision Map Act, pertaining to Tentative Parcel Map No. 2016-02, a request to divide a 47.51-acre property into two parcels (Parcel A: 27.48 acres; Parcel B: 20.03 acres) in an area proposed to be prezoned "R-1-6" Low-Density Residential. the project is located at APN 009-030-041; and

WHEREAS, Tentative Parcel Map No. 2016-02 has been reviewed by the Planning Commission of the City of Hanford as an advisory agency, in accordance with Title 16 of the Hanford Municipal Code; and

WHEREAS, the configuration of the proposed parcels are shown on attached **Exhibit A**; and

WHEREAS, all affected public utility companies, various governmental department agencies, and the Planning Commission staff have given careful consideration to this tentative subdivision map and have made recommendations thereon; and

WHEREAS, the Initial Study, Mitigated Negative Declaration No. 2016-06, 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, the Planning Commission hereby recommends that the City Council find that no significant environmental impacts would result from the proposed project with the incorporation of mitigation measures, adopt a Mitigation Monitoring and Reporting Program, attached as **Exhibit B**, and certify that Mitigated Negative Declaration No. 2016-06 was prepared consistent with CEQA and City of Hanford Environmental Guidelines; and

WHEREAS, on the basis of the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing, the Planning Commission hereby makes the following findings pursuant to Section 16.04.010 of the Subdivision Ordinance Code and Section 66474 of the Subdivision Map Act:

1. Consistency Finding:

ANALYSIS: That the proposed map is consistent with the applicable General Plan designation of Low-Density Residential. The proposed lots meet the minimum parcel size required of the "R-1-6" Low-Density Residential Zone District of 6,000 square feet. Additionally, the parcels meet the minimum requirements for the width and street-

frontage of the "R-1-6" Low-Density Residential Zone District, which is 60 feet. The proposed parcels also meet the depth requirement for the "R-1-6" Low-Density Residential Zone District, which is 95 feet. Under Tentative Tract 918, Parcel A and B will be further divided into a residential subdivision.

2. Design Finding:

ANALYSIS: That the proposed lots meet the minimum parcel size required of the "R-1-6" Low-Density Residential Zone District of 6,000 square feet. Additionally, the parcels meet the minimum requirements for the width and street-frontage of the "R-1-6" Low-Density Residential Zone District, which is 60 feet. The proposed parcels also meet the depth requirement for the "R-1-6" Low-Density Residential Zone District, which is 95 feet. Both lots have a buildable lot configuration. Under Tentative Tract 918, Parcels A and B will be further divided into a residential subdivision.

3. Type of Development Finding:

ANALYSIS: That the proposed site is located on vacant flat land and is not located in a flood zone. Parcels will be within the city limits as part of the annexation and city water and services can be extended to the site. Under Tentative Tract 918, Parcels A and B will be further divided into a residential subdivision. Staff evaluated Tentative Tract 918 and determined the project to be in conformance with the requirements of the Hanford Municipal Code.

4. Density Finding:

ANALYSIS: That the parcels are of adequate size to support the guidelines of the General Plan and Zoning Ordinance. Under Tentative Tract 918, Parcels A and B will be further divided into a residential subdivision. A density finding was able to be supported for Tentative Tract 918, because the project has a gross density of 2.736 dwelling units per acre, which is within the allowable range of the "R-1-6" Low-Density Residential Zone District, between two and nine units per acre.

5. Environmental Finding:

ANALYSIS: That an initial study was conducted; and, on the basis on the initial study, the Community Development Department has determined that the project described above would not have significant adverse impacts on the environment, with the incorporation of mitigation measures. Mitigated Negative Declaration No. 2016-06 has been prepared for the project.

6. Public Health Finding:

ANALYSIS: That this application has been reviewed by County departments, utility companies, City Fire Department, City Building Department, and other involved departments. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval. The City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public.

7. Improvements and Access Findings:

ANALYSIS: The proposed parcels will have street frontage along a public street, Centennial Drive. Any off-site improvements such as curbs, gutters, sidewalks, drive approaches, and transitional paving, when installed by the developer, as part of the development of Tract 918, will be inspected and/or verified to ensure the design, material, and installation of said improvements meet or exceed standards adopted by the City of Hanford. The design of the subdivision and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision. The existing access easements shown on Tentative Parcel Map 918 and 919 will be quit claimed to APN 009-030-002.

THEREFORE, BE IT RESOLVED that Tentative Parcel Map No. 2016-02 be approved subject to the following conditions:

ADMINISTRATION DEPARTMENT

Contact the City Attorney: (559) 584-6656

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

Defense and Indemnification Provisions:

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

advised in writing by the City of Hanford, Applicant shall be solely responsible for making any and all decisions regarding whether any portion or aspect of the Project, including, without limitation, any form of reimbursement by the City of Hanford to the Applicant or any contractor, will require the payment of prevailing wages. Further, Applicant will be solely responsible for the payment of any claims, fines, penalties, reimbursements, payments or any other actions that may be initiated against Applicant or any contractor as a result of failure to pay prevailing wages.

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

PLANNING DEPARTMENT

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

General:

1. That approval of this project does not exempt compliance with all applicable sections of the Uniform Fire and Building Codes, Zoning Ordinance, Public Works Improvement Standards, and other City Ordinances.
2. That all approved proposals of the application be conditions of development if not mentioned herein.
3. That the general design of the parcel map be approved with minor modifications being approved by the Community Development and Public Works Departments.
4. That prior to recording the parcel map, it is to be submitted to the City Engineer and Community Development Department for compliance with the tentative approval. That in

accordance with California Government Code Section 66020, the applicant is hereby notified that the 90 day appeal period identified in California Government Code Section 66020 during which you may protest the imposition of the fees, dedications, reservations and other extractions identified in this Tentative Parcel Map No. 2016-02 will begin to run on the date of the approval of this application by the Planning Commission.

5. That the applicant hereby agrees to hold the City of Hanford and all of its departments, officers, agents, and employees free and harmless of and from all claims of any kind or nature arising out of or by reason of the approval of this project.
6. That all conditions cited in the Mitigation, Monitoring, and Reporting Program, attached as **Exhibit B**, shall also become conditions of approval of this Tentative Parcel Map.
7. That Parcel A reflects Phase I of Tentative Tract 918. Development of Phase I includes development of the two-acre park and 5.02-acre storm drainage basin for Tract 918. Development of Phase I must proceed first.
8. That this Tentative Parcel Map shall expire with the expiration of Tract 918.

BUILDING DIVISION

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

1. New lot line shall not create any violations to current building codes.
2. Any future development will be required to meet the building codes at the time of construction.

FIRE DEPARTMENT

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

General:

1. **Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances.**
2. All fire protection systems must be installed and operational prior to occupying any building and/or issuance of a Certificate of Occupancy.

Emergency Access:

3. Locked gates installed across fire department access roads shall comply with the following depending on the type of situation:
 - a. **Manual gates** with a chain lock require a **Knox Padlock, Model #3770**, to be installed on them; a **Knox Box, Model 3200 Series**, shall be installed at lever-type key locking devices.

- b. **Electric gates** shall be equipped with an electric **Knox Key Switch, Model 3502**, at the gate location.
 - c. In case of a loss of power, electrically operated gates shall have a means of back-up power or shall default in the open position for immediate fire department access.
 - d. At no time shall the width of the fire department access road be reduced below **20-feet wide through or at any gates** along the fire departments' emergency access roads due to protruding objects from gate supports, frames, signs, access booths, curbs, etc.
4. Fire apparatus emergency access roads shall not be less than **20-feet wide and 13-feet, 6-inches in height (vertically)**.
5. Traffic calming devices shall not be installed onto fire department emergency access roads unless prior approval is obtained from the Hanford Fire Department.
6. All fire department emergency access roads shall be within the Hanford Fire Department radius measurements as follows:

Calculated Turning Radii:

 - a. Inside Turn: 20 ft., 1 in.
 - b. Curb to Curb: 36-ft, 3 in.
 - c. Wall to Wall: 44 ft., 6 in.
7. Temporary or permanent fire department emergency access roads shall be constructed in accordance with **City Standard ST-36**. All weather access roads shall be in place prior to any combustible construction being brought onto the premises unless approved by the fire department.
8. The fire department may require that you submit an all-weather access road plan for our review and approval prior to construction. A sign or signs may be required to be installed along temporary fire department access roads.
9. The ordering of Knox Box products can be done directly online at www.knoxbox.com or a form can be obtained from the fire department.

Storage Tanks with Flammable/Combustible Liquids or Hazardous Materials:

1. A separate permit is required for all hazardous materials and/or flammable and combustible liquids, gases, solids, etc., over the exempt amounts set forth in the latest adopted edition of the CFC.

Fire Hydrants and Underground Fire Service:

2. The fire flow and fire hydrant requirements shall comply with the City of Hanford Standards for Water Supply in new developments and the 2016 Edition of the California Fire Code. The fire department shall approve all fire hydrants prior to installation.
3. Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.

4. A new fire hydrant flow test is required to ensure there is adequate water flow for the complete development that's proposed.

PUBLIC WORKS DEPARTMENT

Contact Samantha Long, Assistant Engineer at (559) 585-2556
concerning questions that you may have on the conditions listed below:

General Requirements:

1. That Applicant comply with the City of Hanford Public Works construction standards and specification requirements. Any deviation from said standards and specifications must be approved by the City Engineer prior to construction.
2. That an encroachment permit for all construction in the public right-of-way be obtained from the Public Works Department prior to beginning construction.
3. That the development is subject to an Engineering review and inspection fee in accordance with City Resolution No. 92-58-R., or any revisions thereof. Subject fee shall be payable prior to approval of improvement plans.

Water System:

1. That each parcel shall be provided with separate water service assemblies in conformance with City Standard. This improvement may be deferred until issuance of a building permit for Parcel A & Parcel B and shall be noted on the final parcel map.

Sewer Improvements:

1. That each parcel shall be provided with separate sanitary sewer laterals in conformance with City Standard. This improvement may be deferred until issuance of a building permit for Parcel A & Parcel B shall be noted on the final parcel map.

Street Improvements:

1. Centennial Drive shall be developed as a major collector street along the entire development frontage. All improvements shall be constructed in conformance with City Standards ST-17 and ST-23 and as follows:
 - i. Traffic index used for the design of the street structural section shall be a minimum of 7.0.
 - ii. A geotechnical report shall be submitted to the City Engineer identifying the existing structural section thickness of Centennial Drive south of the development frontage, from Grangeville Ave to Devon Street, concurrent with the submittal of development improvement plans. Construction of Centennial

Drive, along the entire development frontage, will be required to conform to City Standards and Specifications.

- iii. Street improvements shall include, but not be limited to, the construction of Centennial Drive along the development frontage of the subdivision from Devon Street to W. Sangiovese Street (Half-width street improvements, plus a minimum 13 foot travel lane east of street centerline with an 8 foot graded shoulder), the installation of concrete curb & gutter, sidewalk, landscaping, decorative masonry block wall, street lights, street striping, signing, and pavement transition of existing roadway, if applicable.
2. Devon Street shall be developed as a major collector street, along the development frontage of the subdivision. All improvements shall be constructed in conformance with City Standards ST-17 and ST-23, and as follows:
 - i. Traffic index used for the design of street structural section shall be a minimum of 7.0.
 - ii. A geotechnical report shall be submitted to the City Engineer identifying the existing structural section thickness of Devon Street along the entire development frontage, concurrent with the submittal of development improvement plans. Reconstruction of Devon Street, along the entire development frontage will be required if the existing street structural section does not conform to City Standards and Specifications.
 - iii. Street improvements shall include, but not be limited to, the installation of concrete curb and gutter, sidewalk, landscaping, decorative masonry block wall, street lights, half width street construction on the north side of Devon Street, including pavement reconstruction of existing roadway if applicable, and all street signing, striping and transition paving as required.
 3. That installation of property frontage improvements is not required prior to recordation of the Parcel Map, however the subdivider shall enter into a deferral agreement for future construction of curb, gutter, sidewalk, and street pavement improvements to be installed at such time as the City Engineer shall determine that construction of said improvements is in the public interest. The agreement shall be recorded to run with the land, and shall remain in effect until street improvements have been completed in accordance with City Standards. This requirement shall be noted on the final Parcel Map.
 4. A deferred improvement agreement shall be executed prior to recording of the final map for the improvements required along Centennial Drive and Devon Street by this project.

Dedications:

1. A 19 foot right-of-way dedication shall be dedicated on the final parcel map along the frontage of Devon Street.
2. A 42 foot right-of-way dedication shall be dedicated on the final parcel map along the frontage of Centennial Drive.
3. A 10 foot wide landscape easement shall be dedicated on the final parcel map along the right-of-way of Centennial Drive and Devon Street.

Impact Fees:

1. That development is subject to a Police Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.
2. That development is subject to a Fire Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.
3. That development is subject to a Park Development Impact Fee as required by City Ordinance No. 90-10 and any revisions thereof. Fee payable with each building permit.
4. That development is subject to a Transportation mitigation impact fee as required by City Ordinance No. 90-09 and any revisions thereof. Fee payable with each building permit.
5. That the development is subject to a Wastewater System Development Impact fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.
6. That development is subject to a Water System Development Impact Fee as required by City Ordinance No. 98-14 or any revisions thereof. Fee payable with each building permit.
7. That development is subject to a Refuse and Recycling Development Impact Fee as required by City Ordinance No. 05-16 or any revisions thereof. Fee payable with each building permit.
8. That development is subject to a Storm Drainage Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable prior to recording of subdivision final map.

9. That development is subject to a 12th Avenue Sanitary Sewer area of benefit district assessment fee as required by City Ordinance No. 92-03 or any revisions thereof, if applicable. Fee shall be payable prior to recording to recording of final subdivision map.

EXPIRATION

This Tentative Parcel Map becomes null and void with the expiration of the Tentative Map for Tract 918, or after eighteen (18) months has elapsed from the date of approval if the map has not been recorded. The Commission may grant a time extension if a written request and fee is received from the applicant prior to the expiration date. The time extension, if approved, will be subject to the improvement standards and fees in effect at the time the extension for the Tentative Parcel Map is granted.

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

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

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

I, **DARLENE R. MATA** Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the **25th** day of **April**, **2017**.


 Darlene R. Mata, Community Development Director
 Secretary of the Planning Commission

Exhibit A:
Tentative Parcel Map No. 2016-02

Exhibit B:
Mitigation Monitoring and Reporting Program

Annexation/Reorganization 152, Prezone No. 2016-01, Tentative Tract 918, Tentative Tract 919, and Tentative Parcel Map No. 2016-02
 Mitigation Measures
 Mitigated Negative Declaration 2016-06

Mitigation Number	Potential Impact	Mitigation Measure	Responsible Party
AESTHETICS			
Mitigation Measure: Aesthetics 1.	The project could potentially create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	That all exterior lighting shall be focused downward to avoid point sources of light interfering with the vision of motorists. Lighting elements shall be recessed into their fixtures to prevent glare. Exterior lighting shall be installed so as not to illuminate adjacent properties.	Developer to provide; City to require
AGRICULTURE			
Mitigation Measure: Agriculture 1.	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?	That a right-to-farm provision be recorded with the recording of the final subdivision map(s) to insure that future residents of the homes in the project are aware of the adjacent agricultural uses and their right to continue to operate.	Developer
AIR QUALITY			
Mitigation Measure: Air Quality 1.	Project could potentially conflict with or obstruct implementation of the applicable air quality plan.	That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. An application must be filed with the District immediately upon approval of the project. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.	Developer to file application with San Joaquin Valley Air Pollution Control District
Mitigation	The project could	The applicant will be required to obtain permits demonstrating compliance	Developer to

Measure: Air Quality 2.	potentially result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	with Rule 9510, or payment of mitigation fees to the SJVAPCD prior to issuance of a building permit. The project may also be subject to Regulation VII, Rule 4641, and Rule 4692 to further reduce air quality impacts. Although emissions resulting from the project exceed the thresholds of significance for PM10, the City of Hanford adopted a Statement of Overriding Considerations for Air Quality as part of the certification of the EIR prepared for the 2002 General Plan, which will be restated in the approval of the negative declaration. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.	obtain permits from San Joaquin Valley Air Pollution Control District.
Mitigation Measure: Air Quality 3.	Project could potentially violate any air quality standard or contribute substantially to an existing or projected air quality violation.	The proposed project will result in short term construction related emissions and operational emissions. The short term construction impacts are considered less than significant by the SJVAPCD based on compliance with the District's mandatory dust control measures. Development of the site will be subject to SJVAPCD's Indirect Source Rule (Rule 9510) procedures. The applicant will be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD prior to issuance of a building permit. The project may also be subject to Regulation VII, Rule 4641, and Rule 4692 to further reduce air quality impacts. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.	Developer
CULTURAL RESOURCES			
Mitigation Measure: Cultural Resources 1.	Project could potentially disturb any human remains, including those interred outside of formal cemeteries.	Project conditions of approval will include a requirement that in the case that any human remains are discovered at any time, that construction will cease and the City is notified as well as the County Coroner pursuant to California Health and Safety Code 7050.5 and Public Resources Code 5097.98.	Developer
Mitigation Measure: Cultural	Project could potentially disturb any human	That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities.	City and applicant/property

Resources 2.	remains, including those interred outside of formal cemeteries.		owner.
Mitigation Measure: Cultural Resources 3.	Project could potentially disturb any human remains, including those interred outside of formal cemeteries.	(Project Specific) That the Tachi Tribe have a Native American monitor on-site during tree removal and/or other ground disturbing activities; including, but not limited to, grading, trenching, etc. Monitoring to continue until released by the Tachi Tribal Cultural Department.	City and applicant/property owner.
Mitigation Measure: Cultural Resources 4.	Project could potentially disturb any human remains, including those interred outside of formal cemeteries.	(Project Specific) That a cultural presentation be given to the developer and all contractors and sub-contractors prior to any ground disturbing activities.	City and applicant/property owner.
GEOLOGY AND SOILS			
Mitigation Measure: Geology and soils 1.	The project could potentially result in substantial soil erosion or the loss of topsoil.	Standard construction practices that comply with City of Hanford ordinances and regulations, the California Building Code, and professional engineered designs approved by the Hanford Public Works Engineering Division will mitigate any potential impacts from future development, if any. The Hanford General Plan and City of Hanford Development Standards include policies for development that would reduce the potential impact of soil erosion or the loss of topsoil.	City of Hanford must ensure conditions are set forth to mitigate impacts; Developer to comply with standards
GREENHOUSE GAS EMISSIONS			
Mitigation Measure: Greenhouse Gases 1	Project could potentially conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.	Compliance with the Climate Action Plan and the rules of the San Joaquin Valley Air Pollution Control District will reduce impact to greenhouse gases to a less than significant level. With the incorporation of the above mitigation, the proposed project will not result in a conflict with any plan, policy or regulation; therefore, impacts to greenhouse gas emissions are less than significant.	Developer
HYDROLOGY AND WATER QUALITY			
Mitigation Measure:	The project could potentially violate water	The project will be required to comply with all City ordinance, standards and policies which will assure proper grading and storm water drainage	City to require; Developer to

Hydrology 1	quality standards or waste discharge requirements.	into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge. The project will not violate any water quality standard or waste discharge requirements.	provide
Mitigation Measure: Hydrology 2	The project could potentially 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	The project would not deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the aquifer as a result of the project. The majority of water use will be for landscaping, which will be required to comply with newly adopted State standards for landscaping as a result of the drought measures recently implemented by the State and the City of Hanford. The Urban Water Management Plan identified adequate groundwater supplies for the City of Hanford, therefore impacts are determined to be less than significant with mitigation measures for water usage associated with landscaping.	City to require; Developer to provide
Mitigation Measure: Hydrology 3	The project could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration of the source of a stream or river, in a manner which could result in substantial erosion or siltation on- or off-site.	Compliance with State of California Water Resources Control Board requirements, specifically related to the National Pollution Elimination System Permit process.	Developer and City
Mitigation Measure: Hydrology 4	Otherwise substantially degrade water quality?	The project will be required to comply with all City ordinance, standards and policies which will assure proper grading and storm water drainage into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge. The project will not violate any water quality standard or waste discharge requirements.	
NOISE			
Mitigation	Exposure of persons to or	The project proposed and the future development of the property as a	Resident; Police

Measure: Noise 1	generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	residential development is consistent with the General Plan. Noise-Level performance standards will be required to meet the dB requirements prescribed by the General Plan Hazard's Element. The Hanford General Plan policies require residential development to be located in an environment where transportation noise and non-transportation noise meet City Standards. Standards for transportation noise at the property line are 60 dB and non-transportation related noise is 50 dB in the daytime and 45 dB at nighttime.	to enforce
PUBLIC FACILITIES			
Mitigation Measure: Public Facilities 1	The project may 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. (Fire)	The project will be subject to fire impact fees.	Developer to pay
Mitigation Measure: Public Facilities 2	The project may 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. (Police)	The project will be subject to police impact fees.	Developer to pay
Mitigation Measure: Public Facilities 3	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities.	The project will be subject to school impact fees.	Developer to pay

	need for new or physically altered governmental facilities. (school)			
Mitigation Measure: Public Facilities 4	The project may 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. (Park)	The residential development proposes adequate park space for Tentative Tract 918. The future development of the annexed area, outside of the proposed subdivision, would be required to pay impact fees for any park space that is not accommodated on-site.		Developer to pay
RECREATION				
Mitigation Measure: Recreation 1	The project could potentially 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?	The applicant will be required to provide park space or pay impact fees for park space.		City to require; developer to provide or pay
TRANSPORTATION AND TRAFFIC				
Mitigation Measure: Transportation 1	The project may cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system.	That the development is subject to traffic impact fees and traffic-related improvements.		Developer to pay impact fees
Mitigation Measure: Transportation 2	The project could result in inadequate parking capacity?	The applicant will be required to provide parking at the ratio prescribed by the Municipal Code for single-family residential, "b. One-family dwelling, two (2) spaces for each dwelling unit, with at least one space within a		City to require as condition of approval; developer to

		garage or carport."	provide
UTILITIES AND SERVICE SYSTEMS			
Mitigation Measure: Utilities 1	The project could affect the ability to have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	1. That the developer shall comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process. 2. Due to the drought the project will be required to comply with all State and local regulations regarding water conservation measures and landscaping.	City to require and ensure compliance

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that on Tuesday, March 28, 2017 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 Auditorium, 400 N. Douty Street, Hanford, California, pertaining to the following:

PROJECT DESCRIPTION AND LOCATION:

ANNEXATION/REORGANIZATION No. 152 and PREZONE NO. 2016-01: A request to annex 80.86 acres into the City of Hanford and prezone the annexed area as "R-1-6" Low-Density Residential, in accordance with the General Plan. The project involves simultaneous detachment of the property from the Kings River Conservation District and the Excelsior-Kings River Conservation District.

TENTATIVE TRACT NO. 918: A request to subdivide 47.51 acres into 130 single-family, low-density residential lots, a two-acre park, and a 5.02-acre basin.

TENTATIVE TRACT NO. 919: A request to subdivide 31.77 acres into 125 single-family, low-density residential lots.

TENTATIVE PARCEL MAP NO. 2016-02: A request to divide a 47.51-acre parcel into two parcels (Parcel A: 27.48 acres; Parcel B: 20.03 acres) in an area proposed to be prezoned "R-1-6" Low-Density Residential.

PROJECT LOCATION: The project is located south of Fargo Avenue, between 12th and 13th Avenue, west of the future Centennial Drive (APN 009-030-041, 009-030-148, and 009-030-149).

Based on an Initial Study, the Community Development Department has determined that the project described above would not have significant adverse impacts on the environment with the incorporation of mitigation measures. A Mitigated Negative Declaration has been prepared for the project. You may review the Mitigated Negative Declaration, Initial Study, proposed mitigation measures, reference material, and any comments received on the Mitigated Negative Declaration at the City of Hanford, 317 N. Douty Street, Hanford, CA 93230.

COMMENT PERIOD: March 1, 2017 – March 21, 2017 [20 day comment period]

PUBLIC COMMENT INVITED: All interested parties are invited to submit written comment on the Negative Declaration by March 21, 2017 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: Darlene R. Mata, at the above listed address. You may review the Mitigated Negative Declaration, Initial Study, proposed mitigation measures, reference material, and any comments received on the Mitigated 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

Publish: **Wednesday, March 1, 2017**

Project Title: Annexation/Reorganization No. 152, Prezone No. 2016-01, Tentative Parcel Map No. 2016-02, Tentative Tract No. 918, and Tentative Tract No. 919

File Number: ANX 152 (301.0221), PRZ 2016-01 (510.0229), TPM 2016-02 (506.0408), TT 918 (504.0524), and TT 919 (504.0525)

State Clearinghouse Number: n/a

Lead Agency: City of Hanford

Responsible Agency: Local Agency Formation Commission (LAFCO) of Kings County

Applicant: John Zumwalt
609 N. Irwin Street
Hanford, CA 93230

Property Owner(s): Miya Family (c/o Michael K. Miya)
7597 13th Avenue
Hanford, CA 93230

San Joaquin Valley Homes
222 N. Garden St. #100
Visalia, CA 93291

Janice Madruga Survivors Trust
12581 Fargo Avenue
Hanford, CA 93230

Project Description: Annexation/Reorganization 152 and Prezone No. 2016-01: A request to annex 80.86 acres into the City of Hanford and prezone the annexed area as "R-1-6" Low-Density Residential, in accordance with the General Plan. The project involves simultaneous detachment of the property from the Kings River Conservation District and the Excelsior-Kings River Conservation District. Tentative Tract No. 918: A request to subdivide 47.51 acres into 130 single-family, low-density residential lots, a two-acre park, and a 5.02-acre basin. Tentative Tract No. 919: A request to subdivide 31.77 acres into 125 single-family, low-density residential lots. Tentative Parcel Map No. 2016-02: A request to divide a 47.51-acre parcel into two parcels (Parcel A: 27.48 acres; Parcel B: 20.03 acres) in an area proposed to be zoned as "R-1-6" Low-Density Residential.

Location: The project is located south of Fargo Avenue, between 12th and 13th Avenue, west of the future Centennial Drive (APN 009-030-041, 009-030-148, and 009-030-149).

Attachments:

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

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

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

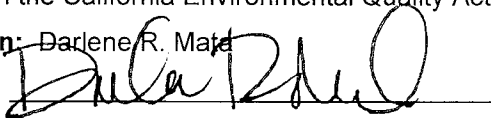
- (a) The project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict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

- (d) The environmental effects of the project will not cause substantial adverse effects on human beings, either directly or indirectly.

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

Contact Person: Darlene R. Mata

Phone: (559) 585-2590

Signature: 

Date: March 1, 2017

Review Period: 20 days [March 1, 2017 – March 21, 2017]

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION NO. 2016-06

Prepared For

John Zumwalt and San Joaquin Valley Homes

Annexation/Reorganization 152, Prezone No. 2016-01, Tentative Parcel Map No. 2016-02, Tentative Tract No. 918, and Tentative Tract No. 919

Prepared By

The City of Hanford

March 1, 2017

INITIAL STUDY

INTRODUCTION AND REGULATORY GUIDANCE

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

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

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

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

PROJECT DESCRIPTION:

The project has four components. Annexation/Reorganization152 and Prezone No. 2016-01: A request to annex 80.86 acres into the City of Hanford and prezone the annexed area as "R-1-6" Low-Density Residential, in accordance with the General Plan. Tentative Tract No. 918: A request to subdivide 47.51 acres into 130 single-family, low-density residential lots, a two-acre park, and a 5.02-acre basin. Tentative Tract No. 918 proposes an overall density of 2.7 units per acre, which is within the allowable range prescribed by the General Plan for the Low-Density Residential District, between two and nine units per acre. Tentative Tract No. 919: A request to subdivide a 31.77 acre parcel into 125 single-family, low-density residential lots. Tentative Tract 919 proposes an overall density of 3.93 units per acres which is within the allowable range prescribed by the General plan for the Low-Density Residential District, between two and nine units per acre. Tentative Parcel Map No. 2016-02: A request to divide a 47.51-acre parcel into two parcels (Parcel A: 27.48 acres; Parcel B: 20.03 acres) in an area proposed to be prezoned "R-1-6" Low-Density Residential. The project meets all General Plan policies and development standards of the City of Hanford and provides much needed housing, as stated in the City of Hanford Housing Element.

ENVIRONMENTAL IMPACTS

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

In addition, a Statement of Overriding Considerations was adopted for Agriculture and Air Quality for the EIR prepared for the 2002 General Plan Update. The project is being developed consistent with the land use designation that was evaluated in the 2002 General Plan EIR. The General Plan Update and EIR are herein incorporated by reference, including Resolution 02-39-R. Other documents used in the preparation of this environmental assessment are listed as sources and also incorporated by reference.

PROJECT COMPATIBILITY WITH EXISTING ZONES AND PLANS

The project is compatible with the General Plan and Zoning Ordinance as the project relates to surrounding properties. The proposed development is consistent with the Low-Density Residential land use designation and the proposed project is consistent with the standards for development in the "R-1-6" Low-Density Residential Zone District, the proposed rezoning for the property.

SUMMARY OF INITIAL STUDY/MITIGATED NEGATIVE DECLARATION IMPACT CONCLUSIONS

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the projects, Annexation/Reorganization 152, Prezone No. 2016-01, Tentative Parcel Map No. 2016-02, Tentative Tract No. 918, and Tentative Tract No. 919, in accordance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City of Hanford Municipal Code. The IS/MND for the proposed Project is tiered from the 2002 General Plan Update Environmental Impact Report (EIR) (SCH No. 2002021036), certified by the City Council June 18, 2002 for which a Statement of Overriding Considerations was adopted for Agriculture and Air Quality. The proposed project is being developed consistent with the land use that was designated at the time of the preparation of the General Plan Update and associated EIR.

The Proposed IS/MND analyzed the Project's potential impacts with regard to the following environmental topical areas: (1) aesthetics, (2) agriculture and forest resources, (3) air quality, (4) biological resources, (5) cultural resources, (6) geology and soils, (7) greenhouse gas emissions, (8) hazards and hazardous materials, (9) hydrology and water quality, (10) land use and planning, (11) mineral resources, (12) noise, (13) population and housing, (14) public services, (15) recreation, (16) transportation/traffic, and (17) utilities and services systems.

The proposed Project, as analyzed in the IS/MND, incorporates all relevant General Plan policies, standards and Mitigation Measures (MMs), as adopted by the 2002 General Plan EIR for purposes of determining environmental impacts of Project implementation. Based on the Project specific analysis presented in the IS/MND it was determined that the Project in each topical area would have either no impact, a less than significant impact, impacts that could be mitigated to a less than significant level or that project impacts were adequately analyzed in the 2002 General Plan Update EIR. The IS/MND concluded that the proposed Project would have no impact or a less than significant Project-specific impact in the following topical areas: Biological Resources, Hazards and Hazardous Materials, mineral resources, and population and housing.

Further, it was concluded that the proposed Project would have less than significant cumulative impacts with mitigation measures. The initial study utilized the full build out of the General Plan Planning Area as the area for consideration of cumulative impacts. Significant and unavoidable impacts to agricultural resources and air quality were identified with the full buildout of the General Plan Planning Area. These impacts were analyzed in the 2002 General Plan EIR and determined to be a significant and unavoidable impact associated with implementation of the 2002 General Plan, of which the Project is a part and consistent with. A Statement of Overriding Considerations for these significant unavoidable impacts were adopted by the City Council as part of the approval of the 2002 General Plan Update. There are no mitigation measures that would further reduce the short-term construction and longer term operational air quality impacts. The proposed Project is consistent with and implements the General Plan and would not result in any new impacts that cannot be mitigated to less than significant levels, nor would it increase the severity of any previously identified impacts. Therefore, the Statement of Overriding Considerations is re-affirmed for the proposed Project and a Mitigated Negative Declaration is the recommended appropriate environmental document for the proposed Project, in accordance with CEQA.

CONSULTATION

Pre-consultation was sent to the interested agencies on November 3, 2016.

Responses were received from the following:

1. David Kemp – Sempra Energy
2. Mike Hawkins- Kings County Public Works Department
3. Arnaud Marjollet for Brian Clements – San Joaquin Valley Air Pollution Control District
4. Troy Hommerding – Division of Environmental Health Services
5. Renee Creech – Hanford Joint Union High School District
6. Chuck Kinney – Local Agency Formation Commission

A notice of intent to adopt a mitigated negative declaration was sent to the interested agencies on November 17, 2016.

Response(s) were received from the following.

1. Lalo Franco – Santa Rosa Rancheria Tachi-Yokut Tribe

A second pre-consultation notice was sent prior to the re-circulation of the Mitigated Negative Declaration on January 31, 2017. No responses were received.

APPENDIX G: Initial Study and Findings

ENVIRONMENTAL ASSESSMENT NO. 2016-06

1. Project Title: Annexation/Reorganization 152, Prezone No. 2016-01, Tentative Tract 918, Tentative Tract 919, and Tentative Parcel Map No. 2016-02
2. Lead Agency Name and Address: City of Hanford
317 N. Douty Street
Hanford, CA 93230
3. Responsible Agency Name and Address: Local Agency Formation Commission (LAFCO) of Kings County
1400 W. Lacey Blvd
Hanford, CA 93230
4. Contact Person/Phone Number: Darlene R. Mata
Community Development Department
(559) 585-2583; (559) 585-2578
5. Project Location: The project is located south of Fargo Avenue, between 12th and 13th Avenue, west of the future Centennial Drive (APN 009-030-041, 009-030-148, and 009-030-149).
6. Project Sponsor's Name/Address: John Zumwalt
609 N. Irwin Street
Hanford, CA 93230

San Joaquin Valley Homes
222 N. Garden St. #100
Visalia, CA 93291
7. General Plan Designation: Low-Density Residential
8. Zoning: Proposed Prezone: "R-1-6" Low-Density Residential (currently County "AL-10" Limited Agriculture).
9. Description of the Project: **Annexation/Reorganization 152 and Prezone No. 2016-01:**
A request to annex 80.86 acres into the City of Hanford and prezone the annexed area as "R-1-6" Low-Density Residential, in accordance with the General Plan. The project involves simultaneous detachment of the property from the Kings River Conservation District and the Excelsior-Kings River Conservation District. **Tentative Tract No. 918:** A request to subdivide 47.51 acres into 130 single-family, low-density residential lots, a two-acre park, and a 5.02-acre basin. **Tentative Tract No. 919:** A request to subdivide 31.77 acres into 125 single-family, low-density residential lots. **Tentative Parcel Map No. 2016-02:** A request to divide a 47.51-acre parcel into two parcels (Parcel A: 27.48 acres; Parcel B: 20.03 acres) in an area proposed to be rezoned as "R-1-6" Low-Density Residential.

10. Surrounding land uses and setting.

	Zoning	General Plan Designation	Land Use
North	County AL-10	Agriculture	Agriculture
East	"R-1-6"	Low-Density Residential	Future Residential
South	"R-1-6"	Low -Density Residential	Vacant
West	County AL-10	Low-Density Residential	Agriculture

11. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)
 San Joaquin Valley Air Pollution Control District; Local Agency Formation Commission (LAFCO) of Kings County)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED.

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

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

DETERMINATION (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

FOR: CITY OF HANFORD


 Darlene R. Mata
 Community Development Director
 City of Hanford

3/1/17
 DATE

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

Issues:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☒	☐	☐

ENVIRONMENTAL SETTING:

The City of Hanford is located in the San Joaquin Valley. The City and the surrounding areas are predominately flat. There are no elevated landforms in the community that would represent an opportunity for a scenic vista of surrounding land.

Implementation of the General Plan would result in an intensification of urban scale development in the Planning Area. Urban scale development will reduce the amount of rural character land within the Planning Area. It is the policy of the General Plan to not allow "leap frog" development into the planning area and reduce infrastructure sizing as it approaches the planning area boundary. There is reduced density of residential uses near the boundary of the planning area. These policies are intended to help preserve the agricultural character of the community outside of the planning area. With the implementation of General Plan policies, impacts to visual character are considered to be less than significant.

Open space and farmland is characterized as having a superior visual quality compared to an urban setting. The planning area lies adjacent to several acres of agricultural land. The urban area represents a break in the pastoral setting and diversity in the character of the Central Valley. To the extent that the values of the urban setting are uncluttered and visually interesting, the scenic value of the urban area may be complementary to the pastoral setting and not at all degrading.

As urban uses expand from the existing margins of the City new sources of light and glare will be introduced into the rural area; this represents an encroachment into an area that has not been subjected to urban level intensity. The General Plan contains policies that reduce the density and intensity of urban scale development at the boundary of the planning area. Very low density residential uses are planned at the boundary of the planning area. The low density use will produce less light and glare and provide a transition between more intense urban uses and the rural area outside of the planning area. The impact of new sources of light and glare are considered potentially significant, however, all light sources will be required to be hooded and directed onsite to mitigate the potential impact to a less than significant level.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Significance Criteria The Project may result in significant impacts to aesthetics if it substantially affects the view of a scenic corridor, vista or view open to the public, causes substantial degradation of views from adjacent residences, or results in new night lighting that shines into adjacent residences. Checklist Discussion: a) Less than Significant Impact – The City of Hanford is located in the San Joaquin Valley. The City and the surrounding areas are predominately flat. There are no elevated landforms in the community that would represent an opportunity for a scenic vista of surrounding land. The proposed project would not have a substantial adverse effect, as there is not a scenic vista present. b) No Impact – the project is designated for future residential development in the General Plan for the City; impacts to Aesthetics have been evaluated in the Environmental Impact Report for the General Plan Update 2002, which determined that with the implementation of mitigation measures, would yield a less than significant impact. No historic buildings are onsite. The project site is 2.2 miles north of the nearest highway, 198. Trees, outcroppings or state-scenic highways are not located on the site or within the immediate vicinity, therefore no impact. c) Less than Significant Impact – The project is designated for future residential development in the General Plan for the City; impacts to Aesthetics have been evaluated in the Environmental Impact Report for the General Plan Update 2002, which determined that with the implementation of mitigation measures, would yield a less than significant impact. The project would not degrade the existing visual character or quality of the site and its surroundings with the implementation of the General Plan's policies such as: not allowing "leap frog" development into the planning area and reducing infrastructure sizing as it approaches the planning area boundary. These policies are intended to help preserve the agricultural character of the community outside of the planning area. With the implementation of these General Plan policies, impacts to visual character are considered to be less than significant. d) Less than Significant Impact with Mitigation Incorporation– The project will introduce new sources of urban nighttime lighting into the area. The General Plan provides for development policies that would reduce/minimize the effect of lighting into residential or agricultural uses. These design features will be requirements of development for the project. Mitigation Measures: Mitigation Measure Aesthetics 1: That all exterior lighting shall be focused downward to avoid point sources of light interfering with the vision of motorists. Lighting elements shall be recessed into their fixtures to prevent glare. Exterior lighting shall be installed so as not to illuminate adjacent properties. Conclusion: Impacts to aesthetics are anticipated to be less than significant with mitigation measures for light source. Source(s): Site Visit, Hanford General Plan (2002), General Plan Environmental Impact Report (2002), Hanford Municipal Code (2002);				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☒	☐
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☒	☐
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☒	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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ENVIRONMENTAL SETTING:

The proposed project is located within the primary sphere of influence for the City of Hanford. The land is classified as Prime Farmland and Farmland of Statewide Importance according to the Department of Conservation's Farmland Mapping and Monitoring Program map for Kings County (2014). "Prime farmland has the best combination of physical and chemical features able to sustain long-term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date. Farmland of statewide Importance is similar to prime farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date." (Department of Conservation, 2012).

A Notice of Partial Non-Renewal of Land Conservation Contract No. 0192 was recorded for the subject property on December 31, 2003.

Significance Criteria

The Project may result in significant impacts to agricultural resources since the project results in the removal of lands designated as prime farmland by the Department of Conservation.

Additionally, in a consultation letter received from the Local Agency Formation Commission of Kings County, Chuck Kinney requested that the environmental document prepared address the impacts and any necessary mitigation, including but not limited to the annexation process. In particular, the environmental document should address the factors as identified in Government Code Section 56668. One item in particular to note is that the analysis of impacts to agricultural lands for the environmental document being prepared for Annexation 152 should describe not only those lands categorized on the Department of Conservation's Important Farmland Map, but also those lands that fall within the LAFCO definition of prime agricultural land (Government Code Section 56064).

The Government Code Section 56064 describes prime agricultural land "Prime agricultural land" to mean an area of land, whether a single parcel or contiguous parcels, that has not been developed for a use other than an agricultural use and that meets any of the following qualifications:

- Land that qualifies, if irrigated, for rating as class I or class II in the USDA Natural Resources Conservation Service land use capability classification, whether or not land is actually irrigated, provided that irrigation is feasible
- Land that qualifies for rating 80 through 100 Storie Index Rating
- Land that supports livestock used for the production of food and fiber and that has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture in the National Range and Pasture Handbook, Revision 1, December 2003
- Land planted with fruit or nut-bearing trees, vines, bushes, or crops that have a nonbearing period of less than five years and that will return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than four hundred dollars (\$400) per acre.
- Land that has returned from the production of unprocessed agricultural plant products an annual gross value of not less than four hundred dollars (\$400) per acre for three of the previous five calendar years.

The project site currently includes the use of agriculture for the production of walnuts. Therefore, the land meets the definition of prime agricultural land. However, the annexation territory is planned for Low-Density Residential uses under the City's General Plan. The City of Hanford is primarily surrounded by prime agricultural land and farming is currently practiced along most of the City's existing edges. These properties, however, are within the planned growth pattern of the City and are within the adopted 2008 Primary Sphere of Influence for the City. All of this territory is planned for residential uses in the City's 2002 General Plan. None of the three parcels are under a Williamson Act Contract and the subject land is bordered by the City on the south and east sides.

The

Checklist Discussion:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
The City has planned for future growth to occur as outlined the 2002 General Plan. As the City expands,, impacts to prime agricultural land are considered unavoidable, and the 2002 General Plan EIR addresses this issue along with an adopted statement of overriding consideration. The General Plan recognizes the importance of prime agricultural land and the growth impacts to this valuable local and regional resource. To reduce land use impacts along the City's planned urban fringes, the General Plan incorporates transitioning buffers of less intensive urban uses along the planned agriculture/urban interface. Mitigation Measures: Mitigation Measure Agriculture 1: That a right-to-farm provision be recorded with the recording of the final subdivision map to insure that future residents of the homes in the project are aware of the adjacent agricultural uses and their right to continue to operate. Conclusion: Less than Significant with Mitigation Incorporation- The project will convert prime agricultural land and farmland of statewide importance to a non-agricultural use; however impacts have been analyzed in the General Plan EIR (2002), for which a Statement of Overriding Considerations was certified. A condition of approval for the development will be that a right-to-farm provision be recorded with the recording of the final subdivision map to insure that future residents of the homes in the project are aware of the adjacent agricultural uses and their right to continue to operate. Source(s): Department of Conservation Farmland Mapping and Monitoring Program map – Kings County (2012), Hanford General Plan (2002), General Plan Environmental Impact Report (2002), Hanford Municipal Code (2002);				
III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☒	☐	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☒	☐	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☒	☐	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐
ENVIRONMENTAL SETTING				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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The California Air Resource Board (ARB) has divided California into regional air basins according to topographic air drainage features. The City of Hanford is located in the San Joaquin Valley Air Basin (SJVAB), which is approximately 250 miles long and averages 35 miles wide, is the second largest air basin in the state. Air pollution is directly related to a region's topographic features...The valley is basically flat with a slight downward gradient to the northwest. The valley opens to the sea at the Carquinez Straights where the San Joaquin – Sacramento Delta empties into San Francisco Bay. The San Joaquin Valley (SJV), thus, could be considered a "bowl" open only to the north.

Local climatological effects, including wind speed and direction, temperature, inversion layers, and precipitation and fog, can exacerbate the air quality problem in the SJVAB.

The Clean Air Act (CAA) was passed in 1963 by the US Congress and has been amended several times. The 1970 Clean Air Act amendments laid the foundation for the regulatory activities in the 1970s and 1980s. In 1990, an amendment was approved that adopted more stringent standards. The California Clean Air Act (CCAA), signed in 1988, requires all areas of the state to achieve and maintain the California Ambient Air Quality Standards (AAQS). The California AAQS is more stringent than the National AAQS.

Both California and the federal government have established health based AAQS for seven air pollutants as shown below. These pollutants are ozone (O₃), nitrogen dioxide (NO₂), carbon monoxide (CO), sulfur dioxide (SO₂), coarse inhalable particulate matter (PM₁₀), fine inhalable particulate matter (PM_{2.5}) and lead (Pb). These standards are designed to protect the health and welfare of the population.

State and Federal Standards Table

POLLUTANT	AVERAGING TIME	FEDERAL STANDARD	STATE STANDARD
Ozone	1-Hour	-	0.09 ppm
	8-Hour	0.075 ppm	0.07 ppm
Carbon Monoxide	8-Hour	9.0 ppm	9.0 ppm
	1-Hour	35.0 ppm	20.0 ppm
Nitrogen Dioxide	Annual	0.053 ppm	0.03 ppm
	1-Hour	0.100 ppm	0.18 ppm
Sulfur Dioxide	Annual	0.03 ppm	-
	24-Hour	0.14 ppm	0.04 ppm
	1-Hour	0.075 ppm	0.25 ppm
PM ₁₀	Annual	-	20 ug/m ³
	24-Hour	150 ug/m ³	50 ug/m ³
PM _{2.5}	Annual	15 ug/m ³	12 ug/m ³
	24-Hour	35 ug/m ³	-
Lead	30 Day Avg	-	1.5 ug/m ³
	3 Month Avg	1.5 ug/m ³	-

Notes: ppm=parts per million; ug/m³=micrograms per cubic meter

Source: California Air Resources Board 2008. Ambient Air Quality Standards (4/01/08)

<http://www.arb.ca.aqs>

The Hanford General Plan provides for a number of policies which will be utilized throughout the implementation of the project to reduce air quality impacts. However, even with implementation of these policies, the General Plan EIR lists impacts in this category to be significant and unavoidable. With certification of the General Plan EIR, a Statement of Overriding Considerations was adopted. Further, the project is subject to the rules and regulations of the SJVAPCD, which will reduce potential impacts to a less than significant level.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Attainment Status The air quality management plans prepared by the San Joaquin Valley Air Pollution Control District (SJVAPCD) provide the framework for SJVAB to achieve attainment of the state and federal Ambient Air Quality Standards (AAQS) through the State Implementation Plan (SIP). Areas are classified as attainment or nonattainment areas for particular pollutants, depending on whether they meet air quality standards. Classifications of severity range from marginal, moderate, serious to severe and extreme. At the federal level, the SJVAPCD is designated as extreme nonattainment for the 8-hour ozone standard, attainment for PM 10 and CO, and nonattainment for PM2.5. At the state level, the SJVAB is designated nonattainment for 8-hour ozone, PM10, and PM2.5 standards. The City of Hanford is in the San Joaquin Valley Air Basin, which has been designated as non-attainment for PM-2.5 and extreme non-attainment for ozone. Over the long-term, emissions from planned growth have the potential to degrade local carbon monoxide concentrations along roads that would serve the City and could result in air emissions or deterioration of ambient air quality. The project will not conflict with the existing air quality plan. Significance Criteria The SJVAPCD has established the following standards of significance, a project is considered to have a significant impact on air quality if: 1. A project results in new direct or indirect emissions of ozone precursors (ROG and NOx) in excess of 10 tons per year. 2. Any project with the potential to frequently expose members of the public to objectionable odors will be deemed to have a significant impact. 3. Any project with the potential to expose sensitive receptors (including residential area) or the general public to substantial levels of toxic air contaminants would be deemed to have a potentially significant impact. 4. A project produces a PM10 emission of 15 tons per year (82 pounds per day) While the SJVAPCD CEQA Guidance recognizes that PM10 is a major air quality issue in the basin, it has not established a numerical threshold for significant for PM10. For the purpose of this analysis, a threshold of 15 tons per year was used as the significance threshold. This is the threshold level at which new stationary sources requiring permits from SJVAPCD must provide offsets. The SJVAPCD significance impact for dust is based on appropriateness of construction dust controls, including compliance with Regulation VIII fugitive PM10 prohibitions. The guidelines provide feasible control measures for construction emission of PM 10s. If construction activities comply with the applicable rules, then air pollutant emissions for construction activities would be considered less than significant. All construction projects in the City of Hanford are required to comply with the SJVAPCD Rules and Regulations, which will be included in project approval. A pre-consultation response was received from the San Joaquin Valley Air Pollution Control District. The letter is attached to this initial study. The San Joaquin Valley Air Pollution Control District has determined the following: 1. Based on information provided to the District, project specific emissions of criteria pollutants are not expected to exceed District significant thresholds of 10 tons/year NOX, 10 tons/year ROG, and 15 tons/year PM10. Therefore, the District concludes that project specific criteria pollutant emissions would have no significant adverse impact on air quality. 2. Based on information provided to the District, at full build-out the proposed project would be equal to or greater than 50 residential dwelling units. Therefore the District concludes that the proposed project would be subject to District Rule 9510 (indirect source review).				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
- District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees. - Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval. - If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510 be made a condition of project approval. Information can be found online at: http://www.valleyair.org/ISR/ISRHome.htm. 3. The proposed project may be subject to District Rules and Regulations, including Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or renovated, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm. 4. The District recommends that a copy of the District's comments be provided to the project proponent. Additional pre-consultation was received from the Division of Environmental Health Services. The response is attached to this initial study. Kings County Department of Public Health has determined the following: 1. Valley Fever: <i>Coccidioides immitis</i>, the fungus that causes valley fever, a serious and potentially long-term respiratory illness, is endemic in the soils of Kings County. Construction activities that disturb soils containing the spores of the fungus can put workers and the nearby public at risk. Effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. More information regarding the prevention of work related valley fever is available at www.cdph.ca.gov/programs/hesis/Documents/CocciFact.pdf and http://www.cdph.ca.gov/programs/ohb/Documents/OccCocci.pdf. Contact the San Joaquin Valley Air Pollution Control District for more information on dust control techniques. Checklist Discussion a) Less than Significant with Mitigation Incorporation- The project is located within the San Joaquin Valley Air Basin, which is in non-attainment for the federal and state ambient air quality standards for zone and PM10. The project would not obstruct implementation of an air quality plan; however, temporary air quality impacts could result from construction activities. Effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. The project would not create a significant impact over the current levels of ozone and PM10 or result in a violation of any applicable air quality standards. The project is not anticipated to conflict with the attainments plans adopted by the SJVUAPCD. The project will be subject to Regulation VIII to reduce PM10 emissions and subject to Rule 9510, as a condition of approval. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888. With these mitigation measures, the project will have a less than significant impact. b) Less than Significant with Mitigation Incorporation - The proposed project will result in short term construction related emissions and operational emissions. The short term construction impacts are considered less than significant by the SJVAPCD based on compliance with the District's mandatory dust control measures. Effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. Development of the site will be subject				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
to SJVAPCD's Indirect Source Rule (Rule 9510) procedures. The applicant will be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD prior to issuance of a building permit. The project may also be subject to Regulation VII, Rule 4641, and Rule 4692 to further reduce air quality impacts. Although emissions resulting from the project exceed the thresholds of significance for PM10, the City of Hanford adopted a Statement of Overriding Considerations for Air Quality as part of the certification of the EIR prepared for the 2002 General Plan, which will be restated in the approval of the negative declaration. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.				
c) Less than Significant Impact with Mitigation Incorporation- A CalEEMod analysis completed for the project established that the thresholds set forth by the San Joaquin Valley Air Pollution Control District (SJVAPCD) would not be exceeded for emissions of ozone precursors (ROG and NOx) or of PM10. The SJVAPCD establishes that a project is considered to have a significant impact on air quality if ozone precursors (ROG and NOx) exceed 10 tons per year. According to the CalEEMod analysis, Overall Construction emissions (over 2018-2025 period) yields approximately 0.9434 tons/year of ROG, 0.5985 tons/year of NOx. Operational totals calculated by CalEEMod calculate 2.6830 tons per year of ROG, and .0221 tons of NOx per year. The SJVAPCD establishes a significance threshold for PM10 as being 15 tons per year. According to the CalEEMod analysis, Overall Construction emissions (2018-2025) yields 0.5675 tons per year of PM10. CalEEMod analysis shows overall operation emissions for PM10 to be 0.0104 tons per year. The significance criteria established by the District is not exceeded, therefore, the project will have a less than significant impact. This project site was evaluated in the EIR for the Hanford General Plan Land Use Element Update for conversion to urban development. The City adopted a Statement of Overriding Considerations for Air Quality with the certification of the EIR. The applicant will be required to obtain permits from the SJVAPCD demonstrating compliance with Rule 9510 or payment of mitigation fees to the SJVAPCD. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.				
d) Less than Significant Impact - There are no known pollutant concentrations that would be generated by the future residential project that would expose sensitive receptors to substantial pollutant concentrations. The nearest potential sensitive receptors are to the east and south, where residential development is located, however, since there are not known pollutant concentrations to be emitted from the project, the project impact is considered less than significant.				
e) Less than Significant Impact - When developed, the project will include uses typical of a residential development. No objectionable odors are anticipated to occur as part of the project.				
Mitigation Measures:				
Mitigation Measure Air Quality 1: Effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. The project will be subject to Regulation VIII to reduce PM10 emissions and subject to Rule 9510, as a condition of approval. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.				
Mitigation Measure Air Quality 2: The applicant must implement the District's mandatory dust control measures. Effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. Development of the site will be subject to SJVAPCD's Indirect Source Rule (Rule 9510) procedures. The applicant will be required to obtain permits demonstrating				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD prior to issuance of a building permit. The project may also be subject to Regulation VII, Rule 4641, and Rule 4692 to further reduce air quality impacts. In order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.

Mitigation Measure Air Quality 3: That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. An application must be filed with the District immediately upon approval of the project. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.

Conclusion: Less than Significant with Mitigation Incorporation -The project will not create or result in any significant air quality impacts, with the incorporation of the rules and regulations of the SJVUAPCD and based on the Statement of Overriding Considerations adopted for the General Plan Update EIR, of which the project is consistent.

Source(s): Site Visit, Hanford General Plan (2002), General Plan Environmental Impact Report (2002), San Joaquin Valley Air Pollution Control District, CalEEmod analysis (attached), California Air Resources Board 2008, Ambient Air Quality Standards (4/1/2008) <http://www.arb.ca.gov>; Consultation received from the San Joaquin Valley Air Pollution Control District (Dated November 16, 2016). Consultation received from the Kings County Department of Public Health (Dated November 16, 2016).

IV. BIOLOGICAL RESOURCES -- Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☒	☐

Environmental Setting

The California Natural Diversity Data Base identified a substantial area (including already developed portions of the City) that is considered to be San Joaquin Kit Fox habitat. Previous biological studies also noted the potential presence of a California species of special concern, the Borrowing Owl.

No undisturbed, natural habitat remains within the Planning Area. All areas of the Planning Area observable from public roads are currently in agricultural, residential, or non-residential uses. However, this does not mean that disturbed natural habitat could not support threatened or endangered species. Threatened and endangered species are known to use fallow fields when little natural habitat remains. Annexation would contribute cumulatively to the loss of open space through the conversion of agricultural fields to residential uses.

General Plan policies conserve open space through the creation of greenbelt/open space buffers around the perimeter of the City. This annexation is consistent with the General Plan in not expanding the City limits further than 13th Avenue along the westernmost boundary of the City.

No undisturbed, natural habitat remains within the Planning Area.

Standards of Significance

The project would have a significant effect on biological resources if it would:

1. Interfere substantially with the movement of any resident or migratory fish or wildlife species.
2. Substantially diminish habitat for fish, wildlife or plants.
3. Substantially affect a rare, threatened, or endangered species of animal or plant or the habitat of a rare, threatened or endangered species.

Checklist Discussion

- a) Less than significant impact - The site is surrounded by urban development to the south and east of the project site. Land located north and west of the project site are used for agricultural purposes and do not contain any natural, undisturbed areas that may be considered habitat
- b) No Impact – the site does not contain any riparian habitat or other sensitive natural community.
- c) No Impact – the site is not identified as a federally protected wetland.
- d) Less than significant impact - The project would not interfere with the movement of any native resident

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites. There is not natural habitat remains within the project area. e) No Impacts - The project would not conflict with any local policies or ordinances protecting biological resources such as a tree preservation ordinance or policy. f) Less than Significant Impact – the proposed project would convert agricultural habitat to an urban use. There is not a Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state habitat conservation plan that includes this project site. Conclusion: The site is surrounded by urban development to the south and east of the project site. Land located north and west of the project site are used for agricultural purposes and do not contain any natural, undisturbed areas that may be considered habitat, therefore, the project would have a less than significant cumulative impact for biological resources.				

V. CULTURAL RESOURCES -- Would the project:

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

Environmental Setting

The City of Hanford has completed several records searches for cultural resources. Three sites have been identified in or near the City of Hanford. None of the identified sites are located in the project area, although one culturally sensitive site is within one mile of the proposed project. Under SB 18 and AB 52, the Tachi Yokut Tribe requested formal notification of all projects requiring an environmental review under the California Environmental Quality Act (CEQA). Meaningful consultation was initiated with the Tachi Yokut Tribe through a meeting on January 10, 2017. As a result of the meeting, the following mitigation measures have been requested to reduce the impact of development on culturally sensitive resources:

- That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities.
- **(Project-Specific)** That the Tachi Tribe have a Native American monitor on-site during tree removal and/or other ground disturbing activities; including, but not limited to, grading, trenching, etc. Monitoring to continue until released by the Tachi Tribal Cultural Department.
- **(Project-Specific)** That a cultural presentation be given to the developer and all contractors and sub-contractors prior to any ground disturbing activities.

Significance Criteria

The project may have a significant impact on cultural resources if it causes substantial adverse changes in the

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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significance of a historical or archaeological resource as set forth by the California Register of Historic Places and Section 106 of the National Historic Preservation Act; directly or indirectly destroys a unique paleontological resource or site.

Checklist Discussion

- a) Less than Significant Impact - The project would not cause a substantial adverse change in the significance of a historical resource as defined in 15604.5 of the CEQA Guidelines, as the site is not registered as a historical resource.
- b) Less than Significant Impact - The project would not cause a substantial adverse change in the significance of a historical resource as defined in 15604.5 of the CEQA Guidelines, as the site is not registered as a historical resource.
- c) Less than Significant Impact - The project will not directly or indirectly destroy any unique paleontological resource or site, as the site has not been identified as containing unique paleontological resource nor unique geological feature.
- d) **Less than Significant with Mitigation Incorporation** – The City of Hanford received a consultation letter from the Santa Rosa Rancheria Tachi Yokut Tribe station, “after a careful review of the information sent and after review of our own tribal records, we have concluded that this project has a very high likelihood to significantly impact cultural resources and sites sacred to the Tachi Yokut Tribe.” For that reason, a meeting was initiated with the Tribe and mitigation measures were requested to mitigate the impact of development. The mitigation measures are as follows:
 - That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities.
 - **(Project-Specific)** That the Tachi Tribe have a Native American monitor on-site during tree removal and/or other ground disturbing activities; including, but not limited to, grading, trenching, etc. Monitoring to continue until released by the Tachi Tribal Cultural Department.
 - **(Project-Specific)** That a cultural presentation be given to the developer and all contractors and sub-contractors prior to any ground disturbing activities.

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

Mitigation Measures:

Mitigation Measure Cultural Resources 1: the site has not been identified as containing areas of human remains. Project conditions of approval will include a requirement that in the case that any human remains are discovered at any time, that construction will cease and the City is notified as well as the County Coroner pursuant to California Health and Safety Code 7050.5 and Public Resources Code 5097.98.

Mitigation Measure Cultural Resources 2: That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities.

Mitigation Measure Cultural Resources 3: (Project-Specific) That the Tachi Tribe have a Native American monitor on-site during tree removal and/or other ground disturbing activities; including, but not limited to, grading, trenching, etc. Monitoring to continue until released by the Tachi Tribal Cultural Department.

Mitigation Measure Cultural Resources 4: (Project-Specific) That a cultural presentation be given to the developer and all contractors and sub-contractors prior to any ground disturbing activities.

Conclusion:

The incorporation of mitigation measures requested from the Tachi Yokut Tribe will reduce the impacts of development on Cultural Resources.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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Source(s): Hanford General Plan, California Health and Safety Code, Public Resources Code, consultation letter sent in accordance with Public Resources Code, Section 21080.3.1(b).

VI. GEOLOGY AND SOILS -- Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	☐	☐	☒	☐
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☒	☐	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☒	☐

Environmental Setting

Hanford is located in a seismic zone that is sufficiently far from known faults, and consists of a stable geologic

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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formation such that the effects of ground shaking should be minimal. [1974 Five County Seismic Safety Element] "The nearest known earthquake faults are located approximately 60 miles to the east of Hanford in the Sierra Nevada, and in the eastern Coast Ranges area approximately 50 miles to the west" (City of Hanford General Plan EIR, 2002). The project area is not subject to landslides.

"Several studies around Hanford have concluded that liquefaction potential is low due to the medium dense nature of soils, the distance to active faults, and the relatively deep water table. Therefore, the potential for liquefaction to occur is considered to be low"

Significance Criteria

The project may result in significant earth impacts if it causes substantial erosion or siltation, exposes people to geologic hazards or risk from faults, landslides or unstable soil conditions. Grading that disturbs large amounts of land or sensitive grading areas (such as slopes in excess of 20%) may cause substantial erosion or siltation.

Checklist Discussion

- Less than Significant Impact - No known faults are located on the project site. The project will not expose people or structures to shaking, ground failure including liquefaction, or landslides. Construction of the residential development may require some earth movement resulting in disruption and compaction of soils. This is not significant because the area is designated for urban uses.
- Less than Significant Impact with Mitigation Measures** – Construction of urban uses would create changes in absorption rates, drainage patterns, and the rate and amount of surface runoff in the annexed area. Standard construction practices that comply with City of Hanford ordinances and regulations, the California Building Code, and professional engineered designs approved by the Hanford Public Works Engineering Division will mitigate any potential impacts from future development, if any. The Hanford General Plan and City of Hanford Development Standards include policies for development that would reduce the potential impact of soil erosion or the loss of topsoil.
- Less than Significant Impact - The proposed project site would not be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in off-site landslide, lateral spreading, subsidence, liquefaction or collapse. Hanford General Plan addressed the potential for adverse effects from reactive soils in adverse conditions.
- Less than Significant Impact – the project will not result in or expose people to potential impacts from expansive soils. The Hanford General Plan addressed the potential for adverse effects from expansive soils and it was found that such conditions do not exist to the extent that Standard construction practices that comply with City of Hanford ordinances and regulations, the California Building Code, and professional engineering designs approved by the Hanford Engineering Division would not mitigate.
- Less than Significant Impact –The City will provide necessary sewer and water systems for development. The project will not utilize septic or alternative disposal methods.

Mitigation Measures:

Mitigation Measure Geology 1: That the applicant comply with City of Hanford ordinances and regulations, the California Building Code and professional engineered designs, approved by the Hanford Public Works Engineering Division, to mitigate any potential impacts from future development.

Conclusion

The project will not result in significant impacts to geophysical conditions with mitigation measures in place, therefore the impact is considered less than significant, cumulatively.

Source(s): General Plan and General Plan EIR (2002); Plan for Services – Public Works, 2016

VII. GREENHOUSE GAS EMISSIONS – Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☒	☐	☐

Environmental Setting

Gases that trap heat in the atmosphere are referred to as greenhouse gases (GHGs), because they capture heat radiated from the sun as it is reflected back into the atmosphere. The accumulation of GHGs has been implicated as a driving force for climate change. Individual projects contribute to the cumulative effects of climate change by emitting GHGs during construction and operations.

In 2005, the Governor established executive order S-3-05, which set target dates for reduction of GHG. By 2010, reduce GHG to 2000 levels, by 2020 to 1990 levels, and by 2050 to reduce GHG emission to 80% below 1990 levels. In 2006, California passed AB 32, which requires the California Air Resources Board (CARB) to design and implement emission limits, regulation and other measures that are feasible and cost-effective resulting in GHG emission reduced to 1990 levels by 2020.

In 2009, the California Office of Planning and Research (OPR) published revisions to CEQA to address GHG emissions. The amendments included the following:

Climate Action Plans and other greenhouse gas reduction plans can be used to determine whether a project has significant impact, based upon its compliance with the plan.

Local governments are encouraged to quantify the greenhouse gas emissions of proposed project, noting that they have the freedom to select the models and methodologies that must meet their needs and circumstances. The section also recommends consideration of several qualitative factors that may be used in the determination of significant, such as the extent to which the given project complies with state, regional, or local GHG reduction plans and policies. OPR does not set or dictate specific thresholds of significance.

When creating thresholds of significance, local governments may consider thresholds of significance adopted by other agencies.

On December 30, 2009, the Natural Resources Agency adopted the proposed amendment to the CEQA Guidelines in the California Code of Regulations. Also in December 2009, the SJVAPCD adopted guidance documents for addressing GHG impacts. The guidance reflects on performance based standards known as Best Performance Standards (BPS), to assess significance of projects related GHG emissions on global climate change during the environmental process. Projects can mitigate their impacts to less than significant by including BPS in their project. Compliance with AB32 may also be achieved by reducing emissions 29% less than business as usual.

In May of 2014, the City of Hanford adopted a Climate Action Plan to quantify GHG emissions, ensure compliance with AB32 and to streamline the environmental review process in accordance with CEQA Guidelines Section 15152 and 15183.5.

Effective October 1, 2005 the State adopted new energy standards for all new buildings (Title 24, Part 6) that require additional energy efficiency in buildings. These new standards require additional attention to orientation of buildings, windows, insulation, heating and air-conditioning systems, lighting systems (incorporating natural lighting where possible), and efficient operational equipment. Each new building design is analyzed and a report must be submitted with building plans that identifies the energy efficiency of the proposed building and how it meets the new higher standard set by the State. The City of Hanford will be responsible for ensuring that new

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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buildings meet the standards in the building-permit process.

Significance Criteria

The project related effects of GHG emissions are cumulative; therefore climate change impacts are addressed as cumulative, than a direct impact. Since climate change is a global phenomenon, no direct impact would be identified for individual projects. The following criteria are used to evaluate whether a project would result in a significant impact for climate change impacts:

Does the project comply with an adopted statewide, regional, or local plan for reduction or mitigation of GHG emissions? If no, then,

Does the project achieve 29% GHG reductions by using approved Best Performance Standards? If no, then

Does the project achieve AB32 targeted 29% emission reductions compared with Business as Usual (BAU)?

Project that meet one of these guidelines would have less than significant impact.

Checklist Discussion

- Less than Significant Impact - The project complies with the adopted Climate Action Plan and will not impede the State's ability to meet the GHG-emission reduction targets under AB32. Current and probable future state and local GHG-reduction measures will continue to reduce the project's contribution to climate change. As a result, the project will not contribute significantly, either individually or cumulatively, to GHG emissions.
- Less than Significant with Mitigation Incorporation** - Compliance with the Climate Action Plan and the rules of the San Joaquin Valley Air Pollution Control District will reduce impact to greenhouse gases to a less than significant level. With the incorporation of the above mitigation, the proposed project will not result in a conflict with any plan, policy or regulation; therefore, impacts to greenhouse gas emissions are less than significant.

Mitigation Measures:

Mitigation Measure Greenhouse Gases 1: Compliance with the Climate Action Plan and the rules of the San Joaquin Valley Air Pollution Control District will reduce impact to greenhouse gases to a less than significant level.

Conclusion

With mitigation measures, the project will not contribute significantly to global climate change and would not impede the State's ability to meet its GHG reduction targets under AB32. The project will not contribute significantly, either individually or cumulatively, to global climate change.

Source(s): 2002 General Plan Update, 2002 General Plan Update EIR, San Joaquin Valley Air Pollution Control District, Final Regional Climate Action Plan)

VIII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☒	☐

Environmental Setting

The General Plan contains a Hazards Management Element which was adopted to reduce potential safety issues associated with urban development. The project site is not listed as part of the State of California Hazardous Waste and Substances List. Field review by City staff did not reveal any potential for hazards or obvious signs of contamination on the site. Refer to previous sections for discussion of geologic and seismic hazards, water, water quality and flooding and air quality.

Significance Criteria

The project may result in significant hazards if it does any one of the following:

1. Create a public health hazard
2. Involve the use or production, disposal or upset of materials which pose a hazard to people in the area or

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
interferes with an emergency response plan 3. Violates applicable laws intended to protect human health and safety or would expose workers to conditions that do not meet health standards. Checklist Discussion a) Less than Significant Impact – There are no known hazardous materials that would be generated by the proposed project that would expose sensitive receptors to substantial risk. The proposed use of residential land use is not associated with substantial transportation, use, or disposal of hazardous materials. b) Less than Significant Impact - Construction activities that could involve the release of hazardous materials include maintenance of on-site construction equipment, which could result in minor fuel or oil spills. The use of such materials are required to comply with local, state and federal regulations, therefore impacts are considered less than significant. c) Less than Significant Impact – there are no known hazardous materials that would be generated by the proposed future development of the residential site that would expose schools to substantial risk. The nearest existing school is Frontier Elementary School, located 0.80 miles southwest of the project site. The proposed residential land use is not associated with the emission or handling of hazardous materials. Residential uses may contain small quantities of hazardous materials that are otherwise governed by local, state, or federal regulations. d) No Impact - The project site is not listed as part of the State of California Hazardous Waste and Substances List (Cortese List) therefore, there is no impact. e) No Impact – The proposed project site is 3.3 miles from the Hanford Municipal Airport. The proposed site is outside the airport land use plan for the Hanford Municipal Airport. The Hanford Municipal Airport is approximately 3.3 miles to the southeast. f) No Impact -The project site is not located within two miles of a private or public airport/airstrip therefore there is no impact. g) Less than Significant Impact – the proposed project is located 2.2 miles north of State Highway 198, 0.5 miles north of Grangeville Blvd, and 1.0 mile south of Flint Avenue, which are adopted emergency transportation corridors. The proposed project would not interfere with emergency transportation on this route. h) Less than Significant Impact– the proposed project is located within an urbanized area of the City and the risk of wildfire is very low. Conclusion The impact from hazards and hazardous materials are expected to be less than significant. Source: 2002 General Plan, 2002 General Plan EIR, State of California Hazardous Waste and Substance List				
IX. HYDROLOGY AND WATER QUALITY -- Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☒	☐	☐

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

Environmental Setting

Recharge of groundwater in the City occurs by 1. Direct infiltration of precipitation falling in the area; 2. Infiltration of surface water entering the area in natural or manmade drainage; 3. Infiltration of a portion of water spread for irrigation (either surface water from drainage or pumped ground water); 4. Underflow of ground water in the area from the north and east; and 5) artificial recharge of excess surface water by KCWD and treated wastewater by City of Hanford.

The City Council for the City of Hanford adopted an Arsenic Reduction Study which identified actions to be taken by the City of Hanford in order to meet the new Federal and State Arsenic MCL requirements. Hanford was given until December 31, 2009, to be in compliance. All the actions in the Arsenic Reduction Study were completed; therefore, the City's water system and water quality are currently in compliance with the Federal and State Arsenic MCL.

Significance Criteria

The project may result in significant impacts if it would violate any water quality standards or waste discharge requirements, substantially deplete groundwater supplies or interfere with groundwater recharge; substantially alter the existing drainage pattern of the site or substantially increase the rate of surface runoff; exceed the existing drainage system.

Checklist Discussion

- a) **Less than Significant Impact with Mitigation Incorporation** - The project will be required to comply with all City ordinance, standards and policies which will assure proper grading and storm water drainage into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge. The project will not violate any water quality standard or waste discharge requirements.
- b) **Less than Significant Impact with Mitigation Incorporation** - The project would not deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the aquifer as a result of the project. The majority of water use will be for landscaping, which will be required to comply with newly adopted State standards for landscaping as a result of the drought measures recently implemented by the State and the City of Hanford. The Urban Water Management Plan identified adequate groundwater supplies for the City of Hanford, therefore impacts are determined to be less than significant with mitigation measures for water usage associated with landscaping.
- c) **Less than Significant Impact with Mitigation Incorporation** - The project proposes a 5.02-acre basin for storm drainage of the site. The proposed drainage basin would not result in substantial erosion or siltation on- or off-site. The developer shall be required to comply with State of California Water Resources Control Board requirements, specifically related to the National Pollution Elimination System Permit process.
- d) **Less than Significant** – the proposed project is consistent with the Hanford General Plan and the General Plan EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
e) Less than Significant– Public Works has worked with the applicant to ensure that runoff water and planned stormwater drainage systems will be able to accommodate the project's capacity. f) Less than Significant Impact with Mitigation Incorporation - The project will be required to comply with all City ordinance, standards and policies which will assure proper grading and storm water drainage into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge. The project will not violate any water quality standard or waste discharge requirements. g) No Impact. The project does not include housing located within a flood zone as shown in the Flood Insurance Rate Map for Hanford (Panel 06031C 0185C, June 16, 2009) therefore there is no impact. h) See g above. i) No Impact. The project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including dam failure. Therefore, there is no impact. j) No Impact. The project is not located near any ocean, coast, or seiche hazard area; therefore there is no impact. Mitigation Measures: Mitigation Measure Hydrology 1: The project will be required to comply with all City ordinance, standards and policies which will assure proper grading and storm water drainage into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge. The project will not violate any water quality standard or waste discharge requirements. Mitigation Measure Hydrology 2: The project would not deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the aquifer as a result of the project. The majority of water use will be for landscaping, which will be required to comply with newly adopted State standards for landscaping as a result of the drought measures recently implemented by the State and the City of Hanford. The Urban Water Management Plan identified adequate groundwater supplies for the City of Hanford, therefore impacts are determined to be less than significant with mitigation measures for water usage associated with landscaping. Mitigation Measure Hydrology 3: Compliance with State of California Water Resources Control Board requirements, specifically related to the National Pollution Elimination System Permit process. Mitigation Measure Hydrology 4: The project will be required to comply with all City ordinance, standards and policies which will assure proper grading and storm water drainage into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge. The project will not violate any water quality standard or waste discharge requirements. Conclusion Less than Significant with Mitigation Incorporation – Development projects proposed to be constructed in the project area will be required to analyze their project specific hydrology and water impacts on a project by project basis and will be responsible for mitigating impacts. Source: 2002 General Plan, 2002 General Plan Update, Hanford Storm Water Master Plan, State of California Department of Water Resources				
X. LAND USE AND PLANNING - Would the project:				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

Environmental Setting

The proposed project is consistent with the General Plan, as the area is planned for future, Low-Density Residential Development. The proposed project is contiguous to the City on the east and south side and represents a logical extension of the City.

The City of Hanford has not established any habitat or farmland conservation plan.

Significance Criteria

The project may result in significant impacts if it physically divides an established community, conflicts with existing off-site land uses, causes substantial adverse change in the types or intensity of land use patterns or conflicts with any applicable land use plan, policy or regulation.

Checklist Discussion

- a) Less than significant impact –There are future residences planned directly east and south of the property. The proposed project is consistent with the General Plan designation for the property, Low-Density residential. There is not an established community that would be affected by the proposed project.
- b) No impact - The applicant is proposing to implement the Hanford General Plan at this location; the property will be rezoned in accordance with the General Plan land use designation Low-Density Residential.
- c) No Impact - There are no habitat conservation plans or natural community conservation plans for the project area therefore there is no impact.

Conclusion

The project is being developed consistent with the General Plan, specifically the Land Use Element and will not have significant impacts to Land Use and Planning.

XI. MINERAL RESOURCES -- Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒
Environmental Setting There are no known mineral resources on the project site based on Hanford's 2002 General Plan EIR; therefore, no impacts are anticipated to occur.				
Significance Criteria The project would create significant impacts to mineral resources if there was a loss of availability of a known mineral resource.				
Checklist Discussion a) No Impact – there are no known mineral resources in the City, therefore, the project could not result in the loss of availability of a known mineral resource. b) No Impact. There are no known locally-important mineral resource recovery sites within the City of Hanford; therefore, the project would create an impact.				
Conclusion There will be no impact to mineral resources.				
XII. NOISE -- Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☒	☐	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Environmental Setting

According to the Hanford General Plan some land uses are more tolerant of noise than others. These uses typically include activities that generate loud noise levels or those that do not require verbal interaction, concentration, or sleep. Commercial and retail facilities require very little speech communication and therefore are generally allowed in noisier environments. The proposed project location would not expose persons to noise levels or ground borne vibration in excess of the standards established in the Hazards Element of the General Plan. Noise levels have been established in the General Plan as shown in the Table below.

Table HZ-3

Noise-Level Performance Standards for New Projects Affected
By or Including Non-Transportation Sources

Land Use	Noise-Level Descriptor	Exterior Noise-Level Standard (Applicable at Property Line)		Interior Noise-level Standard	
		Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
Residential	L_{eq}	50	45	40	35
	L_{max}	70	65	60	55
Transient lodging, hospitals, nursing homes	L_{max}	--	--	40	35
				60	55
Theaters, auditoriums, music halls	L_{eq}	--	--	35	35
Churches, meeting halls	L_{eq}	--	--	40	40
Office buildings	L_{eq}	--	--	45	--
Schools, libraries, museums	L_{eq}	--	--	45	--
Playgrounds, parks	L_{eq}	65	--	--	--

Note:
Each of the noise levels specified above shall be lowered by 5 dBA for single tree noises, noises consisting primarily of speech or music, or recurring impulsive noises. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings).

L_{eq} = Noise Equivalent Level
 L_{max} = Maximum Noise Equivalent

Significance Criteria

Impacts from the project would be considered significant if they would result in significant noise or exposure of persons to or generation of noise levels in excess of standards established in the Hanford General Plan.

Checklist Discussion

- a) Less than Significant with mitigation incorporation– the project proposed and the future development of the property as a residential development is consistent with the General Plan. Noise-Level performance standards will be required to meet the dB requirements prescribed by the General Plan Hazard's Element. The Hanford General Plan policies require residential development to be located in an

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
environment where transportation noise and non-transportation noise meet City Standards. Standards for transportation noise at the property line are 60 dB and non-transportation related noise is 50 dB in the daytime and 45 dB at nighttime. b) Less than Significant. The project may result in a temporary increase in ground borne vibration or noise levels as a result of construction activities, impacts are anticipated to be less than significant. c) Less than Significant. The project may result in an increase in permanent noise levels due to increased traffic, population, and activity. Noise was previously evaluated in the General Plan and the project is consistent with the planned land use in the General plan. d) Less than Significant. A temporary increase in ambient noise would occur in association with construction activities. Construction noise is short term and will occur for limited times. Impacts are less than significant. e) No impact - The project is approximately 3.3 miles away from airport and is not located within an airport land use plan. f) No Impact - The project is not located within the vicinity of a private airstrip, there is no impact.				

Mitigation Measure:

Mitigation Measure: Noise 1: Noise-Level performance standards will be required to meet the dB requirements prescribed by the General Plan Hazard's Element. The Hanford General Plan policies require residential development to be located in an environment where transportation noise and non-transportation noise meet City Standards. Standards for transportation noise at the property line are 60 dB and non-transportation related noise is 50 dB in the daytime and 45 dB at nighttime

Conclusion

The project would create temporary construction noise, but the impact of noise will be mitigated to a point that is considered less than significant with required conditions of the physical development of the project. .

Source: 2002 General Plan Update, 2002 General Plan Update EIR

XIII. POPULATION AND HOUSING -- Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Environmental Setting

The Hanford General Plan forecasted growth in the City from a population of 44,111 in 2001 to more than 82,000 by the year 2024. This growth will require the development of more than 5,900 acres of land surrounding the

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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existing City. The City must expand existing boundaries within the General Plan Planning Area to accommodate this growth. The General Plan contains policies and programs that accommodate growth while reducing the impacts of growth on the environment. The proposed project is consistent with the General Plan Land Use Element and is considered an implementation of the General Plan. The project location is within the infrastructure master plans of the City of Hanford and residential growth has been accommodated in the master infrastructure planning.

The existing site contains vacant land which will be replaced with intensive urban scale residential development.

Significance Criteria

The project may result in significant impact if it induces substantial growth, displaces a large number of people, or contributes to a job housing imbalance.

Checklist Discussion

- Less than significant impact – The project will induce population growth in the area, since the project includes a plan to subdivide two properties, totaling 79 acres into 255 single-family residences. Using the current household population of 3.11, 255 single-family residences have the potential to bring approximately 793 persons to the area. The General Plan designates the land for future, single-family residential development. The General Plan EIR evaluated the impact of population growth in the area and determined the effect to be unavoidable. A statement of overriding considerations was adopted for the Population and Housing in the 2002 General Plan EIR. The proposed project is consistent with the General Plan Land Use Element and is considered an implementation of the General Plan. The project location is within the infrastructure master plans of the City of Hanford and residential growth has been accommodated in the master infrastructure planning.
- No Impact - The project will not result in displacement of housing, as there are not residential units within the project location.
- No Impact - The project will not result in displacement of people.

Conclusion

The proposed project is consistent with the General Plan Land Use Element and is considered an implementation of the General Plan. The project will not result in a significant impact to population and housing.

XIV. PUBLIC SERVICES --

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☒	☐	☐
Police protection?	☐	☒	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Schools?	☐	☒	☐	☐
Parks?	☐	☒	☐	☐
Other public facilities?	☐	☐	☒	☐

Environmental Setting

Emergency services protection (Fire and Police) in the proposed project area are provided by the City of Hanford. The City of Hanford is currently served by two fire stations. Station No. 1 is a 10,000 sq. ft. facility located at 340 W. Grangeville Blvd. Station 2 is a 4,500 sq. ft. facility located at 10553 Houston Avenue. Additional stations have been planned at the northwest corner of Berkshire and Centennial Drive and at the northwest intersection of Woodland and 12th Avenue. Station service areas are designed to allow for an approximate 5 minute response time, which is the acceptable standard for the City. The City has adopted Development Impact Fees for Fire Services.

The Hanford Police Department (HPD) currently operates out of a single station, located at 425 N Irwin Street. This facility, while adequate for current programs and community demands, offers little room for expansion to meet increasing needs of the police services. As growth continues in Hanford, additional sworn officers and support staff will be required. Expanding personnel requires significant capital investment for equipment such as vehicles, law-enforcement supplies, and office space.

The project site is within the Pioneer Union Elementary School District and the Hanford Joint High School District. The Districts have adopted Development Impact fees for school impacts caused from new development. New development generates additional students and needs for the school districts to accommodate those new students with facilities.

The City has established parks development standards in the General Plan. Each new development is required to provide for public parkland at a ratio of not less than 1.5 acres per 1,000 residents of neighborhood park and not less than 2 acres of community park per 1,000 residents. The City has established park development standards for development of the parks. The City has adopted development impact fees for parkland development.

Significance Criteria

The project may result in significant public service impacts if it substantially and adversely alters the delivery or provision of fire protection, police protection, schools, facilitates maintenance and other government services.

Checklist Discussion

- (FIRE) Less than Significant Impact with mitigation measures (payment of impact fees)** - the project site will receive fire protection service from the City of Hanford Fire Department. The department has indicated that the proposed project will not have a significant impact on its ability to respond to emergencies with its current personnel and equipment. The project will be required to pay fire impact fees.
- (POLICE) Less than Significant Impact with mitigation measures (payment of impact fees)** - The project site will receive police protection service from the City of Hanford Police Department. The department has indicated that they will be able to service the development. No significant impact is anticipated. The project will be required to pay police impact fees.
- (SCHOOLS) Less than Significant Impact with mitigation measures.** The payment of school impact fees, as required by law, and the future designation of a school site under the City of Hanford General Plan Update would reduce the impact to less than significant.
- (PARKS) Less than Significant Impact with mitigation measures (providing park space and/or payment of impact fees)** – applicant's request includes the subdivision of approximately 79 acres into 225 single-family residences, which has the potential to increase the population of the area by 793 persons, bases on 3.11 people per household. Using the ratio requirement for public parkland, the

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
proposed subdivisions are required to provide 1.19 acres of neighborhood park space and 1.59 acres of community park space. Tentative Tract 918 proposes two acres of park space for the subdivisions. The applicant is required to provide the park space or pay impact fees for whatever the development did not accommodate. e) (OTHER) Less than significant impact - Consultation was sent to various governmental agencies – in response to public facilities, a comment was received from David Kemp of Southern California Gas Company. Originally, So. Cal. Gas was requested a 10 ft wide public utility easement, however, after discussion with the Public Works Department agreed to the standard six-ft. public utility easement, and agreed the easement did not need to be 10 ft. wide. Mitigation Measures: Mitigation Measure Public Service 1: That the development is subject to Fire Impact Fees. Mitigation Measure Public Service 2: That the development is subject to Police Impact Fees. Mitigation Measure Public Service 3: That the development is subject to School Impact Fees. Mitigation Measure Public Service 4: That the development is subject to Park Impact Fees or the dedication of park space for public use. Conclusion The project can be served by existing public services. The project will be subject to impacts fees (Fire, Police, School and Park). The project will not result in significant impacts to public services with the payment of impact fees to mitigate the project's effect. Sources: Consultation letter received from David Kemp (Southern California Gas Company). 2002 General Plan, 2002 General Plan EIR, City of Hanford Municipal Code, City of Hanford Impact Fee Resolution,				
XV. RECREATION --				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☒	☐	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☒	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Environmental Setting The City of Hanford has established parks development standards in the General Plan. Each new development is required to provide for public parkland at a ratio of not less than 1.5 acre per 1,000 population of neighborhood park and not less than 2 acres of community park per 1,000 population. The City has established park development standards for development of the parks. The City has adopted development impact fees for parkland development.				
Significance Criteria The project may create impacts if it creates demand for new expanded parks and recreation facilities or substantially alters existing facilities.				
Checklist Criteria a) Less than Significant Impact with Mitigation Incorporation – the applicant's request includes the subdivision of approximately 79 acres into 225 single-family residences, which has the potential to increase the population of the area by 793 persons, bases on 3.11 people per household. Using the ratio requirement for public parkland, the proposed subdivisions are required to provide 1.19 acres of neighborhood park space and 1.59 acres of community park space. Tentative Tract 918 proposes two acres of park space for the subdivisions. The applicant is required to provide the park space or pay impact fees for whatever the development did not accommodate. b) See a.				
Mitigation Measures: Mitigation Measure Recreation 1: The applicant will be required to provide park space or pay impact fees for park space.				
Conclusion. With the integration of park space into the project, and payment of impact fees for any space not provided, the project has a less than significant impact on recreation. Source: 2002 General Plan, 2002 General Plan EIR, City of Hanford Municipal Code				
XVI. TRANSPORTATION/TRAFFIC -- Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☒	☐	☐
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☒	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
e) Result in inadequate emergency access?	☐	☐	☒	☐
f) Result in inadequate parking capacity?	☐	☒	☐	☐
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☒	☐

Environmental Setting

"The City of Hanford has adopted an overall Level of Service (LOS) standard of C with peak hour LOS standard of D acceptable in some instances. Due to the nature of the roadway system, improvements to existing developed areas is extremely difficult. As a result, there may be instances where a lower LOS is acceptable" (City of Hanford General Plan, Circulation Element, 2002).

The project will be served by Centennial Drive, a collector street. Centennial Drive will be extended to accommodate the planned residential development. The Circulation Element planned for the extension of Centennial Drive north of Grangeville at the time of development.

Kings County Public Works Department offered, at the time Centennial drive connects to Fargo Avenue, a left turn pocket be constructed for west bound Fargo Avenue traffic. The City Public Works Department will address traffic impacts through conditions of development for Tentative Tract 918 and 919.

Hanford Joint Union High School District offered that their concern is traffic congestion in the area that already has impacted intersections and ask for the consideration of installation of traffic signals. The City Public Works Department will address traffic impacts through conditions of development for Tentative Tract 918 and 919.

Together with the development of Tract 861, Centennial Drive will be developed as a major collector street in conformance with City Standard ST-23, "Major Collector Street."

Significance Criteria

The project may result in significant transportation/circulation impact if it does the following"

1. Cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the road system that are inconsistent with adopted standards.
2. Creates traffic conditions which expose people to traffic hazards.
3. Substantially interferes or prevents emergency access to the site or surrounding properties.
4. Conflicts with adopted policies or plans for alternative transportation.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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Checklist Discussion

- a) Less than Significant with payment of impact fees to mitigate effect –The project site will be subject to traffic impact fees and responsible for street improvements to Centennial Drive, Devon Street, and Fargo Avenue.
- b) Less than Significant -The City of Hanford has adopted an overall Level of Service (LOS) standard of C with peak hour LOS standard of D acceptable in some instances. Due to the nature of the roadway system, improvements to existing developed areas is extremely difficult. As a result, there may be instances where a lower LOS is acceptable. Existing roads in Hanford have a LOS of C or greater, with the exception of portions of Fargo, Lacey and 10th Avenue.
- c) Less than Significant - The proposed project will not create a change in air traffic patterns nor increase traffic levels or change in location that result in substantial safety risks. The project is located 3.3 miles away from the nearest municipal airport.
- d) Less than Significant – Public Works has reviewed the proposed street configuration and determined the project will not feature designs that increase hazards.
- e) Less than Significant – the proposed project is located 2.2 miles north of State Highway 198, 1.5 miles north of Grangeville Boulevard, and 1 mile south of Flint Avenue, which are adopted emergency transportation corridors. The proposed project would not interfere with emergency transportation on this route. Emergency access by fire and police is sufficient, as proposed.
- f) Less than Significant with Mitigation Incorporation – the applicant will be required to provide parking at the ratio prescribed by the Municipal Code for single-family residential, “ b. One-family dwelling, two (2) spaces for each dwelling unit, with at least one space within a garage or carport.”
- g) Less than Significant – the project will be required to comply with all adopted policies, plans and programs supporting alternative transportation.

Mitigation Measures

Mitigation Measure Transportation 1: That the development is subject to traffic impact fees and the developer will be responsible for traffic-related improvements.

Mitigation Measure Transportation 2: That the applicant will be required to provide parking at the ratio prescribed by the Municipal Code for single-family residential, “ b. One-family dwelling, two (2) spaces for each dwelling unit, with at least one space within a garage or carport.”

Conclusion

The project has been evaluated by the Public Works Department for compliance with the City of Hanford standards for streets and improvements and it has been determined the project would have a less than significant impact on Traffic and Transportation with mitigation measures implemented and payment of the traffic impact fee.

Source: City of Hanford General Plan, Circulation Element, 2002, City of Hanford Municipal Code, City of Hanford Impact Fee Resolution, Consultation letter received from Kings County Public Works Department, Consultation letter received from the Hanford Joint High School Union High School District.

XVI. UTILITIES AND SERVICE SYSTEMS -- Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☒	☐	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☒	☐	☐
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the projects projected demand in addition to the providers existing commitments?	☐	☐	☒	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the projects solid waste disposal needs?	☐	☐	☒	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

Environmental Setting

The City of Hanford is located in the southern portion of the San Joaquin Valley Groundwater basin, the San Joaquin Valley Ground-Water Basin is the largest ground-water basin in California. This basin covers approximately 13,500 square miles and has a storage capacity of 570 million acre-feet with a useable capacity of at least 80 million acre-feet. Groundwater in much of the southern portion of the San Joaquin Valley Ground-Water Basin occurs under unconfined, semi-confined or confined conditions. Confined conditions generally occur beneath a laterally extensive clay strata, known as the E-Clay (Corcoran Clay) which occurs at varying depths in the City's General Plan Area. Unconfined and/or semi-confined conditions generally occur above the E-clay, although confined conditions may also be present locally as a result of other clay layers located above the E-clay.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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The City withdraws groundwater for domestic service from below the E-clay layer.

The City of Hanford is situated in the north central portion of the Tulare Lake Hydrologic Study Area (TLHSA), as defined by the California Department of Water Resources. The TLHSA encompasses approximately 524,800 acres in the southern portion of the San Joaquin Valley, south of the Kings River Watershed, and the adjacent mountain slopes, including the west slope of the Sierra Nevada. According to a report prepared by DWR, the TLHSA has a storage capacity of 1.5 million acre feet and a perennial yield of 443,000 acre feet. Total annual extraction is estimated at 672,000 acre. DWR estimates the annual overdraft is 229,000 acre feet.

The City of Hanford receives its water supply from the underlying ground water aquifers. The City-wide average per capita water use in Hanford is 205 gallons per day. With a service population of approximately 55,000, the current City annual average day demand is approximately 11.28 million gallons per day. The City of Hanford has adopted a water conservation ordinance, which enforces limitations on domestic use of water.

The City's wastewater treatment facility permitted and designed to treat 8 million gallons per day is currently processing approximately 5.5 million gallons per day in domestic and industrial wastewater. The City of Hanford uses a nominal rate of 100 gallons per day of waste water per capita.

The City has initiated a program to ensure long-term reuse of treated disinfected wastewater for agricultural purposes and recharge of groundwater supplies for agriculture. The City has obtained a "Master Reclamation Permit" from the Regional Water Quality Control Board for this purpose.

The Kings County Waste Management Authority was formed in September, 1989, by agreement between the cities of Hanford, Lemoore, Corcoran and the County of Kings in order to provide a reasonable approach to all waste management activities in Kings County. A materials recovery facility (MRF) was constructed at the southeast corner of Hanford-Armona Road and 8th Avenue, which serves the Hanford area. Hanford's General Plan EIR states that the Kings County Waste Management Authority is anticipating future growth and is responding for disposal at landfills during the planning period of the General Plan.

The project will also be required to pay impact fees for wastewater, water, solid waste to further mitigate any impacts to utilities.

Thresholds of Significance

The project may result in significant impacts on utilities and service systems if it substantially and adversely alters the delivery of utilities or substantially increases the demand for utilities.

Checklist Discussion

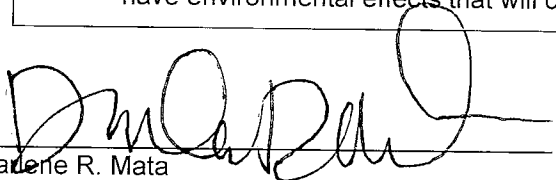
- Less than Significant- Wastewater impacts were evaluated in accordance with the adopted Waste Water Master Plan. The City has determined that although the project will increase demand at the treatment plant, that the increase will not exceed wastewater treatments requirements. Impacts are less than significant.
- Less than significant impact - Wastewater impacts were evaluated in accordance with the adopted Waste Water Master Plan. The City has determined that although the project will increase demand at the treatment plant, the increase will not exceed wastewater treatments requirements. Impacts are less than significant.
- Less than Significant with Mitigation Measures: The project proposes a basin for storm drainage of the site. A requirement of development will be that the developer shall comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process.
- Less than Significant with Mitigation Incorporation** - The City of Hanford prepared an Urban Water Management Plan and has determined that there is sufficient water to serve the proposed project. Due to the drought, the project will be required to comply with all State and local regulations regarding water conservation measures and landscaping.

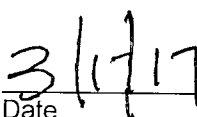
	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
e) No Impact. The project will not require a determination by a wastewater agency. f) Less than Significant – the City of Hanford will provide for solid waste collection and disposal for the proposed project site. The City has achieved a 50% diversion rate from the landfill and has incorporated a greenwaste program and recycling at the Materials Recycling Facility. g) No Impact. The project will be required to comply with all federal, state and local statues regulating solid waste. Mitigation Measure: Mitigation Measure Utilities 1: that the developer shall comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process. Mitigation Measure Utilities 2: Due to the drought the project will be required to comply with all State and local regulations regarding water conservation measures and landscaping. Conclusion Less than Significant Impact with Mitigation Incorporation - Impacts to utilities and services are considered less than significant with compliance with existing State and local water conservation measures. Source: 2002 General Plan, 2002 General Plan EIR, Wastewater Master Plan, Storm Water Master Plan, Water Master Plan, Urban Water Management Plan, State of California Department of Water Resources. City staff				

XVII. MANDATORY FINDINGS OF SIGNIFICANCE --

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☒	☐	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Less than Significant - Based on the analysis provided in the initial study, the project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels or threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals. b) Less than Significant with Mitigation Incorporation- Based on the analysis provided, the project would not result in any significant cumulative impacts relative to other current projects, or the effects of probable future projects. c) Less than Significant with Mitigation Incorporation - Based on the analysis provided, the project will not have environmental effects that will cause substantial adverse effects on human beings.				


 Darlene R. Mata
 Community Development Director


 Date
~~February 18, 2017~~
 3/1/2017

This section addresses the project's potential to contribute to cumulative impacts in the region, CEQA Guidelines Section 15355 defines cumulative impacts as two or more individual effects that, when considered together, are considerable or which compound or increase other environmental impacts. The individual effects may be changes resulting from a single project or separate projects. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable future projects.

Cumulative Setting

The cumulative setting for the proposed project is the full build out of the annexed area as Low-Density Residential and the entitled project approved for the area, including, Annexation 151, Tentative Tract 917, 887, and 861.

Impact Analysis

Aesthetics

Less than Significant with Mitigation Incorporation - Impacts to aesthetics are anticipated to be less than significant with mitigation measures for light sources from new projects including this project, Tentative Tract 918 and 919, and future projects, Tentative Tract 917, 887, and 861, and Annexation 151.

Agriculture and Forest Resources

Less than Significant with Mitigation Incorporation- Impacts to agriculture and forest resources are anticipated to be less than significant with mitigation measures. The project will convert prime agricultural land and farmland of statewide importance to a non-agricultural use; however impacts have been analyzed for the conversion of farmland to non-agricultural uses for this project and future projects, Tentative Tract 917, 887, 861, and Annexation 151, under the General Plan EIR (2002), for which a Statement of Overriding Considerations was certified. A condition of approval for the development (and others within one mile of agriculture) will be that a right-to-farm provision be recorded with the recording of the final subdivision map to insure that future residents of the homes in the project are aware of the adjacent agricultural uses and their right to continue to operate.

Air Quality

Less than Significant with Mitigation Incorporation -The project will not create or result in any significant air quality impacts. Effects to air quality from new projects including this project, Tentative Tract 917, 887, 861, and Annexation 151, are not anticipated to be significant with the incorporation of the standard City conditions of approval for compliance with the rules and regulations of the SJVUAPCD and based on the Statement of Overriding Considerations adopted for the General Plan Update EIR of which the project, and future projects Tract 917, 887, 861, and Annexation 151, are consistent.

Biological Resources

Less than Significant – impacts to biological resources from this project, and future planned projects, Tract 917, 887, 861 and Annexation 151, are anticipated to be less than significant. This site and surrounding properties are proximal to urban development and land used for agricultural purposes, which therefore do not contain any natural, undisturbed areas that may be considered habitat; therefore, the project would have a less than significant cumulative impact for biological resources.

Cultural Resources

Less than Significant with Mitigation Incorporation –This project and future planned projects, Tract 917, 887, 861 and Annexation 151 would not create any significant impact to cultural resources; a mitigation measure is included for this project and others planned in the same area, that if remains are discovered, the City will be contacted and the appropriate agencies will be notified.

Geology and Soils

Less than Significant - The project and future planned projects, Tract 917, 887, 861 and Annexation 151 will not result in significant impacts to geophysical conditions, therefore, the impact is considered less than significant, cumulatively.

Greenhouse Gas Emissions

Less than Significant with Mitigation Incorporation - With mitigation measures, this project, and future planned projects, Tract 917, 887, 861 and Annexation 151 will not contribute significantly to global climate change and would not impede the State's ability to meet its GHG reduction targets under AB32. The project will not contribute significantly, either individually or cumulatively, to global climate change.

Hazards and Hazardous Materials

Less than Significant - The impact from hazards and hazardous materials from this project and future planned projects, Tract 917, 887, 861 and Annexation 151 are expected to be less than significant.

Hydrology/Water Quality

Less than Significant with Mitigation Incorporation – Development projects proposed to be constructed in the project area will be required to analyze their project specific hydrology and water impacts on a project by project basis and will be responsible for mitigating impacts.

Land Use Planning and Population

Less than Significant -The projects are being developed consistent with the General Plan, specifically the Land Use Element and will not have significant impacts to housing or population.

Mineral Resources

Less than Significant - The project and future planned projects, Tract 917, 887, 861 and Annexation 151 are not anticipated to have any impacts to mineral resources as there are no known mineral resources in the City; therefore cumulative impacts are anticipated to be less than significant.

Noise

Less than Significant with Mitigation Incorporation- this project and future planned projects, Tract 917, 887, 861 and Annexation 151 would create temporary construction noise, but the impact of noise will be mitigated to a point that is considered less than significant with required conditions of the physical development of the project. Normal use of residential does not constitute excessive noise.

Population and Housing

Less than Significant - The proposed project is consistent with the General Plan Land Use Element and is considered an implementation of the General Plan and the Housing Element. The project will not result in a significant impact to population and housing. This project and future planned projects, Tract 917, 887, 861 and Annexation 151 provide housing for the City's growing population.

Public Services

Less than Significant with Payment of Impact Fees to Mitigate Effect -The project and future planned projects, Tract 917, 887, 861 and Annexation 151 can be served by existing public services and planned future public facility projects, such as a planned third and fourth fire station. The project and future planned projects, Tract 917, 887, 861 and Annexation 151 will be subject to impacts fees to be used for expansion and addition of public services and personnel. The project will not result in significant impacts to public services. A future school location is anticipated under the new General Plan, which serve the area overall

Recreation

Less than Significant with Payment of Impact Fees to Mitigate Effect -The City has established parks development standards in the General Plan. Each new development is required to provide for public parkland at a ratio of not less than 1.5 acres per 1,000 population. The City has established park development standards for the development of the parks, as well. The City has also adopted development impact fees for parkland development. The project and future planned projects, Tract 917, 887, 861 and Annexation 151 will not result in impacts to recreation with mitigation measures in place; therefore cumulative impacts are less than significant.

Transportation/Traffic

Less than Significant with Payment of Impact Fees and Future Road Improvements to Mitigate Effect - The project has been evaluated by the Public Works Department for compliance with the City of Hanford standards for streets and improvements and it has been determined the project and planned projects in the area, Tract 917, 887, 861 and Annexation 151, would have a less than significant impact on Traffic and Transportation with mitigation measures implemented. Street and traffic improvements have been conditions of approval for the projects within the vicinity. Construction of improvements include the development and expansion of Fargo Avenue and Centennial Drive, which will alleviate traffic-related issues from development.

Utilities and Service Systems

Less than Significant with Mitigation Incorporation – Impacts to utilities and services are considered less than significant with compliance with existing State and local water conservation measures. This project and future projects in the area have been accounted for and can be served by the City's utilities and service systems.

Sources:

2010 Urban Water Management Plan. (2011, June 11). *City of Hanford* -

California Building Standards Code (Title 24, California Code Regulations). (2013, October 1). *Codes*.

CalEEMod Version 2013.2.2 Report prepared by the City of Hanford

City of Hanford 2002 General Plan Update (2002, June 18).

City of Hanford General Plan Update, 2002 – Environmental Impact Report. (June 18, 2002). Hanford, California.

City of Hanford Storm Drainage Water Master Plan (1995, August)

City of Hanford Engineering Standards

City of Hanford Water Master Plan

City of Hanford Waste Water Master Plan

County Important Farmland Data Information. *County Important Farmland Data Information*.

Final Staff Report – Climate Change Action Plan: Addressing GHG Emission Impacts under CEQA. (2009, December 17) *San Joaquin Valley Air Pollution Control District Climate Change Action Report*.

San Joaquin Valley Air Pollution Control District Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI), Revised March 19, 2015.

San Joaquin Valley Air Pollution Control District Small Project Analysis Level (SPAL)

Flood Map Service Center – Kings County. (2009, June 16). *06031C0185C*.

Hanford Municipal Code (Hanford, California). (2002). *Hanford Municipal Code*.

United States Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map for Hanford (Community Panel Number 06031C 0185C, June 16, 2009)

Final Regional Climate Action Plan (May 28, 2014)

Pre-consultation Letter Received from David Kemp, Sempra Energy, (Dated November 3, 2016)

Pre-consultation letter received from Mike Hawkins from the Kings County Public Works Department (Dated November 11, 2016).

Pre-consultation Letter received from the San Joaquin Valley Air Pollution Control District (Dated November 16, 2016).

Pre-consultation letter received from Troy Hommerding, Division of Environmental Health Services (Dated November 16, 2016)

Pre-consultation letter received from Renee Creech, Hanford Joint Union High School District (Dated November 16, 2016).

Pre-consultation letter received from Chuck Kinney of Local Agency Formation Commission, Kings County (Dated November 17, 2016).

Consultation received from Lalo Franco, Cultural Department: Santa Rosa Rancheria Tachi Tribe (Dated December 6, 2016).

Consultation meeting with Santa Rosa Rancheria Tachi Yokut Tribe Cultural Department Conducted January 10, 2017.

Pre-consultation letters received:

1. David Kemp – Sempra Energy
2. Arnaud Marjollet for Brian Clements – San Joaquin Valley Air Pollution Control District
3. Troy Hommerding – Division of Environmental Health Services
4. Renee Creech – Hanford Joint Union High School District
5. Lalo Franco - Cultural Department: Santa Rosa Rancheria Tachi Tribe

Gabrielle deSilva

From: Samantha Long
Sent: Thursday, November 03, 2016 2:17 PM
To: Gabrielle deSilva
Cc: Diana Black
Subject: RE: Consultation Notice / Tentative Tract Map No. 918

Gabby,

I spoke with David about the Public Utility Easement, and he is fine with our standard 6 foot wide easement. It doesn't need to be 10ft wide.

Samantha Long, EIT

Assistant Engineer
 City of Hanford Public Works
 900 S. 10th Avenue
 Hanford, CA 93230
 (559) 585-2556 fax (559) 583-1529
slong@cityofhanfordca.com

From: Diana Black
Sent: Thursday, November 03, 2016 11:27 AM
To: Gabrielle deSilva; Samantha Long
Subject: FW: Consultation Notice / Tentative Tract Map No. 918

See phone number below.

Diana Black

Permit Specialist, Planning Division
 Community Development Department
 317 N. Douty Street
 Hanford, CA 93230
 (559) 585-4768
 FAX: (559) 583-1633
 TDD/TYY, Dial 711

From: Kemp, David L [<mailto:DKemp@semprautilities.com>]
Sent: Thursday, November 03, 2016 11:26 AM
To: Diana Black
Subject: RE: Consultation Notice / Tentative Tract Map No. 918

(559) 739-2224

David Kemp
 Pipeline Planning Asst.
 Southern California Gas Co.
 404 N. Tipton St. Visalia, CA 93292
 (559) 739-2224
DKemp@semprautilities.com

From: Diana Black [mailto:DBlack@cityofhanfordca.com]
Sent: Thursday, November 03, 2016 11:19 AM
To: Kemp, David L
Cc: Gabrielle deSilva; Samantha Long
Subject: [EXTERNAL] RE: Consultation Notice / Tentative Tract Map No. 918

Dave,

Could we have your contact phone number, please? Our city engineer would like to speak with you regarding your request.

Diana Black

Permit Specialist, Planning Division
 Community Development Department
 317 N. Douty Street
 Hanford, CA 93230
 (559) 585-4768
 FAX: (559) 583-1633
 TDD/TYY, Dial 711

From: Kemp, David L [mailto:DKemp@semprautilities.com]
Sent: Thursday, November 03, 2016 10:16 AM
To: Diana Black
Cc: Larco, Johnathan A
Subject: RE: Consultation Notice / Tentative Tract Map No. 918

Good morning Diana, So. Cal. Gas Co. would like to request that a 10 foot in width Public Utility Easement be added to both sides of all new streets of Tentative Tract Map No. 918. Please feel free to contact me if you have any questions. Thanks, Dave.

From: Diana Black [mailto:DBlack@cityofhanfordca.com]
Sent: Thursday, November 03, 2016 9:42 AM
To: 9-1-1 Dispatch; AMERICAN AMBULANCE; AT&T; AT&T - Frank Robles; CALTRANS; CHAMBER OF COMMERCE; Susan Martinez; Chris Ekk; Comcast; DRAINAGE DISTRICT; HANFORD ELEMENTARY SCHOOL DISTRICT; HANFORD JOINT UNION HIGH SCHOOL DISTRICT; HANFORD JOINT UNION HIGH SCHOOL DISTRICT; John Doyel; KINGS CO BOARD OF REALTORS; KINGS CO HEALTH; KINGS CO HEALTH ; KINGS CO PLANNING - CHUCK KINNEY; KINGS CO PW - HAWKINS, MIKE; Kings Co Tax Assessor; MAIN STREET HANFORD; Mike Cosenza; PEOPLE'S DITCH; PG&E; SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT; SCE; SCE; SCE-Regional Manager; SoCal Gas Co; Kemp, David L; TACHI TRIBE-Shana Powers; TACHI YOKUT TRIBE CULTURAL DEPT-Hector Franco; Tom Webb; Water Quality Control Board; Will Smith
Subject: [EXTERNAL] Consultation Notice

Please review the attached information, and reply as requested.

Diana Black

Permit Specialist, Planning Division
 Community Development Department
 317 N. Douty Street
 Hanford, CA 93230
 (559) 585-4768
 FAX: (559) 583-1633
 TDD/TYY, Dial 711

This email originated outside of Sempra Energy. Be cautious of attachments, web links, or requests for information.

This email originated outside of Sempra Energy. Be cautious of attachments, web links, or requests for information.



San Joaquin Valley

AIR POLLUTION CONTROL DISTRICT



November 16, 2016

Melody N. Haigh
City of Hanford
Community Development Department
317 North Douty Street
Hanford, CA 93230

Project: Annexation 152, Pre-zone No. 2016-01, TPM No. 2016-02, & TTM 918

District CEQA Reference No: 20160755

Dear Ms. Haigh:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of annexing 80.86 acres and pre- zoning as low-density residential with additional parcel splits and maps resulting in 127 single-family residential lots, a two-acre park, and a 5.15-acre basin, located south of Fargo Avenue between 12th and 13th Avenues, in Hanford, CA. The District offers the following comments:

1. Based on information provided to the District, project specific emissions of criteria pollutants are not expected to exceed District significance thresholds of 10 tons/year NOX, 10 tons/year ROG, and 15 tons/year PM10. Therefore, the District concludes that project specific criteria pollutant emissions would have no significant adverse impact on air quality.
2. Based on information provided to the District, at full build-out the proposed project would be equal to or greater than 50 residential dwelling units. Therefore, the District concludes that the proposed project would be subject to District Rule 9510 (Indirect Source Review).
 - District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees.
 - Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval.

Seyed Sadredin
Executive Director/Air Pollution Control Officer

Northern Region
4800 Enterprise Way
Modesto, CA 95356-8718
Tel: (209) 557-6400 FAX: (209) 557-6475

Central Region (Main Office)
1990 E. Gettysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-6000 FAX: (559) 230-6061

Southern Region
34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: 661-392-5500 FAX: 661-392-5585

District CEQA Reference No: 20160755

Page 2

- If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510 be made a condition of project approval. Information about how to comply with District Rule 9510 can be found online at: <http://www.valleyair.org/ISR/ISRHome.htm>.
3. The proposed project may be subject to District Rules and Regulations, including: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm.
 4. The District recommends that a copy of the District's comments be provided to the project proponent.

If you have any questions or require further information, please call Cherie Clark at (559) 230- 5940.

Sincerely,

Arnaud Marjollet
Director of Permit Services



For:
Brian Clements
Program Manager

AM: cc

Gabrielle deSilva

From: Hommerding, Troy [Troy.Hommerding@co.kings.ca.us]
Sent: Wednesday, November 16, 2016 3:31 PM
To: Gabrielle deSilva
Subject: Consultation Notice Annexation 152, Prezone 2016-01, Tentative Parcel Map No. 2016-02, and Temative Track Map 918
Attachments: 201611161457.pdf

Thank you for the opportunity to comment on this project. Our office officer the following comment.

1. Valley Fever: *Coccidioides immitis*, the fungus that causes valley fever, a serious and potentially long-term respiratory illness, is endemic in the soils of Kings County. Construction activities that disturb soils containing the spores of the fungus can put workers and the nearby public at risk. Effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. More information regarding the prevention of work related valley fever is available at www.cdph.ca.gov/programs/hesis/Documents/CocciFact.pdf and <http://www.cdph.ca.gov/programs/ohb/Documents/OccCocci.pdf>. Contact the San Joaquin Valley Air Pollution Control District for more information on dust control techniques.

Troy Hommerding
Kings County Department of Public Health
Division of Environmental Health Services
330 Campus Dr.
Hanford CA 93230

Gabrielle deSilva

From: Creech, Renee [rcreech@hjuhsd.k12.ca.us]
Sent: Wednesday, November 16, 2016 2:49 PM
To: Gabrielle deSilva
Cc: Cheryl Silva
Subject: Project Review comments

Hi Gabrielle,

I would like to provide some feedback for Hanford Joint Union High School District as it pertains to the project - Annexation 152, Prezone No 2016-01, Tentative Parcel Map No. 2016-02 and Tentative Tract Map 918.

Our concern is the traffic congestion in this area that already has impacted intersections. We feel that traffic signals should be considered, planned for and in place prior to this project beginning.

Thanks, Renee

--

Renee Creech
Director of Business
Hanford Joint Union High School District
823 W. Lacey Blvd.
Hanford, CA 93230
559-583-5901 ext. 3112
559-583-5931 fax
rcreech@hjuhsd.k12.ca.us

SANTA ROSA RANCHERIA TACHI TRIBE

A FEDERALLY RECOGNIZED TRIBE

Cultural and Historic Preservation Department

December 6, 2016

Re: Annexation 152 Prezone # 2016-1, Tentative Parcel Map # 2016-2 and Tract Map 918

Dear Ms. Melody Haigh,

The Santa Rosa Rancheria Tachi Tribe would like to thank you for the opportunity to comment on the proposed Annexation and Development of parcels for the San Joaquin Valley Homes project in Hanford, California.

After a careful review of the information sent and after review of our own tribal records, we have concluded that this project has a very high likelihood to significantly impact cultural resources and sites sacred to the Tachi Yokut Tribe. As stated in your 11/17/2016 notification, a Mitigated Negative Declaration has already been created without AB 52, or SB 18 Consultation, but the Tribe has not been privy to this report, nor has there been a discussion about culturally appropriate mitigation measures for such a sensitive area.

The Tachi Yokut Tribe wishes to begin a meaningful consultation on this proposed Annexation as is outlined in SB 18, as well as to consult on the proposed project.

Thank you very much for your time. Please contact the Santa Rosa Rancheria's Cultural Department at your earliest convenience in order to begin formal consultation.

Sincerely,



Lalo Franco

Cultural Department Director

HFranco@tachi-yokut-nsn.gov

559-924-1278 Ext: 4011

Annex 152 (918 and 919)
San Joaquin Valley Air Basin, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
	2.00		2.00	87,120.00	0
	255.00		82.79	459,000.00	729

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.7	Precipitation Freq (Days)	45
Climate Zone	7			Operational Year	2018
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW/hr)	630.89	CH4 Intensity (lb/MW/hr)	0.029	N2O Intensity (lb/MW/hr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Construction Phase - no demo req.

Energy Use -

Construction Off-road Equipment Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaMitigation	UseLowVOCPaintNonResidentialExteriorValue	150	0
tblAreaMitigation	UseLowVOCPaintNonResidentialInteriorValue	150	0
tblAreaMitigation	UseLowVOCPaintResidentialExteriorValue	150	0
tblAreaMitigation	UseLowVOCPaintResidentialInteriorValue	150	0
tblConstructionPhase	NumDays	100.00	1.00
tblConstructionPhase	PhaseEndDate	3/26/2018	8/10/2018
tblConstructionPhase	PhaseStartDate	1/2/2018	5/19/2018
tblProjectCharacteristics	OperationalYear	2014	2018

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

Year	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
2018	0.4022	4.3990	3.2968	4.4600e-003	1.2266	0.2128	1.4394	0.5800	0.1957	0.7757	0.0000	403.9853	403.9853	0.1230	0.0000	406.5682
2019	0.4773	4.0254	4.1781	7.7200e-003	0.8868	0.2074	1.0942	0.3364	0.1935	0.5298	0.0000	629.9671	629.9671	0.1141	0.0000	632.3621
2020	0.3911	2.9240	3.7176	7.5900e-003	0.2662	0.1534	0.4196	0.0715	0.1441	0.2156	0.0000	589.0322	589.0322	0.0826	0.0000	590.7673
2021	0.3545	2.6162	3.5892	7.5600e-003	0.2652	0.1315	0.3967	0.0712	0.1235	0.1947	0.0000	583.6248	583.6248	0.0811	0.0000	585.3277
2022	0.3227	2.3349	3.4764	7.5300e-003	0.2642	0.1115	0.3757	0.0710	0.1048	0.1757	0.0000	578.7857	578.7857	0.0800	0.0000	580.4652
2023	0.2989	2.1386	3.3869	7.5300e-003	0.2642	0.0970	0.3611	0.0710	0.0911	0.1621	0.0000	576.3558	576.3558	0.0791	0.0000	578.0177
2024	0.2833	2.0274	3.3429	7.5900e-003	0.2662	0.0864	0.3527	0.0715	0.0812	0.1527	0.0000	578.9083	578.9083	0.0791	0.0000	580.5694
2025	5.0171	0.8087	1.4335	2.8000e-003	0.0646	0.0365	0.1011	0.0173	0.0341	0.0513	0.0000	224.1256	224.1256	0.0478	0.0000	225.1284
Total	7.5472	21.2741	26.4215	0.0528	3.5040	1.0364	4.5403	1.2897	0.9679	2.2576	0.0000	4,164.7848	4,164.7848	0.6867	0.0000	4,175.2060

2.1 Overall Construction

Mitigated Construction

Year	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
MT/yr																
2018	0.4022	4.3990	3.2968	4.4600e-003	1.2266	0.2128	1.4394	0.5800	0.1957	0.7757	0.0000	403.9848	403.9848	0.1230	0.0000	406.5677
2019	0.4773	4.0254	4.1781	7.7200e-003	0.8868	0.2074	1.0942	0.3364	0.1935	0.5298	0.0000	629.9667	629.9667	0.1140	0.0000	632.3616
2020	0.3911	2.9240	3.7176	7.5900e-003	0.2662	0.1534	0.4196	0.0715	0.1441	0.2156	0.0000	589.0318	589.0318	0.0826	0.0000	590.7670
2021	0.3545	2.6162	3.5892	7.5600e-003	0.2652	0.1315	0.3967	0.0712	0.1235	0.1947	0.0000	583.6244	583.6244	0.0811	0.0000	585.3274
2022	0.3227	2.3349	3.4764	7.5300e-003	0.2642	0.1115	0.3757	0.0710	0.1048	0.1757	0.0000	578.7853	578.7853	0.0800	0.0000	580.4649
2023	0.2989	2.1386	3.3869	7.5300e-003	0.2642	0.0970	0.3611	0.0710	0.0911	0.1621	0.0000	576.3555	576.3555	0.0791	0.0000	578.0174
2024	0.2833	2.0274	3.3429	7.5900e-003	0.2662	0.0864	0.3527	0.0715	0.0812	0.1527	0.0000	578.9080	578.9080	0.0791	0.0000	580.5690
2025	5.0171	0.8087	1.4335	2.8000e-003	0.0646	0.0365	0.1011	0.0173	0.0341	0.0513	0.0000	224.1254	224.1254	0.0478	0.0000	225.1282
Total	7.5472	21.2741	26.4215	0.0528	3.5040	1.0364	4.5403	1.2897	0.9679	2.2576	0.0000	4,164.7819	4,164.7819	0.6867	0.0000	4,179.2030

ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

2.2 Overall Operational Unmitigated Operational

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Area	2.6830	0.0221	1.9068	1.0000e-004		0.0104	0.0104		0.0104	0.0104	0.0000	3.0929	3.0929	3.0700e-003	0.0000	3.1573
Total	2.6830	0.0221	1.9068	1.0000e-004		0.0104	0.0104		0.0104	0.0104	0.0000	3.0929	3.0929	3.0700e-003	0.0000	3.1573
MT/yr																

Mitigated Operational

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Area	2.6830	0.0221	1.9068	1.0000e-004		0.0104	0.0104		0.0104	0.0104	0.0000	3.0929	3.0929	3.0700e-003	0.0000	3.1573
Total	2.6830	0.0221	1.9068	1.0000e-004		0.0104	0.0104		0.0104	0.0104	0.0000	3.0929	3.0929	3.0700e-003	0.0000	3.1573
MT/yr																

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2018	1/1/2018	5	1	
2	Site Preparation	Site Preparation	5/19/2018	8/10/2018	5	60	
3	Grading	Grading	8/11/2018	3/15/2019	5	155	
4	Building Construction	Building Construction	3/16/2019	2/21/2025	5	1550	
5	Paving	Paving	2/22/2025	7/25/2025	5	110	
6	Architectural Coating	Architectural Coating	7/26/2025	12/26/2025	5	110	

Acres of Grading (Site Preparation Phase): 0**Acres of Grading (Grading Phase): 387.5****Acres of Paving: 0****Residential Indoor: 929,475; Residential Outdoor: 309,825; Non-Residential Indoor: 130,680; Non-Residential Outdoor: 43,560 (Architectural Coating – sqft)****OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Demolition	Excavators	3	8.00	162	0.38
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Excavators	2	8.00	162	0.38
Building Construction	Cranes	1	7.00	226	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Paving	Pavers	2	8.00	125	0.42
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	255	0.40
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Grading	Graders	1	8.00	174	0.41
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Paving	Paving Equipment	2	8.00	130	0.36
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Site Preparation	Rubber Tired Dozers	3	8.00	255	0.40
Grading	Scrapers	2	8.00	361	0.48
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	220.00	42.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	44.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Clean Paved Roads

3.2 Demolition - 2018

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Off-Road	1.7800e-003	0.0184	0.0159	2.0000e-005		9.0000e-004	9.0000e-004		8.4000e-004	8.4000e-004	0.0000	1.8068	1.8068	5.0000e-004	0.0000	1.8173
Total	1.7800e-003	0.0184	0.0159	2.0000e-005		9.0000e-004	9.0000e-004		8.4000e-004	8.4000e-004	0.0000	1.8068	1.8068	5.0000e-004	0.0000	1.8173

3.2 Demolition - 2018**Unmitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr							MT/yr								
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.0000e-005	3.0000e-005	2.8000e-004	0.0000	6.0000e-005	0.0000	6.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0497	0.0497	0.0000	0.0000	0.0498
Total	2.0000e-005	3.0000e-005	2.8000e-004	0.0000	6.0000e-005	0.0000	6.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0497	0.0497	0.0000	0.0000	0.0498

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr							MT/yr								
Off-Road	1.7800e-003	0.0184	0.0159	2.0000e-005		9.0000e-004	9.0000e-004		8.4000e-004	8.4000e-004	0.0000	1.8068	1.8068	5.0000e-004	0.0000	1.8173
Total	1.7800e-003	0.0184	0.0159	2.0000e-005		9.0000e-004	9.0000e-004		8.4000e-004	8.4000e-004	0.0000	1.8068	1.8068	5.0000e-004	0.0000	1.8173

3.2 Demolition - 2018**Mitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.0000e-005	3.0000e-005	2.8000e-004	0.0000	6.0000e-005	0.0000	6.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0497	0.0497	0.0000	0.0000	0.0498
Total	2.0000e-005	3.0000e-005	2.8000e-004	0.0000	6.0000e-005	0.0000	6.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0497	0.0497	0.0000	0.0000	0.0498

3.3 Site Preparation - 2018**Unmitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Fugitive Dust					0.5420	0.0000	0.5420	0.2979	0.0000	0.2979	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1288	1.3683	1.0870	1.1700e-003		0.0710	0.0710		0.0653	0.0653	0.0000	107.2231	107.2231	0.0334	0.0000	107.9240
Total	0.1288	1.3683	1.0870	1.1700e-003	0.5420	0.0710	0.6130	0.2979	0.0653	0.3632	0.0000	107.2231	107.2231	0.0334	0.0000	107.9240

3.3 Site Preparation - 2018**Unmitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5800e-003	2.0400e-003	0.0199	5.0000e-005	4.3200e-003	3.0000e-005	4.3500e-003	1.1500e-003	3.0000e-005	1.1800e-003	0.0000	3.5813	3.5813	1.8000e-004	0.0000	3.5850
Total	1.5800e-003	2.0400e-003	0.0199	5.0000e-005	4.3200e-003	3.0000e-005	4.3500e-003	1.1500e-003	3.0000e-005	1.1800e-003	0.0000	3.5813	3.5813	1.8000e-004	0.0000	3.5850

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Fugitive Dust					0.5420	0.0000	0.5420	0.2979	0.0000	0.2979	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1288	1.3683	1.0870	1.1700e-003		0.0710	0.0710		0.0653	0.0653	0.0000	107.2229	107.2229	0.0334	0.0000	107.9239
Total	0.1288	1.3683	1.0870	1.1700e-003	0.5420	0.0710	0.6130	0.2979	0.0653	0.3632	0.0000	107.2229	107.2229	0.0334	0.0000	107.9239

3.3 Site Preparation - 2018**Mitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr										MT/yr						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5800e-003	2.0400e-003	0.0199	5.0000e-005	4.3200e-003	3.0000e-005	4.3500e-003	1.1500e-003	3.0000e-005	1.1800e-003	0.0000	3.5813	3.5813	1.8000e-004	0.0000	3.5850
Total	1.5800e-003	2.0400e-003	0.0199	5.0000e-005	4.3200e-003	3.0000e-005	4.3500e-003	1.1500e-003	3.0000e-005	1.1800e-003	0.0000	3.5813	3.5813	1.8000e-004	0.0000	3.5850

3.4 Grading - 2018**Unmitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr										MT/yr						
Fugitive Dust					0.6722	0.0000	0.6722	0.2787	0.0000	0.2787	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.2671	3.0065	2.1365	3.1200e-003		0.1408	0.1408		0.1295	0.1295	0.0000	284.6261	284.6261	0.0886	0.0000	286.4869
Total	0.2671	3.0065	2.1365	3.1200e-003	0.6722	0.1408	0.8130	0.2787	0.1295	0.4083	0.0000	284.6261	284.6261	0.0886	0.0000	286.4869

3.4 Grading - 2018**Unmitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.9600e-003	3.8200e-003	0.0372	1.0000e-004	8.0700e-003	6.0000e-005	8.1300e-003	2.1500e-003	5.0000e-005	2.2000e-003	0.0000	6.6983	6.6983	3.3000e-004	0.0000	6.7052
Total	2.9600e-003	3.8200e-003	0.0372	1.0000e-004	8.0700e-003	6.0000e-005	8.1300e-003	2.1500e-003	5.0000e-005	2.2000e-003	0.0000	6.6983	6.6983	3.3000e-004	0.0000	6.7052

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Fugitive Dust					0.6722	0.0000	0.6722	0.2787	0.0000	0.2787	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.2671	3.0065	2.1365	3.1200e-003		0.1408	0.1408		0.1295	0.1295	0.0000	284.6258	284.6258	0.0886	0.0000	286.4866
Total	0.2671	3.0065	2.1365	3.1200e-003	0.6722	0.1408	0.8130	0.2787	0.1295	0.4083	0.0000	284.6258	284.6258	0.0886	0.0000	286.4866

3.4 Grading - 2018**Mitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.9500e-003	3.8200e-003	0.0372	1.0000e-004	8.0700e-003	6.0000e-005	8.1300e-003	2.1500e-003	5.0000e-005	2.2000e-003	0.0000	6.6983	6.6983	3.3000e-004	0.0000	6.7052
Total	2.9500e-003	3.8200e-003	0.0372	1.0000e-004	8.0700e-003	6.0000e-005	8.1300e-003	2.1500e-003	5.0000e-005	2.2000e-003	0.0000	6.6983	6.6983	3.3000e-004	0.0000	6.7052

3.4 Grading - 2019**Unmitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Fugitive Dust					0.6722	0.0000	0.6722	0.2787	0.0000	0.2787	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1321	1.4633	1.0878	1.6700e-003		0.0676	0.0676		0.0622	0.0622	0.0000	149.6904	149.6904	0.0474	0.0000	150.6850
Total	0.1321	1.4633	1.0878	1.6700e-003	0.6722	0.0676	0.7398	0.2787	0.0622	0.3410	0.0000	149.6904	149.6904	0.0474	0.0000	150.6850

3.4 Grading - 2019**Unmitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.4300e-003	1.8500e-003	0.0180	5.0000e-005	4.3200e-003	3.0000e-005	4.3500e-003	1.1500e-003	3.0000e-005	1.1800e-003	0.0000	3.4521	3.4521	1.6000e-004	0.0000	3.4555
Total	1.4300e-003	1.8500e-003	0.0180	5.0000e-005	4.3200e-003	3.0000e-005	4.3500e-003	1.1500e-003	3.0000e-005	1.1800e-003	0.0000	3.4521	3.4521	1.6000e-004	0.0000	3.4555

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Fugitive Dust					0.6722	0.0000	0.6722	0.2787	0.0000	0.2787	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1321	1.4633	1.0878	1.6700e-003		0.0676	0.0676		0.0622	0.0622	0.0000	149.6902	149.6902	0.0474	0.0000	150.6848
Total	0.1321	1.4633	1.0878	1.6700e-003	0.6722	0.0676	0.7398	0.2787	0.0622	0.3410	0.0000	149.6902	149.6902	0.0474	0.0000	150.6848

3.4 Grading - 2019**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.4300e-003	1.8500e-003	0.0180	5.0000e-005	4.3200e-003	3.0000e-005	4.3500e-003	1.1500e-003	3.0000e-005	1.1800e-003	0.0000	3.4521	3.4521	1.6000e-004	0.0000	3.4555
Total	1.4300e-003	1.8500e-003	0.0180	5.0000e-005	4.3200e-003	3.0000e-005	4.3500e-003	1.1500e-003	3.0000e-005	1.1800e-003	0.0000	3.4521	3.4521	1.6000e-004	0.0000	3.4555

3.5 Building Construction - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2434	2.1699	1.7720	2.7700e-003		0.1330	0.1330		0.1251	0.1251	0.0000	242.3171	242.3171	0.0590	0.0000	243.5552
Total	0.2434	2.1699	1.7720	2.7700e-003		0.1330	0.1330		0.1251	0.1251	0.0000	242.3171	242.3171	0.0590	0.0000	243.5552

3.5 Building Construction - 2019**Unmitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0402	0.3124	0.5436	1.0300e-003	0.0283	5.3700e-003	0.0337	8.1000e-003	4.9400e-003	0.0130	0.0000	88.9437	88.9437	7.1000e-004	0.0000	88.9586
Worker	0.0603	0.0780	0.7568	2.2000e-003	0.1820	1.3100e-003	0.1834	0.0484	1.2100e-003	0.0496	0.0000	145.5638	145.5638	6.8600e-003	0.0000	145.7078
Total	0.1005	0.3903	1.3004	3.2300e-003	0.2103	6.6800e-003	0.2170	0.0565	6.1500e-003	0.0626	0.0000	234.5076	234.5076	7.5700e-003	0.0000	234.6664

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Off-Road	0.2434	2.1699	1.7720	2.7700e-003		0.1330	0.1330		0.1251	0.1251	0.0000	242.3168	242.3168	0.0590	0.0000	243.5549
Total	0.2434	2.1699	1.7720	2.7700e-003		0.1330	0.1330		0.1251	0.1251	0.0000	242.3168	242.3168	0.0590	0.0000	243.5549

3.5 Building Construction - 2019

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0402	0.3124	0.5436	1.0300e-003	0.0283	5.3700e-003	0.0337	8.1000e-003	4.9400e-003	0.0130	0.0000	88.9437	88.9437	7.1000e-004	0.0000	88.9586
Worker	0.0603	0.0780	0.7568	2.2000e-003	0.1820	1.3100e-003	0.1834	0.0484	1.2100e-003	0.0496	0.0000	145.5638	145.5638	6.8600e-003	0.0000	145.7078
Total	0.1005	0.3903	1.3004	3.2300e-003	0.2103	6.6800e-003	0.2170	0.0565	6.1500e-003	0.0626	0.0000	234.5076	234.5076	7.5700e-003	0.0000	234.5664

3.5 Building Construction - 2020

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Off-Road	0.2766	2.5000	2.2019	3.5100e-003		0.1458	0.1458		0.1371	0.1371	0.0000	302.1514	302.1514	0.0736	0.0000	303.6973
Total	0.2766	2.5000	2.2019	3.5100e-003		0.1458	0.1458		0.1371	0.1371	0.0000	302.1514	302.1514	0.0736	0.0000	303.6973

3.5 Building Construction - 2020**Unmitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0443	0.3336	0.6370	1.3000e-003	0.0358	5.9600e-003	0.0418	0.0103	5.4800e-003	0.0157	0.0000	109.9617	109.9617	8.5000e-004	0.0000	109.9797
Worker	0.0703	0.0905	0.8787	2.7800e-003	0.2304	1.6500e-003	0.2321	0.0612	1.5300e-003	0.0628	0.0000	176.9191	176.9191	8.1600e-003	0.0000	177.0904
Total	0.1145	0.4240	1.5157	4.0800e-003	0.2662	7.6100e-003	0.2738	0.0715	7.0100e-003	0.0785	0.0000	286.8808	286.8808	9.0100e-003	0.0000	287.0701

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Off-Road	0.2766	2.5000	2.2019	3.5100e-003		0.1458	0.1458		0.1371	0.1371	0.0000	302.1510	302.1510	0.0736	0.0000	303.6969
Total	0.2766	2.5000	2.2019	3.5100e-003		0.1458	0.1458		0.1371	0.1371	0.0000	302.1510	302.1510	0.0736	0.0000	303.6969

3.5 Building Construction - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0443	0.3336	0.6370	1.3000e-003	0.0358	5.9600e-003	0.0418	0.0103	5.4800e-003	0.0157	0.0000	109.9617	109.9617	8.5000e-004	0.0000	109.9797
Worker	0.0703	0.0905	0.8787	2.7800e-003	0.2304	1.6500e-003	0.2321	0.0612	1.5300e-003	0.0628	0.0000	176.9191	176.9191	8.1600e-003	0.0000	177.0904
Total	0.1145	0.4240	1.5157	4.0800e-003	0.2662	7.6100e-003	0.2738	0.0715	7.0100e-003	0.0785	0.0000	286.8808	286.8808	9.0100e-003	0.0000	287.0701

3.5 Building Construction - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2471	2.2629	2.1582	3.5000e-003		0.1246	0.1246		0.1172	0.1172	0.0000	301.0339	301.0339	0.0725	0.0000	302.5568
Total	0.2471	2.2629	2.1582	3.5000e-003		0.1246	0.1246		0.1172	0.1172	0.0000	301.0339	301.0339	0.0725	0.0000	302.5568

3.5 Building Construction - 2021

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr										MT/yr						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0418	0.2696	0.6147	1.2900e-003	0.0357	5.2300e-003	0.0409	0.0102	4.8100e-003	0.0150	0.0000	109.3610	109.3610	8.4000e-004	0.0000	109.3786
Worker	0.0656	0.0837	0.8164	2.7700e-003	0.2295	1.6400e-003	0.2312	0.0610	1.5200e-003	0.0625	0.0000	173.2299	173.2299	7.7300e-003	0.0000	173.3923
Total	0.1074	0.3533	1.4311	4.0600e-003	0.2652	6.8700e-003	0.2721	0.0712	6.3300e-003	0.0776	0.0000	282.5909	282.5909	8.5700e-003	0.0000	282.7709

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr										MT/yr						
Off-Road	0.2471	2.2629	2.1582	3.5000e-003		0.1246	0.1246		0.1172	0.1172	0.0000	301.0335	301.0335	0.0725	0.0000	302.5565
Total	0.2471	2.2629	2.1582	3.5000e-003		0.1246	0.1246		0.1172	0.1172	0.0000	301.0335	301.0335	0.0725	0.0000	302.5565

3.5 Building Construction - 2021**Mitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0418	0.2696	0.6147	1.2900e-003	0.0357	5.2300e-003	0.0409	0.0102	4.8100e-003	0.0150	0.0000	109.3610	109.3610	8.4000e-004	0.0000	109.3786
Worker	0.0656	0.0837	0.8164	2.7700e-003	0.2295	1.6400e-003	0.2312	0.0610	1.5200e-003	0.0625	0.0000	173.2299	173.2299	7.7300e-003	0.0000	173.3923
Total	0.1074	0.3533	1.4311	4.0600e-003	0.2652	6.8700e-003	0.2721	0.0712	6.3300e-003	0.0776	0.0000	282.5909	282.5909	8.5700e-003	0.0000	282.7709

3.5 Building Construction - 2022**Unmitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Off-Road	0.2209	2.0197	2.1226	3.4900e-003		0.1047	0.1047		0.0986	0.0986	0.0000	299.9946	299.9946	0.0718	0.0000	301.5017
Total	0.2209	2.0197	2.1226	3.4900e-003		0.1047	0.1047		0.0986	0.0986	0.0000	299.9946	299.9946	0.0718	0.0000	301.5017

3.5 Building Construction - 2022**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0403	0.2372	0.5925	1.2800e-003	0.0355	5.1000e-003	0.0406	0.0102	4.6900e-003	0.0149	0.0000	108.8267	108.8267	8.5000e-004	0.0000	108.8444
Worker	0.0615	0.0779	0.7614	2.7600e-003	0.2287	1.6400e-003	0.2303	0.0608	1.5200e-003	0.0623	0.0000	169.9644	169.9644	7.3700e-003	0.0000	170.1191
Total	0.1018	0.3152	1.3538	4.0400e-003	0.2642	6.7400e-003	0.2709	0.0710	6.2100e-003	0.0772	0.0000	278.7911	278.7911	8.2200e-003	0.0000	278.9635

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2209	2.0197	2.1226	3.4900e-003		0.1047	0.1047		0.0986	0.0986	0.0000	299.9943	299.9943	0.0718	0.0000	301.5013
Total	0.2209	2.0197	2.1226	3.4900e-003		0.1047	0.1047		0.0986	0.0986	0.0000	299.9943	299.9943	0.0718	0.0000	301.5013

3.5 Building Construction - 2022**Mitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0403	0.2372	0.5925	1.2800e-003	0.0355	5.1000e-003	0.0406	0.0102	4.6900e-003	0.0149	0.0000	108.8267	108.8267	8.5000e-004	0.0000	108.8444
Worker	0.0615	0.0779	0.7614	2.7600e-003	0.2287	1.6400e-003	0.2303	0.0608	1.5200e-003	0.0623	0.0000	169.9644	169.9644	7.3700e-003	0.0000	170.1191
Total	0.1018	0.3152	1.3538	4.0400e-003	0.2642	6.7400e-003	0.2709	0.0710	6.2100e-003	0.0772	0.0000	278.7911	278.7911	8.2200e-003	0.0000	278.9635

3.5 Building Construction - 2023**Unmitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road	0.2036	1.8606	2.1072	3.4900e-003		0.0906	0.0906		0.0852	0.0852	0.0000	300.0980	300.0980	0.0713	0.0000	301.5949
Total	0.2036	1.8606	2.1072	3.4900e-003		0.0906	0.0906		0.0852	0.0852	0.0000	300.0980	300.0980	0.0713	0.0000	301.5949

3.5 Building Construction - 2023**Unmitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr								MT/yr							
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0373	0.2048	0.5650	1.2800e-003	0.0355	4.7400e-003	0.0403	0.0102	4.3600e-003	0.0145	0.0000	108.6111	108.6111	7.8000e-004	0.0000	108.6275
Worker	0.0580	0.0732	0.7147	2.7600e-003	0.2287	1.6400e-003	0.2303	0.0608	1.5200e-003	0.0623	0.0000	167.6468	167.6468	7.0700e-003	0.0000	167.7953
Total	0.0954	0.2779	1.2797	4.0400e-003	0.2642	6.3800e-003	0.2706	0.0710	5.8800e-003	0.0768	0.0000	276.2579	276.2579	7.8500e-003	0.0000	276.4228

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr								MT/yr							
Off-Road	0.2036	1.8606	2.1072	3.4900e-003		0.0906	0.0906		0.0852	0.0852	0.0000	300.0976	300.0976	0.0713	0.0000	301.5946
Total	0.2036	1.8606	2.1072	3.4900e-003		0.0906	0.0906		0.0852	0.0852	0.0000	300.0976	300.0976	0.0713	0.0000	301.5946

3.5 Building Construction - 2023**Mitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0373	0.2048	0.5650	1.2800e-003	0.0355	4.7400e-003	0.0403	0.0102	4.3600e-003	0.0145	0.0000	108.6111	108.6111	7.8000e-004	0.0000	108.6275
Worker	0.0580	0.0732	0.7147	2.7600e-003	0.2287	1.6400e-003	0.2303	0.0608	1.5200e-003	0.0623	0.0000	167.6468	167.6468	7.0700e-003	0.0000	167.7953
Total	0.0954	0.2779	1.2797	4.0400e-003	0.2642	6.3800e-003	0.2706	0.0710	5.8800e-003	0.0768	0.0000	276.2579	276.2579	7.8500e-003	0.0000	276.4228

3.5 Building Construction - 2024**Unmitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road	0.1920	1.7524	2.1135	3.5200e-003		0.0800	0.0800		0.0752	0.0752	0.0000	302.4646	302.4646	0.0714	0.0000	303.9643
Total	0.1920	1.7524	2.1135	3.5200e-003		0.0800	0.0800		0.0752	0.0752	0.0000	302.4646	302.4646	0.0714	0.0000	303.9643

3.5 Building Construction - 2024**Unmitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0361	0.2054	0.5471	1.2900e-003	0.0358	4.8000e-003	0.0406	0.0103	4.4200e-003	0.0147	0.0000	109.4433	109.4433	7.9000e-004	0.0000	109.4599
Worker	0.0553	0.0695	0.6824	2.7800e-003	0.2304	1.6600e-003	0.2321	0.0612	1.5400e-003	0.0628	0.0000	167.0005	167.0005	6.8900e-003	0.0000	167.1452
Total	0.0913	0.2749	1.2294	4.0700e-003	0.2662	6.4600e-003	0.2727	0.0715	5.9600e-003	0.0775	0.0000	276.4438	276.4438	7.6800e-003	0.0000	276.6051

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Off-Road	0.1920	1.7524	2.1135	3.5200e-003		0.0800	0.0800		0.0752	0.0752	0.0000	302.4642	302.4642	0.0714	0.0000	303.9639
Total	0.1920	1.7524	2.1135	3.5200e-003		0.0800	0.0800		0.0752	0.0752	0.0000	302.4642	302.4642	0.0714	0.0000	303.9639

3.5 Building Construction - 2024**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0361	0.2054	0.5471	1.2900e-003	0.0358	4.8000e-003	0.0406	0.0103	4.4200e-003	0.0147	0.0000	109.4433	109.4433	7.9000e-004	0.0000	109.4599
Worker	0.0553	0.0695	0.6824	2.7800e-003	0.2304	1.6600e-003	0.2321	0.0612	1.5400e-003	0.0628	0.0000	167.0005	167.0005	6.8900e-003	0.0000	167.1452
Total	0.0913	0.2749	1.2294	4.0700e-003	0.2662	6.4600e-003	0.2727	0.0715	5.9600e-003	0.0775	0.0000	276.4438	276.4438	7.6800e-003	0.0000	276.6051

3.5 Building Construction - 2025**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0259	0.2358	0.3050	5.1000e-004		9.9800e-003	9.9800e-003		9.3800e-003	9.3800e-003	0.0000	43.8823	43.8823	0.0103	0.0000	44.0986
Total	0.0259	0.2358	0.3050	5.1000e-004		9.9800e-003	9.9800e-003		9.3800e-003	9.3800e-003	0.0000	43.8823	43.8823	0.0103	0.0000	44.0986

3.5 Building Construction - 2025

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr										MT/yr						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	5.0500e-003	0.0287	0.0761	1.9000e-004	5.1900e-003	7.0000e-004	5.8900e-003	1.4900e-003	6.4000e-004	2.1300e-003	0.0000	15.8736	15.8736	1.2000e-004	0.0000	15.8760
Worker	7.6400e-003	9.5800e-003	0.0944	4.0000e-004	0.0334	2.4000e-004	0.0337	8.8800e-003	2.2000e-004	9.1100e-003	0.0000	23.9616	23.9616	9.7000e-004	0.0000	23.9819
Total	0.0127	0.0393	0.1705	5.9000e-004	0.0386	9.4000e-004	0.0396	0.0104	8.6000e-004	0.0112	0.0000	39.8352	39.8352	1.0900e-003	0.0000	39.8580

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr										MT/yr						
Off-Road	0.0259	0.2358	0.3050	5.1000e-004		9.9800e-003	9.9800e-003		9.3800e-003	9.3800e-003	0.0000	43.8822	43.8822	0.0103	0.0000	44.0985
Total	0.0259	0.2358	0.3050	5.1000e-004		9.9800e-003	9.9800e-003		9.3800e-003	9.3800e-003	0.0000	43.8822	43.8822	0.0103	0.0000	44.0985

3.5 Building Construction - 2025**Mitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	5.0500e-003	0.0297	0.0761	1.9000e-004	5.1900e-003	7.0000e-004	5.8900e-003	1.4900e-003	6.4000e-004	2.1300e-003	0.0000	15.8736	15.8736	1.2000e-004	0.0000	15.8760
Worker	7.6400e-003	9.5800e-003	0.0944	4.0000e-004	0.0334	2.4000e-004	0.0337	8.8800e-003	2.2000e-004	9.1100e-003	0.0000	23.9616	23.9616	9.7000e-004	0.0000	23.9819
Total	0.0127	0.0393	0.1705	5.9000e-004	0.0386	9.4000e-004	0.0396	0.0104	8.6000e-004	0.0112	0.0000	39.8352	39.8352	1.0900e-003	0.0000	39.8580

3.6 Paving - 2025**Unmitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Off-Road	0.0494	0.4632	0.7853	1.2300e-003		0.0226	0.0226		0.0208	0.0208	0.0000	107.7634	107.7634	0.0349	0.0000	108.4953
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0494	0.4632	0.7853	1.2300e-003		0.0226	0.0226		0.0208	0.0208	0.0000	107.7634	107.7634	0.0349	0.0000	108.4953

3.6 Paving - 2025

Unmitigated Construction Off-Site

Category	COG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5100e-003	1.8900e-003	0.0186	8.0000e-005	6.6000e-003	5.0000e-005	6.6400e-003	1.7500e-003	4.0000e-005	1.8000e-003	0.0000	4.7293	4.7293	1.9000e-004	0.0000	4.7333
Total	1.5100e-003	1.8900e-003	0.0186	8.0000e-005	6.6000e-003	5.0000e-005	6.6400e-003	1.7500e-003	4.0000e-005	1.8000e-003	0.0000	4.7293	4.7293	1.9000e-004	0.0000	4.7333
MT/yr																

Mitigated Construction On-Site

Category	COG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Off-Road	0.0494	0.4632	0.7853	1.2300e-003		0.0226	0.0226		0.0208	0.0208	0.0000	107.7633	107.7633	0.0349	0.0000	108.4952
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0494	0.4632	0.7853	1.2300e-003		0.0226	0.0226		0.0208	0.0208	0.0000	107.7633	107.7633	0.0349	0.0000	108.4952
MT/yr																

3.6 Paving - 2025**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5100e-003	1.8900e-003	0.0186	8.0000e-005	6.6000e-003	5.0000e-005	6.6400e-003	1.7500e-003	4.0000e-005	1.8000e-003	0.0000	4.7293	4.7293	1.9000e-004	0.0000	4.7333
Total	1.5100e-003	1.8900e-003	0.0186	8.0000e-005	6.6000e-003	5.0000e-005	6.6400e-003	1.7500e-003	4.0000e-005	1.8000e-003	0.0000	4.7293	4.7293	1.9000e-004	0.0000	4.7333

3.7 Architectural Coating - 2025**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	4.9138					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.4000e-003	0.0630	0.0995	1.6000e-004		2.8300e-003	2.8300e-003		2.8300e-003	2.8300e-003	0.0000	14.0429	14.0429	7.7000e-004	0.0000	14.0590
Total	4.9232	0.0630	0.0995	1.6000e-004		2.8300e-003	2.8300e-003		2.8300e-003	2.8300e-003	0.0000	14.0429	14.0429	7.7000e-004	0.0000	14.0590

3.7 Architectural Coating - 2025**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.4200e-003	5.5500e-003	0.0546	2.3000e-004	0.0194	1.4000e-004	0.0195	5.1400e-003	1.3000e-004	5.2700e-003	0.0000	13.8725	13.8725	5.6000e-004	0.0000	13.8843
Total	4.4200e-003	5.5500e-003	0.0546	2.3000e-004	0.0194	1.4000e-004	0.0195	5.1400e-003	1.3000e-004	5.2700e-003	0.0000	13.8725	13.8725	5.6000e-004	0.0000	13.8843

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	4.9138					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.4000e-003	0.0630	0.0995	1.6000e-004		2.8300e-003	2.8300e-003		2.8300e-003	2.8300e-003	0.0000	14.0429	14.0429	7.7000e-004	0.0000	14.0590
Total	4.9232	0.0630	0.0995	1.6000e-004		2.8300e-003	2.8300e-003		2.8300e-003	2.8300e-003	0.0000	14.0429	14.0429	7.7000e-004	0.0000	14.0590

3.7 Architectural Coating - 2025**Mitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.4200e-003	5.5500e-003	0.0546	2.3000e-004	0.0194	1.4000e-004	0.0195	5.1400e-003	1.3000e-004	5.2700e-003	0.0000	13.8725	13.8725	5.6000e-004	0.0000	13.8843
Total	4.4200e-003	5.5500e-003	0.0546	2.3000e-004	0.0194	1.4000e-004	0.0195	5.1400e-003	1.3000e-004	5.2700e-003	0.0000	13.8725	13.8725	5.6000e-004	0.0000	13.8843

4.0 Operational Detail - Mobile**4.1 Mitigation Measures Mobile****4.2 Trip Summary Information**

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Total					

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %	
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Pass-by
							Diverted	

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MIH
0.411222	0.062718	0.156221	0.175699	0.050886	0.007831	0.019556	0.102845	0.001787	0.001576	0.006435	0.000923	0.002302

5.0 Energy Detail

Historical Energy Use: Y

5.1 Mitigation Measures Energy

6.0 Area Detail

6.1 Mitigation Measures Area

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Mitigated	2.6830	0.0221	1.9068	1.0000e-004		0.0104	0.0104		0.0104	0.0104	0.0000	3.0929	3.0929	3.0700e-003	0.0000	3.1573
Unmitigated	2.6830	0.0221	1.9068	1.0000e-004		0.0104	0.0104		0.0104	0.0104	0.0000	3.0929	3.0929	3.0700e-003	0.0000	3.1573

6.2 Area by SubCategory**Unmitigated**

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Consumer Products	2.1329					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000			0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0588	0.0221	1.9068	1.0000e-004		0.0104	0.0104		0.0104	0.0104	0.0000	3.0929	3.0929	3.0700e-003	0.0000	3.1573
Architectural Coating	0.4914					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	2.6830	0.0221	1.9068	1.0000e-004		0.0104	0.0104		0.0104	0.0104	0.0000	3.0929	3.0929	3.0700e-003	0.0000	3.1573

6.2 Area by SubCategory**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0588	0.0221	1.9068	1.0000e-004		0.0104	0.0104		0.0104	0.0104	0.0000	3.0929	3.0929	3.0700e-003	0.0000	3.1573
Architectural Coating	0.4914					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	2.1329					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	2.6830	0.0221	1.9068	1.0000e-004		0.0104	0.0104		0.0104	0.0104	0.0000	3.0929	3.0929	3.0700e-003	0.0000	3.1573

7.0 Water Detail**7.1 Mitigation Measures Water****8.0 Waste Detail****8.1 Mitigation Measures Waste****9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Vegetation

Annexation/Reorganization 152, Prezone No. 2016-01, Tentative Tract 918, Tentative Tract 919, and Tentative Parcel Map No. 2016-02
Mitigation Measures
Mitigated Negative Declaration 2016-06

Mitigation Number	Potential Impact	Mitigation Measure	Responsible Party
AESTHETICS			
Mitigation Measure: Aesthetics 1.	The project could potentially create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	That all exterior lighting shall be focused downward to avoid point sources of light interfering with the vision of motorists. Lighting elements shall be recessed into their fixtures to prevent glare. Exterior lighting shall be installed so as not to illuminate adjacent properties.	Developer to provide; City to require
AGRICULTURE			
Mitigation Measure: Agriculture 1.	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?	That a right-to-farm provision be recorded with the recording of the final subdivision map(s) to insure that future residents of the homes in the project are aware of the adjacent agricultural uses and their right to continue to operate.	Developer
AIR QUALITY			
Mitigation Measure: Air Quality 1.	Project could potentially conflict with or obstruct implementation of the applicable air quality plan.	That the project is subject to the San Joaquin Valley Unified Air Pollution Control District's Indirect Source Review Rule 9510. An application must be filed with the District immediately upon approval of the project. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.	Developer to file application with San Joaquin Valley Air Pollution Control District
Mitigation	The project could	The applicant will be required to obtain permits demonstrating compliance	Developer to

Measure: Air Quality 2.	potentially result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	with Rule 9510, or payment of mitigation fees to the SJVAPCD prior to issuance of a building permit. The project may also be subject to Regulation VII, Rule 4641, and Rule 4692 to further reduce air quality impacts. Although emissions resulting from the project exceed the thresholds of significance for PM10, the City of Hanford adopted a Statement of Overriding Considerations for Air Quality as part of the certification of the EIR prepared for the 2002 General Plan, which will be restated in the approval of the negative declaration. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.	obtain permits from San Joaquin Valley Air Pollution Control District.
Mitigation Measure: Air Quality 3.	Project could potentially violate any air quality standard or contribute substantially to an existing or projected air quality violation.	The proposed project will result in short term construction related emissions and operational emissions. The short term construction impacts are considered less than significant by the SJVAPCD based on compliance with the District's mandatory dust control measures. Development of the site will be subject to SJVAPCD's Indirect Source Rule (Rule 9510) procedures. The applicant will be required to obtain permits demonstrating compliance with Rule 9510, or payment of mitigation fees to the SJVAPCD prior to issuance of a building permit. The project may also be subject to Regulation VII, Rule 4641, and Rule 4692 to further reduce air quality impacts. Additionally, in order to identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888.	Developer
CULTURAL RESOURCES			
Mitigation Measure: Cultural Resources 1.	Project could potentially disturb any human remains, including those interred outside of formal cemeteries.	Project conditions of approval will include a requirement that in the case that any human remains are discovered at any time, that construction will cease and the City is notified as well as the County Coroner pursuant to California Health and Safety Code 7050.5 and Public Resources Code 5097.98.	Developer
Mitigation Measure: Cultural	Project could potentially disturb any human	That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities.	City and applicant/property

Resources 2.	remains, including those interred outside of formal cemeteries.		owner.
Mitigation Measure: Cultural Resources 3.	Project could potentially disturb any human remains, including those interred outside of formal cemeteries.	(Project Specific) That the Tachi Tribe have a Native American monitor on-site during tree removal and/or other ground disturbing activities; including, but not limited to, grading, trenching, etc. Monitoring to continue until released by the Tachi Tribal Cultural Department.	City and applicant/property owner.
Mitigation Measure: Cultural Resources 4.	Project could potentially disturb any human remains, including those interred outside of formal cemeteries.	(Project Specific) That a cultural presentation be given to the developer and all contractors and sub-contractors prior to any ground disturbing activities.	City and applicant/property owner.
GEOLOGY AND SOILS			
Mitigation Measure: Geology and soils 1.	The project could potentially result in substantial soil erosion or the loss of topsoil.	Standard construction practices that comply with City of Hanford ordinances and regulations, the California Building Code, and professional engineered designs approved by the Hanford Public Works Engineering Division will mitigate any potential impacts from future development, if any. The Hanford General Plan and City of Hanford Development Standards include policies for development that would reduce the potential impact of soil erosion or the loss of topsoil.	City of Hanford must ensure conditions are set forth to mitigate impacts; Developer to comply with standards
GREENHOUSE GAS EMISSIONS			
Mitigation Measure: Greenhouse Gases 1	Project could potentially conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.	Compliance with the Climate Action Plan and the rules of the San Joaquin Valley Air Pollution Control District will reduce impact to greenhouse gases to a less than significant level. With the incorporation of the above mitigation, the proposed project will not result in a conflict with any plan, policy or regulation; therefore, impacts to greenhouse gas emissions are less than significant.	Developer
HYDROLOGY AND WATER QUALITY			
Mitigation Measure:	The project could potentially violate water	The project will be required to comply with all City ordinance, standards and policies which will assure proper grading and storm water drainage	City to require; Developer to

Hydrology 1	quality standards or waste discharge requirements.	into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge. The project will not violate any water quality standard or waste discharge requirements.	provide
Mitigation Measure: Hydrology 2	The project could potentially 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	The project would not deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the aquifer as a result of the project. The majority of water use will be for landscaping, which will be required to comply with newly adopted State standards for landscaping as a result of the drought measures recently implemented by the State and the City of Hanford. The Urban Water Management Plan identified adequate groundwater supplies for the City of Hanford, therefore impacts are determined to be less than significant with mitigation measures for water usage associated with landscaping.	City to require; Developer to provide
Mitigation Measure: Hydrology 3	The project could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration of the source of a stream or river, in a manner which could result in substantial erosion or siltation on- or off-site.	Compliance with State of California Water Resources Control Board requirements, specifically related to the National Pollution Elimination System Permit process.	Developer and City
Mitigation Measure: Hydrology 4	Otherwise substantially degrade water quality?	The project will be required to comply with all City ordinance, standards and policies which will assure proper grading and storm water drainage into the existing storm water system. The project will also be required to comply with all requirements of the Kings County Health Department, State, and Federal regulations regarding water quality standards or waste discharge. The project will not violate any water quality standard or waste discharge requirements.	
NOISE			
Mitigation	Exposure of persons to or	The project proposed and the future development of the property as a	Resident; Police

Measure: Noise 1	generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	residential development is consistent with the General Plan. Noise-Level performance standards will be required to meet the dB requirements prescribed by the General Plan Hazard's Element. The Hanford General Plan policies require residential development to be located in an environment where transportation noise and non-transportation noise meet City Standards. Standards for transportation noise at the property line are 60 dB and non-transportation related noise is 50 dB in the daytime and 45 dB at nighttime.	to enforce
PUBLIC FACILITIES			
Mitigation Measure: Public Facilities 1	The project may 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. (Fire)	The project will be subject to fire impact fees.	Developer to pay
Mitigation Measure: Public Facilities 2	The project may 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. (Police)	The project will be subject to police impact fees.	Developer to pay
Mitigation Measure: Public Facilities 3	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities.	The project will be subject to school impact fees.	Developer to pay

	need for new or physically altered governmental facilities. (school)		
Mitigation Measure: Public Facilities 4	The project may 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. (Park)	The residential development proposes adequate park space for Tentative Tract 918. The future development of the annexed area, outside of the proposed subdivision, would be required to pay impact fees for any park space that is not accommodated on-site.	Developer to pay
RECREATION			
Mitigation Measure: Recreation 1	The project could potentially 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?	The applicant will be required to provide park space or pay impact fees for park space.	City to require; developer to provide or pay
TRANSPORTATION AND TRAFFIC			
Mitigation Measure: Transportation 1	The project may cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system.	That the development is subject to traffic impact fees and traffic-related improvements.	Developer to pay impact fees
Mitigation Measure: Transportation 2	The project could result in inadequate parking capacity?	The applicant will be required to provide parking at the ratio prescribed by the Municipal Code for single-family residential, "b. One-family dwelling, two (2) spaces for each dwelling unit, with at least one space within a	City to require as condition of approval; developer to

		garage or carport."	provide
UTILITIES AND SERVICE SYSTEMS			
Mitigation Measure: Utilities 1	The project could affect the ability to have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	1. That the developer shall comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process. 2. Due to the drought the project will be required to comply with all State and local regulations regarding water conservation measures and landscaping.	City to require and ensure compliance

ORDINANCE NO. 17-06
PREZONE NO. 2016-01

**AN ORDINANCE OF THE CITY OF HANFORD PREZONING CERTAIN
PROPERTY ADJACENT TO THE CITY OF HANFORD FROM COUNTY
ZONING OF “AL-10” LIMITED AGRICULTURAL 10-DISTRICT TO “R-
1-6” LOW-DENSITY RESIDENTIAL, IN ACCORDANCE WITH THE
GENERAL PLAN, OR “R-L-5” LOW-DENSITY RESIDENTIAL,
SHOULD THE NEW ZONING ORDINANCE BE IN EFFECT PRIOR TO
RECORDATION OF ANNEXATION 152**

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

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

Annexation/Reorganization 152 filed by John Zumwalt on behalf of San Joaquin Valley Homes

FROM: County zoning of “AL-10” Limited Agricultural 10-District

TO: City zoning of “R-1-6” Low-Density Residential, in accordance with the General Plan, or “R-L-5” Low-Density Residential, should the new zoning ordinance be in effect prior to recordation of Annexation 152.

On property described as follows:

Approximately 80.86 acres generally located south of Fargo Avenue, between 12th Avenue and 13th Avenue, west of the future Centennial Drive (APN 009-030-041, 009-030-148, and 009-030-149), as depicted in attached **Exhibit A**; and

Section 2: The Council does hereby find as a fact that this Ordinance has been recommended for passage by the Planning Commission of the City of Hanford after public hearing before the Planning Commission after notice required by Section 17.66.050 of the Hanford Municipal Code and Government Code Section 65854. The City Council finds that Mitigated Negative Declaration No. 2016-06 is approved, in conformance with the California Environmental Quality Act. The City Council hereby finds that the prezoning is required to achieve the objectives of the zoning regulations as set forth in Section 17.02.020 of the Hanford Municipal Code, and that this Ordinance has been introduced by the City Council after public hearing held on the 16th day of May, 2017, at 7:00 p.m. of said day after notice required under the provisions of Section 65856 of the Government Code.

Attachment: Ordinance 17-06 (1977 : CD: Annexation 152, Pre-zone 2016-01, Tentative Tract 918 and 919)

Section 3: This Ordinance shall take effect thirty (30) days after its passage, and shall be published once in the Hanford Sentinel within fifteen (15) days after its passage, and the zoning will apply to such property in the event of subsequent annexation to the City under the provisions of Section 65859 of the Government Code.

Passed and adopted at a regular meeting of the City Council of the City of Hanford, duly called and held on the ____ day of _____, 2017, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

APPROVED

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 ordinance was duly introduced at a regular meeting of the City Council of the City of Hanford on the ____ day of _____, 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.

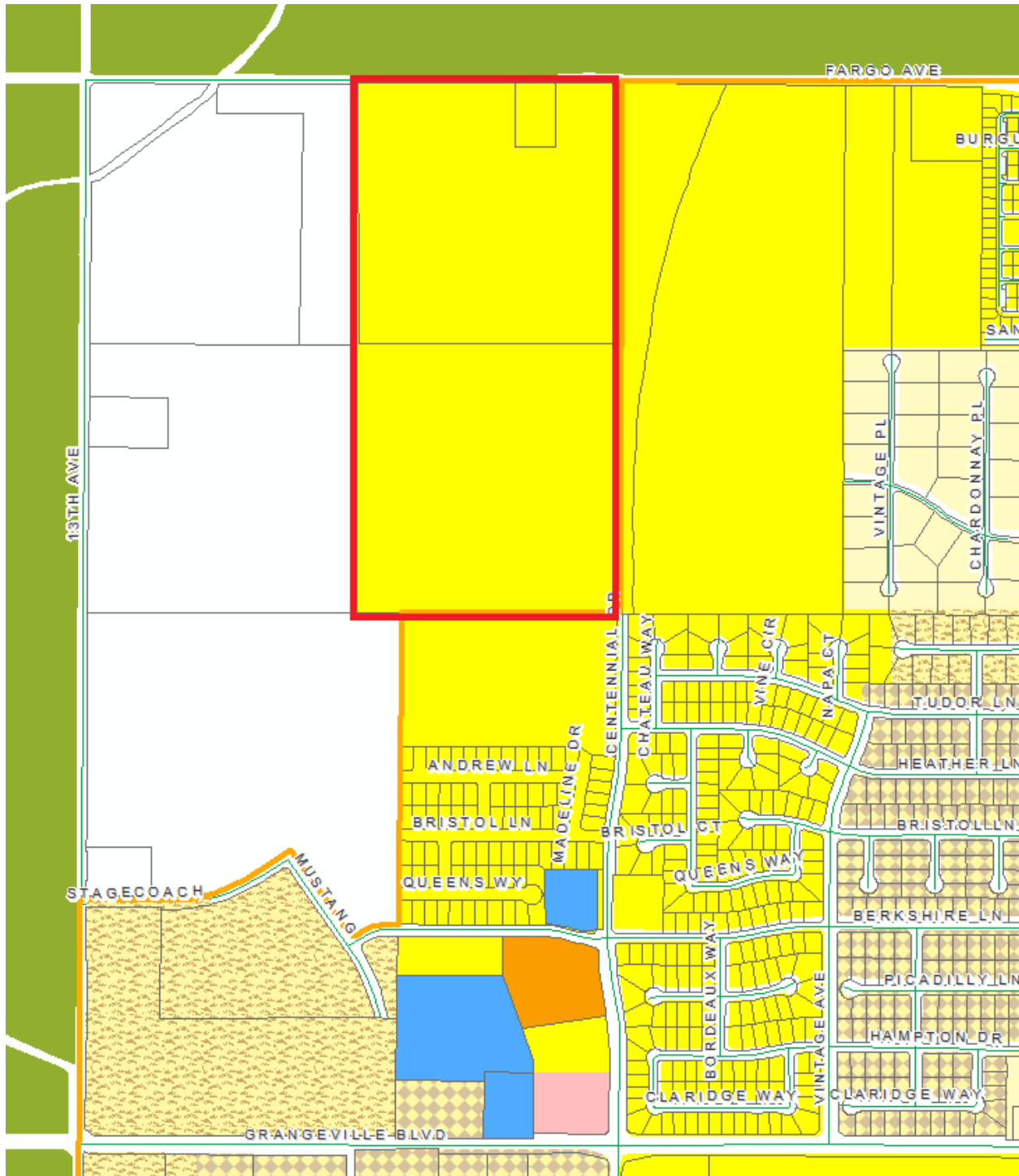
Dated: _____
Jennifer Gomez, City Clerk

Attachment: Ordinance 17-06 (1977 : CD: Annexation 152, Pre-zone 2016-01, Tentative Tract 918 and 919)

Exhibit A

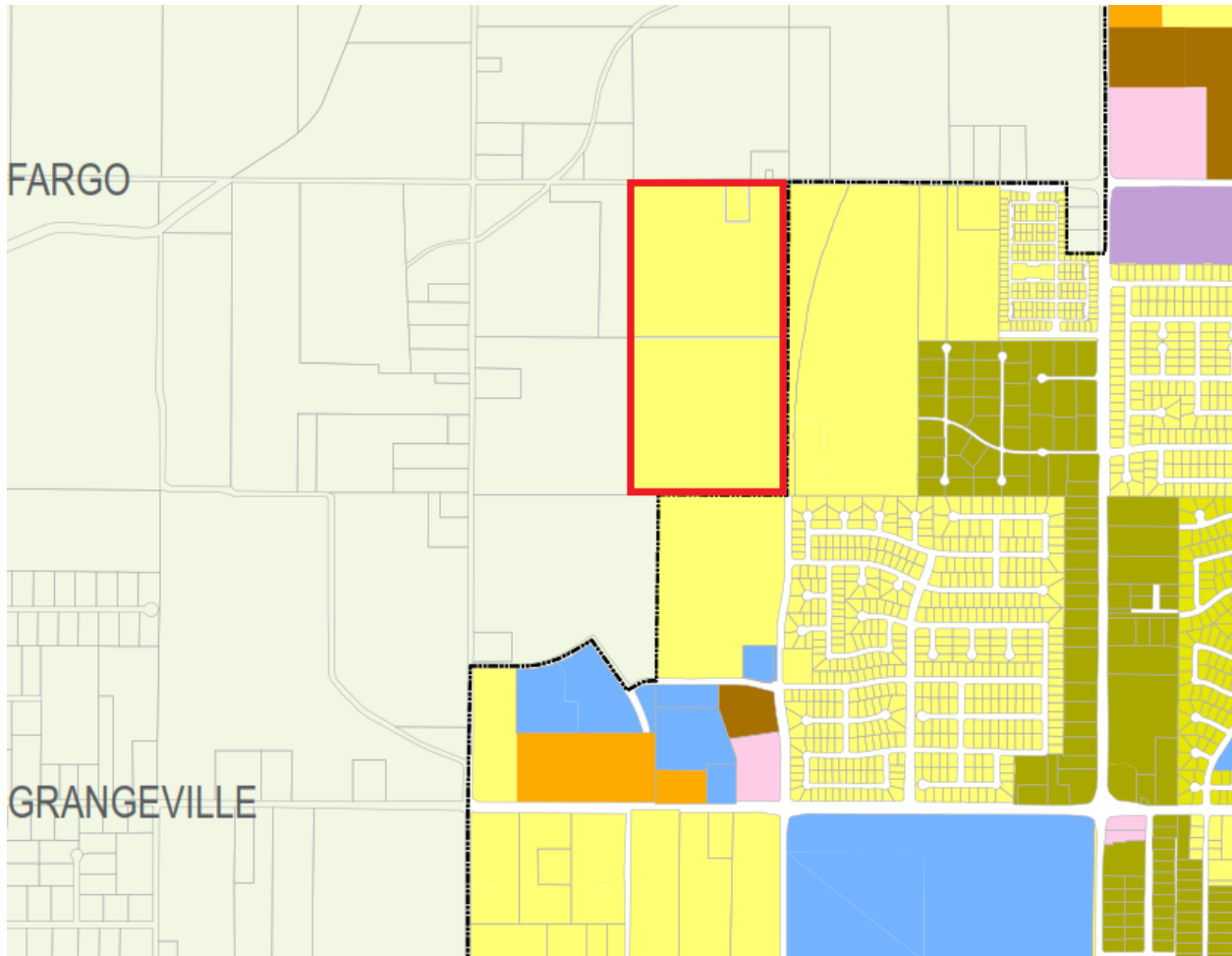
Prezone

"R-1-6" Low-Density Residential, in accordance with the 2002 General Plan



Attachment: Ordinance 17-06 (1977 : CD: Annexation 152, Pre-zone 2016-01, Tentative Tract 918 and 919)

Or “R-L-5” Low-Density Residential, should the new zoning ordinance be in effect prior
to recordation of the annexation



RESOLUTION NO. 17-27-R

A RESOLUTION OF APPLICATION BY THE CITY OF HANFORD REQUESTING THE LOCAL AGENCY FORMATION COMMISSION TO INITIATE PROCEEDINGS FROM THE REORGANIZATION OF TERRITORY LOCATED SOUTH OF FARGO AVENUE, BETWEEN 12TH AVENUE AND 13TH AVENUE, WEST OF THE FUTURE CENTENNIAL DRIVE (APN 009-030-041, 009-030-148, AND 009-030-149).

RESOLVED by the City Council of the City of Hanford, that,

WHEREAS, the City of Hanford desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Local Reorganization Act of 2000, Division 3, commencing with Section 5600 of the California Government Code, an affected City, as defined therein, may by resolution adopted by its legislative body make a proposal for a change of organization and request initiation of proceedings thereon; and

WHEREAS, notice of intent to adopt this resolution of application has been given, and this Council has conducted a public hearing based upon this notification; and

WHEREAS, the principal reasons for the proposed reorganization are as follows:

1. The proposed area is close to urban development and municipal-type services and would enhance its potential for full development.
2. The proposed annexation conforms to the adopted General Plan.
3. The proposed area is consistent with the sphere of influence.
4. The proposed annexation comes with 100% consent of all landowners.

WHEREAS, the following agencies would be affected by the proposed jurisdictional changes:

<u>Agency</u>	<u>Nature of Change</u>
City of Hanford	Annexation
Kings River Conservation District	Detachment
Excelsior-Kings River Conservation District	Detachment

WHEREAS, the territory proposed to be reorganized is inhabited, and a map and description of the boundaries of the territory are attached hereto as **Exhibits A** (annexation map) and **B** (legal description) and by this reference incorporated herein, and,

WHEREAS, the proposal is consistent with the General Plan of the City of Hanford; and

WHEREAS, it is desired to provide that the proposed annexation/reorganization be subject to the following terms and conditions:

1. That the annexation area be rezoned “R-1-6” Low-Density Residential, in accordance with the General Plan, or “R-L-5” Low-Density Residential, should the new zoning ordinance be in effect prior to recordation of the annexation.

WHEREAS, this proposal is consistent with the adopted spheres of influence for all agencies which would be affected by the annexation/reorganization; and

WHEREAS, The Council certified that an Initial Study was prepared for the project, consistent with the California Environmental Quality Act; and

WHEREAS, the City Council determined that the project would not result in significant impacts to the environment with the incorporation of mitigation measures and Mitigated Negative Declaration No. 2016-06 was adopted;

NOW, THEREFORE, BE IT RESOLVED, this Resolution of Application is hereby adopted and approved by the City Council of the City of Hanford and the Local Agency Formation Commission of Kings County is hereby requested to take proceedings of the annexation of territory as authorized in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Hanford held on the 16th day of May, 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: Resolution 17-27-R (1977 : CD: Annexation 152, Pre-zone 2016-01, Tentative Tract 918 and 919)

Exhibit A

Annexation Map

Attachment: Resolution 17-27-R (1977 : CD: Annexation 152, Pre-zone 2016-01, Tentative Tract 918 and 919)

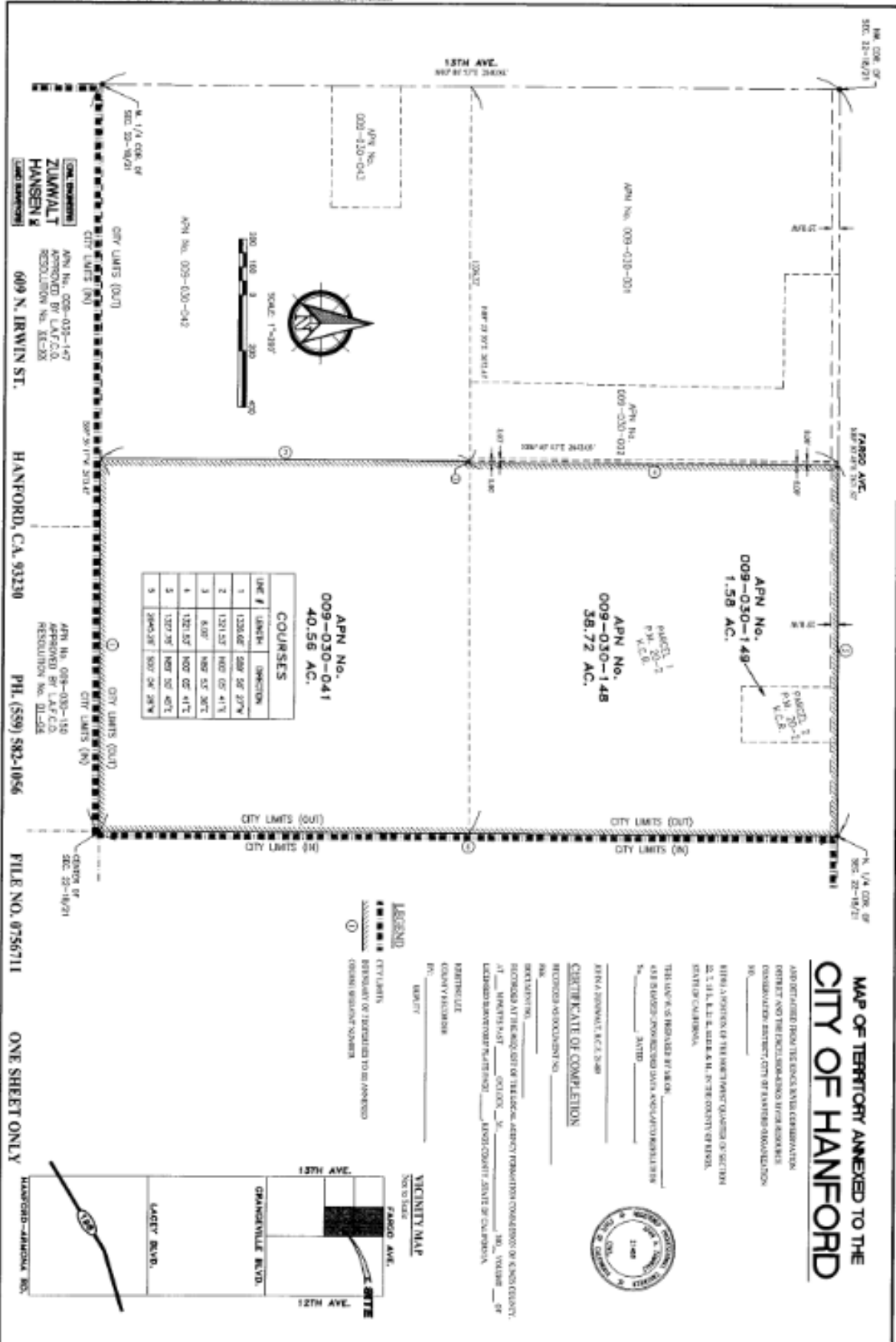


Exhibit B

Legal Description

Annexation No. XXX
Annexation to the City of Hanford
Geographical Description

A portion of the Northwest Quarter of Section 22, T18S, R21E, MDB&M according to approved Government Township Plats thereof, in the County of Kings, State of California, described as follows:

Beginning at the Southeast corner of the Northwest Quarter of Said Section 22, said Point of Beginning being on the existing boundary of the City of Hanford;

- 1) Thence South 89°56'27" West, along the south line of said Northwest Quarter, also being along the existing city boundary, a distance of 1,336.68 feet to the Southwest corner, of the Southeast Quarter of said Northwest Quarter;
- 2) Thence leaving the existing City of Hanford Boundary, North 0°05'41" East, along the West line of last said Southeast Quarter, of the Northwest Quarter, a distance of 1,321.53 feet to the Northwest corner thereof;
- 3) Thence North 89°53'36" East, along the North line of last said Southeast Quarter of the Northwest Quarter, also being the South line of the Northeast Quarter of the Northwest Quarter, a distance of 8.00 feet, to a point on last said South line which lies 8.00 feet easterly of the Southwest corner of last said Northeast Quarter of the Northwest Quarter;
- 4) Thence North 0°05'41" East, along a line parallel with and 8 feet easterly of the West line of last said Northeast Quarter of the Northwest Quarter, a distance of 1,321.53 feet to a point on the North line of said Quarter also being near the center of Fargo Ave;
- 5) Thence North 89°50'45" East, along last said North line, a distance of 1,327.76 feet to the Northeast corner of said Northwest Quarter, also being near the center of Fargo Ave and also being a point on the existing City of Hanford Boundary;
- 6) Thence South 0°04'28" West, along the East line of said Northwest Quarter, and along the existing boundary of the City of Hanford, a distance of 2,645.26 feet to the Point of beginning;

Containing 80.86 Acres more or less



RESOLUTION NO. 17-28-R

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD
 APPROVING TENTATIVE TRACT 918. THE PROJECT IS A REQUEST TO
 SUBDIVIDE 47.51 ACRES INTO 130 SINGLE-FAMILY, LOW-DENSITY
 RESIDENTIAL LOTS, A TWO-ACRE PARK, AND A 5.02-ACRE BASIN IN AN AREA
 PROPOSED TO BE PREZONED “R-1-6” LOW-DENSITY RESIDENTIAL, IN
 ACCORDANCE WITH THE GENERAL PLAN, OR “R-L-5” LOW-DENSITY
 RESIDENTIAL, SHOULD THE NEW ZONING ORDINANCE BE IN EFFECT PRIOR
 TO THE RECORDATION OF ANNEXATION 152**

At a regular meeting of the City Council of the City of Hanford duly called and held on May 16, 2017, by motion of Councilmember _____, and seconded by Councilmember _____, and duly carried, the following resolution was adopted:

WHEREAS, Tentative Subdivision Map No. 918, filed by John Zumwalt on behalf of San Joaquin Valley Homes, a request to subdivide 47.51 acres into 130 single-family, low-density residential lots, a two-acre park, and a 5.02-acre basin, located at APN 009-030-041 and a portion of 009-030-148, as shown in **Exhibit A**, has been reviewed by the City Council of the City of Hanford, in accordance with Title 16 of the Hanford Municipal Code; and

WHEREAS, the City Council has carefully considered recommendations and testimony presented at the public hearing of May 16, 2017, and

WHEREAS, all affected public utility companies, various governmental department agencies, staff, and the City Council, have given careful consideration to this tentative subdivision map and have made recommendations thereon; and

WHEREAS, the Initial Study, Mitigated Negative Declaration No. 2016-06, 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, the City Council has made the following findings, pursuant to Section 16.04.010 of the Hanford Subdivision Ordinance, Section 66474 of the Subdivision Map Act and Hanford’s Zoning Ordinance:

1. Consistency Finding:

ANALYSIS: That a consistency finding can be made, because the proposed subdivision map is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. All lots proposed meet the minimum lot size of the “R-L-5” Low-Density Residential Zone District and the “R-1-6” Low-Density Residential Zone District. The minimum lot size within the subdivision is 8,399 sq. ft. The average lot size is 9,908 sq. ft.

2. Design Finding:

ANALYSIS: That the design or improvement of the subdivision is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. All lots proposed meet the minimum lot size of the “R-L-5” Low-Density Residential Zone District and the “R-1-6” Low-Density Residential Zone District. The minimum lot size within the subdivision is 8,399 sq. ft. The average lot size is 9,908 sq. ft. All improvements are to be developed in accordance with Public Works Construction Standards.

3. Type of Development Finding:

ANALYSIS: That the site is physically suitable for the type of development proposed under Tentative Tract 918. The lots proposed meet the minimum lot size of the “R-L-5” Low-Density Residential Zone District and the “R-1-6” Low-Density Residential Zone District. All parcels have adequate street frontage on a public street and meet the minimum depth and width required for the district.

4. Density Finding:

ANALYSIS: That a density finding can be made, because the site is physically suitable for the proposed density of development. The 2002 General Plan prescribes a density range between two and nine units per acre. The 2035 General Plan prescribes a density range between two and ten units per acre. The project has a density of 2.736 dwelling units per acre.

5. Environmental Finding:

ANALYSIS: That initial study was conducted; and, on the basis on the initial study, the Community Development Department has determined that the project described above would not have significant adverse impacts on the environment, with the incorporation of mitigation measures. Mitigated Negative Declaration No. 2016-06 has been prepared for the project.

6. Public Health Finding:

ANALYSIS: That the design of the subdivision and type of improvements are not likely to cause serious health problems. The City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public. Consultation was sent for Tentative Tract 918 to interested agencies, including the County Health Department, Public Works Department, Fire Department, and Building Division. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval.

7. Improvements and Access Findings:

ANALYSIS: That the design of the subdivision and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision. The existing access easements shown on Tentative Parcel Map 918 will be quit claimed to APN 009-030-002.

NOW, THEREFORE, BE IT RESOLVED, that the City Council finds that no significant environmental impacts would result from the proposed project with the incorporation of mitigation measures, adopts a Mitigation Monitoring and Reporting Program, attached as **Exhibit B**, and certifies that Mitigated Negative Declaration No. 2016-06 was prepared consistent with CEQA and City of Hanford Environmental Guidelines.

THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Hanford hereby approves Tentative Tract 918 subject to the following conditions:

ADMINISTRATION DEPARTMENT

Contact the City Attorneys' Office through the Planning Division: (559) 585-2580
Concerning questions that you may have on the conditions listed below:

Defense and Indemnification Provisions:

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

itemized written invoice from City. Failure of the applicant to timely reimburse the City shall be considered a material violation of the conditions of approval of the project.

4. That the applicant shall comply with and shall require all contractors to comply with all prevailing wage laws, rules and regulations applicable to the project. Unless otherwise advised in writing by the City of Hanford, applicant shall be solely responsible for making any and all decisions regarding whether any portion or aspect of the project, including, without limitation, any form of reimbursement by the City of Hanford to the applicant or any contractor, will require the payment of prevailing wages. Further, applicant will be solely responsible for the payment of any claims, fines, penalties, reimbursements, payments or any other actions that may be initiated against applicant or any contractor as a result of failure to pay prevailing wages.
5. That the applicant shall defend, indemnify, and hold harmless the City of Hanford, its officials, officers, employees, representatives, agents and attorneys, from and against any and all claims, damages, losses, judgments, liabilities, expenses and other costs, including, without limitation, litigation costs and attorney fees, arising out of, resulting from, or in any way in connection with any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the project. Applicant's obligation to defend, indemnify and hold the City of Hanford harmless specifically includes, but is not limited to, any suit or administrative action against the City of Hanford which claims a violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the project.
6. That the applicant's obligations to defend, indemnify and hold the City of Hanford, its officials, officers, employees, representatives, agents and attorneys harmless as set forth herein, shall include, but shall not be limited to, staff time, copying costs, court costs, the costs of any judgments or awards against the City of Hanford for damages, losses, litigation costs, or attorney fees arising out of any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the project and costs of any settlement representing damages, litigation costs and attorney fees to be paid to other parties arising out of any such proceeding or suit.
7. That the City of Hanford may, at any time, require the applicant to reimburse the City of Hanford for costs that have been, or which the City of Hanford reasonably anticipates will be, incurred by the City of Hanford during the course of any action. Applicant shall reimburse the City of Hanford within thirty (30) days of receipt of an itemized written invoice from the City of Hanford. Failure of the applicant to timely reimburse the City of Hanford shall be considered a material violation of the conditions of approval of the project.

PLANNING DEPARTMENT

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

General:

1. That the applicant hereby agrees to hold the City of Hanford and all of its departments, officers, agents, and employees free and harmless of and from all claims of any kind or nature arising out of or by reason of the approval of this project.
2. That approval of this project does not exempt compliance with all applicable sections of the Uniform Fire and Building Codes, Zoning Ordinance, Public Works Improvement Standards, and other City Ordinances.
3. That the final map be submitted to the City Engineer and Community Development Department for compliance with the Tentative Subdivision Map approval prior to recording the final map.
4. That all conditions of approval listed in this resolution by the City of Hanford be contained in the line drawing submitted for building permits.
5. That no occupancy of any building and/or structure shall be permitted which is not in substantial compliance with approved plans except upon specific review and approval of any “as built” modifications by the authorizing City body (City Council, Planning Commission, Community Development Department, or other appropriate city departments).
6. That in accordance with Title 16 of the Hanford Municipal Code, all conditions of this subdivision listed herein, and contained in subsequent improvement agreements, excluding the landscape district, must be completed and accepted for maintenance by the City Council prior to the final building inspection and occupancy permits being issued for the first house in the subdivision.
7. That all species of trees shall be selected from a list approved by the City Street Tree Commission.
8. That each lot owner within Tract 918 shall care for and maintain the trees and lawn area located in the parkway in front of their lot(s). For corner lots, the lot owner shall also care for and maintain the parkway trees and land area along the street-side of their lot. The parkway is defined as that land area located between the street curb and the public sidewalk.
9. That all mitigations cited in the Mitigation, Monitoring, and Reporting Program, attached as **Exhibit B**, are also conditions of approval of the project.
10. That any changes to the proposed phasing be approved by the Community Development and Public Works Department.
11. That the project is subject to the San Joaquin Valley Unified Air Pollution Control District’s Indirect Source Review Rule 9510. An application must be filed with the District immediately upon approval of the project. For more information and instruction, contact the Districts Indirect Source Rule staff by telephone at (559) 230-6000.
12. That the proposed project may be subject to District Rules and Regulations, including: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601

(Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888. Current District rules can be found online at www.valleyair.org/rules/1ruleslist.htm.

Special Requirements

1. That a right-to-farm provision be recorded with the recording of the final subdivision map to insure that future residents of the homes in the project are aware of the adjacent agricultural uses and their right to continue to operate.

Zoning

1. That all requirements of the "R-1-6" Low-Density Residential Zone District shall apply. *(Should the new zoning ordinance be in effect prior to the recordation of Annexation 152, all requirements of the "R-L-5" Low-Density Residential Zone District shall apply, instead.*

Architectural Conditions:

1. That all pipes, gutters, and chases attached to the building wall shall be painted a similar or complementary color to the existing wall to which the item is attached.
2. That no surface shall be mirrored so as to cause glare and annoyance to other adjacent properties.
3. That all mechanical equipment, including electrical and gas meters, are to be screened from view, and that all new electrical transformers are either installed underground or screened.
4. That all exterior architectural elements not detailed on the plans be finished in a style and in materials in harmony with the exterior of the building

Environmental Requirements:

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

3. That natural gas lines and electrical outlets be installed in backyards or patios to encourage use of gas and/or electric barbecues.
4. That electrical outlets be installed around the exterior of the residential units to encourage use of electric lawn mowers, edgers, etc.

Noise:

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

Lighting:

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

Screening:

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

Fencing/Walls:

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

Landscaping:

1. That four trees per lot be planted in the front yard at the time each lot is landscaped in accordance with City Ordinance 17.18.100(F). For corner lots, a minimum of two trees are to be planted between the curb and sidewalk along both street frontages located adjacent to the lot. Developer shall submit a landscape and irrigation system improvement plan for each house plan proposed within the subdivision for City Community Development Department review and approval.
2. That landscape and irrigation plans be submitted for approval by the Community Development Department prior to building permits being issued. Said plans shall conform to Ordinance No. 10-02 "Standards and Procedures for Landscaping Design and Installation."

3. That all open and unlandscaped portions of the site be maintained in good condition, free from weeds, dust, trash and debris.

Dust Control:

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

Pre-construction:

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

During Construction:

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

General Fugitive Dust:

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

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

Ozone Precursors:

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

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

BUILDING DIVISION

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

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

Soils:

1. That a preliminary soils report, prepared by a qualified soil's engineer, be provided to the Engineering and Building Departments prior to approval of Subdivision Improvement Plans.
2. That a final soils report, prepared by a qualified soils engineer, be provided to the Engineering Department and Building Division prior to acceptance of the subdivision improvements by the City or issuance of building permits or whichever comes first.
3. That the developer retain the design engineer to inspect and verify that grading within the subdivision was constructed as per the approved design, and a copy of the report be provided to the Building Division prior to building permit issuance.

Street Names and Addresses:

1. That street addresses for each lot, as provided by the Building Division, be included on the subdivision final map.
2. That street names, as shown on the tentative subdivision map, be included on the subdivision final maps.
3. That all single family dwellings within the subdivision have illuminated address numbers 2-¼ inches high or be within an illuminated area with 3-½ inch high address numbers installed on the front most part of the building leading to the entrance. In either case the address numbers shall be of contrasting colors with the background.
4. That all landscaping requires permits and must meet requirements at time of installation.

FIRE DEPARTMENT

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

General:

1. **Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances**
2. **Deferred submittals must be received prior to issuance of building permit.**
3. All fire protection systems must be installed and operational prior to combustibles being brought onto site.

Emergency Access:

1. All entrance gates that are locked that lead to fire department emergency access roads and hydrants, shall have a Knox-box or Knox Padlock installed to provide fire department access in case of emergency.
2. The Hanford Fire Department allows the ordering of Knox Box products directly online at www.knoxbox.com or you can obtain an Authorized Order Form from the fire department.
3. Temporary and permanent fire department emergency access roads shall comply with City Standard **ST-36** for Fire Department Access Roads and the most current adopted edition of the California Fire Code. Fire Department emergency access roads shall be approved by the fire department.

Storage Tanks:

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

Fire Hydrants and Required Fire Flow:

1. Required fire flow for all new single family dwellings shall be in accordance with the current edition of the California Fire Code. The placement and number of fire hydrant shall be approved by the fire department. It's the developers responsibility to ensure the fire department receives a submittal for hydrant placement.
2. All fire mains and fire hydrants shall be installed and operable prior to placing combustible construction on the site. All fire hydrants and mains are to meet city standard WA-20.
3. Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.
4. Blue dot location marker(s) shall be installed six-inches from the street center line on the side closest to each fire hydrant.

PUBLIC WORKS DEPARTMENT

Contact Assistant Engineer Samantha Long (559) 585-2556

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

PROJECT: Tract 918 San Joaquin Homes – 12771 Fargo Ave

Maps and Plans:

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

Easements:

1. That all easements shall be designated on the subdivision final map as required by the utility companies and where needed for providing service to street lights and landscape improvements as designated by the City Public Works Department.
2. That all easements for irrigation ditches and / or irrigation pipelines shall be legally abandoned or relocated to the satisfaction of the City Engineer prior to the recording of a subdivision final map.
3. That all proposed landscape/public utility easements, located as shown on the tentative subdivision map, shall be dedicated to the City and be delineated on the final subdivision map. Landscape/public utility easement shall meet or exceed the following minimum widths:
 - a.) Centennial Drive – Ten feet (Landscape/Public Utility)
 - b.) Devon Street – Ten feet (Landscape/Public Utility)
 - c.) All residential streets – Six feet (Public Utility)

Dedications:

1. That all proposed streets and street extensions, located as shown on the tentative subdivision map, shall be dedicated to the City as public right-of-way, and any alteration of existing utilities shall be the responsibility of the developer.
2. That all proposed landscape public utility easements, located as shown on the tentative subdivision map shall be dedicated to the City for landscape and public utility purposes concurrent with the recording of a subdivision final map.
3. That proposed storm water retention basin, located as shown on the tentative subdivision map, shall be dedicated to the city for drainage purposes concurrent with the recording of a subdivision final map.
4. That the proposed neighborhood park, located as shown on the tentative subdivision map, shall be dedicated or otherwise conveyed to the City concurrent with the recording of a subdivision final map for the first phase of the development.

Restricted Access:

1. That a one-foot reservation strip shall be established at the end or sides of all streets abutting undeveloped property and be indicated on the subdivision final map.
2. That all access shall be restricted from lots at the property lines backing onto Centennial Drive and Devon Street and shall be indicated on the subdivision final map.

Street Improvements:

1. That all improvements consisting of sanitary sewers, storm sewers, water mains, concrete curbs, gutters, sidewalks, street lights, landscaping, street sub-grading, surfacing and striping and all other improvements shall be installed in accordance with Chapter 16.24, "Improvements", of the Hanford Municipal Code and this resolution pertaining to subdivision improvements in effect at the time of filing the tentative subdivision map.
2. That all streets within the subdivision shall be developed to residential street standard ST-32, except the following:
 - a. Centennial Drive shall be developed as a major collector street along the entire development frontage. All improvements shall be constructed in conformance with City Standards ST-17 and ST-23 and as follows:
 1. Traffic index used for the design of the street structural section shall be a minimum of 7.0.
 2. Street improvements shall include, but not be limited to, the construction of Centennial Drive along the development frontage of the subdivision from Devon Street to W. Sangiovese Street (Half-width street improvements, plus a minimum 13 foot travel lane east of street centerline with an 8 foot graded shoulder), the installation of concrete curb & gutter, sidewalk, landscaping, decorative masonry

block wall, street lights, street striping, signing, and pavement transition of existing roadway, if applicable.

- b. Devon Street shall be developed as a major collector street, along the development frontage of the subdivision. All improvements shall be constructed in conformance with City Standards ST-17 and ST-23, and as follows:
 1. Traffic index used for the design of street structural section shall be a minimum of 7.0.
 2. A geotechnical report shall be submitted to the City Engineer identifying the existing structural section thickness of Devon Street along the entire development frontage, concurrent with the submittal of development improvement plans. Reconstruction of Devon Street, along the entire development frontage will be required if the existing street structural section does not conform to City Standards and Specifications.
 3. Street improvements shall include, but not be limited to, the installation of concrete curb and gutter, sidewalk, landscaping, decorative masonry block wall, street lights, half width street construction on the north side of Devon Street, including pavement reconstruction of existing roadway if applicable, and all street signing, striping and transition paving as required.
3. That street lights shall be installed throughout the subdivision in conformance with City Standard GE-56 and Southern California Edison requirements. Street lights shall be located as designated by City Engineer.

Backup Parkway Improvements:

1. That the developer shall design and construct the following improvements along the development frontages of Centennial Drive and Devon Street for lots backing onto said streets:
 - a. A minimum six foot high decorative masonry block wall with continuous reinforced concrete footings. Masonry walls shall be treated with anti-graffiti repellent. The minimum height of the wall shall be measured from the highest elevation grade of the property located adjacent to either side of the wall. Wall heights shall be maintained at a uniform grade / slope whenever possible. If elevation changes are required, steps shall be introduced at pilaster locations and / or changes in wall direction. Wall improvement plans shall be designed to incorporate architectural, civil and structural components into one set of drawings. Wall plans shall be reviewed and approved by both the City Public Works and Community Development Departments.
 - b. A 4 1/2 foot wide meandering detached sidewalk along the development frontages of Centennial Drive and Devon Street.

- c. Landscaping and irrigation system improvements along the development frontages of Centennial Drive, Devon Street, and the Park. Landscape plans shall be prepared by a licensed landscape architect. Plans shall be reviewed and approved by the City Public Works, Parks & Recreation, and Community Development Departments.
2. That a minimum of four trees per lot shall be planted in the front yards of homes at the time each lot is landscaped in accordance with City Ordinance 17.18.100(F). For corner lots, a minimum of two trees per lot are to be planted between the curb and sidewalk along both street frontages located adjacent to the lot. Trees planted in the park strip shall be located in conformance with City Standard GE-13. Developer shall submit a landscape and irrigation system improvement plan for each house plan proposed within the subdivision for City Community Development department review and approval.
3. That all species of trees and plants shall be selected from a list approved by the City's Parks and Recreation Commission.
4. That all new and existing electrical boxes, control boxes and other equipment boxes (excluding traffic control) cabinets along the street frontage shall be painted hunter green or be of a color compatible with the landscaping. Prior to painting, all metal surfaces shall be treated with an etching primer (zinc chromate) or equivalent. All new irrigation electrical and control cabinets shall be mounted into the masonry wall per City Standards.
5. That a covenant including each residential lot within the subdivision and requiring care and maintenance of local street park strip landscape improvements along the individual lot frontage(s) by the homeowners thereof shall be recorded concurrent with the final map.

Neighborhood Park Improvements:

1. That the developer shall consult with City Parks & Recreation and Public Works staff prior to the design and construction of park facility improvements. The design and construction of park facility improvements shall be concurrent with the first phase of development. Park improvements shall include, but may not be limited to: Recreational areas, decorative landscaping and irrigation system improvements, drinking fountains, park benches, decorative security lights and trash receptacles. The developer shall retain the services of a licensed landscape architect to design all park facility improvements.
3. That the development is subject to a park development mitigation impact fee as required by City Municipal Code Section 15.44 and any revisions thereof. Developer shall be entitled to a credit towards the subdivision park impact fee obligation for all park improvements constructed by the developer in accordance with the Municipal Code. Developer shall submit competitive bid cost proposals to substantiate cost for reimbursable items for City Public Works department review and approval prior to beginning construction. Reimbursement for park land acquisition costs shall be determined based upon the market value of the property at the time of filing the tentative subdivision map with the city as per Section 66480 of the Subdivision Map Act.

Sewer Improvements:

1. That the developer's engineer shall provide a sanitary sewer master plan complete with calculations for the entire subdivision for City Public Works Department review and approval prior to recording a subdivision final map for the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.

Storm Drainage Improvements:

1. That the developer's engineer shall provide a storm drainage master plan complete with calculations for the entire subdivision for City Public Works Department review and approval prior to recording a subdivision final map for the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.
2. That all drainage from proposed development shall be retained in retention drainage basin located as shown on the tentative subdivision map.
3. That developer shall be required to comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process.

Water System:

1. That the developer's engineer shall provide a Water System Master Plan complete with calculations for the entire subdivision for City review and approval prior to recording a subdivision final map for the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.
2. That all existing water wells located within the proposed development shall be abandoned in conformance with State of California Department of Health Standards.

Assessment District:

1. That the developer shall enter into an agreement with the City for the formation of a tax assessment district for the maintenance of interior subdivision street lighting, decorative block fencing, and landscaping located along the property frontages of Centennial Drive and Devon Street located as shown on the tentative subdivision map.
2. That prior to funds from the tax assessment district being obtained, the developer shall be responsible for the maintenance of all landscaping, subdivision interior street lighting and decorative fencing.

City Development Impact Fees:

1. That development is subject to a Police Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.

2. That development is subject to a Fire Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.
3. That development is subject to a Park Development Impact Fee as required by City Ordinance No. 90-10 and any revisions thereof. Fee payable with each building permit.
4. That development is subject to a Transportation mitigation impact fee as required by City Ordinance No. 90-09 and any revisions thereof. Fee payable with each building permit.
5. That the development is subject to a Wastewater System Development Impact fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.
6. That development is subject to a Water System Development Impact Fee as required by City Ordinance No. 98-14 or any revisions thereof. Fee payable with each building permit.
7. That development is subject to a Refuse and Recycling Development Impact Fee as required by City Ordinance No. 05-16 or any revisions thereof. Fee payable with each building permit.
8. That development is subject to a Storm Drainage Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable prior to recording of subdivision final map.
9. That development is subject to a 12th Avenue Sanitary Sewer area of benefit district assessment fee as required by City Ordinance No. 92-03 or any revisions thereof, if applicable. Fee shall be payable prior to recording to recording of final subdivision map.

SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT

Contact Cherie Clark Air Quality Specialist at (559)230-5940

Concerning questions you may have regarding the conditions below:

1. That the proposed project would be subject to District Rue 9510 (indirect source review).
 - District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees.
 - Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval.
 - If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510 be made a condition of project approval. Information can be found online at: <http://www.valleyair.org/ISR/ISRHome.htm>.

2. The proposed project may be subject to District Rules and Regulations, including Regulation VIII (Fugitive PM₁₀ Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or renovated, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm.
3. The District recommends that a copy of the District's comments be provided to the project proponent. Attached as **Exhibit C**.

KINGS COUNTY HEALTH DEPARTMENT

Contact Troy Hommerding at (559) 584-1411

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

1. Valley Fever: As per the Kings County Public Health Officer, *Coccidioides immitis*, the fungus that causes valley fever, a serious and potentially long-term respiratory illness, is endemic in the soils of Kings County. Construction activities that disturb soils containing the spores of the fungus can put workers and the nearby public at risk. Effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. More information regarding the prevention of work related valley fever is available at www.cdph.ca.gov/programs/hesis/Documents/CocciFact.pdf and <http://www.cdph.ca.gov/programs/ohb/Documents/OccCocci.pdf>. Contact the San Joaquin Valley Air Pollution Control District for more information on dust control techniques.

EXPIRATION:

That this tentative subdivision map becomes null and void after 24 months has elapsed from the date of approval, if the above conditions have not been satisfied or bonded for, and a final map recorded. A time extension may be granted by the Commission upon written request by the applicant. The time extension, if approved, will be subject to the improvement standards and fees in effect at the time the extension for the tentative subdivision map is granted.

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

Tentative Tract 918
Page 19 of 22

Exhibit A:
Tentative Tract Map 918

Attachment: Resolution 17-28-R (1977 : CD: Annexation 152, Pre-zone 2016-01, Tentative Tract 918 and 919)

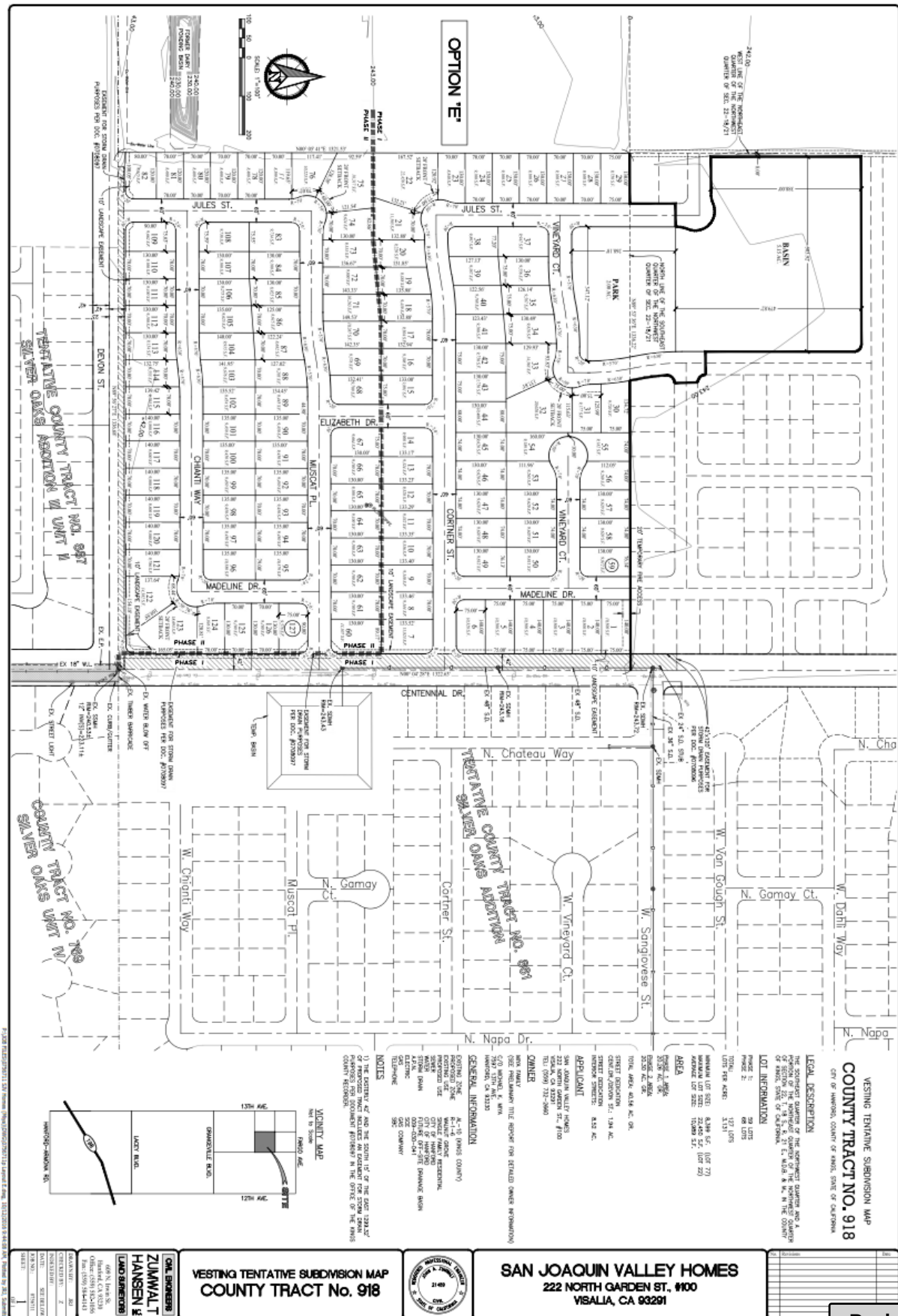


Exhibit B:
Mitigation Monitoring and Reporting Program

Attachment: Resolution 17-28-R (1977 : CD: Annexation 152, Pre-zone 2016-01, Tentative Tract 918 and 919)

Exhibit C:
Comments from the SJVAPCD

RESOLUTION NO. 17-29-R

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD
APPROVING TENTATIVE TRACT 919. THE PROJECT IS A REQUEST TO
SUBDIVIDE 31.77 ACRES INTO 125 SINGLE-FAMILY, LOW-DENSITY
RESIDENTIAL LOTS IN AN AREA PROPOSED TO BE PREZONED “R-1-6” LOW-
DENSITY RESIDENTIAL, IN ACCORDANCE WITH THE GENERAL PLAN, OR “R-
L-5” LOW-DENSITY RESIDENTIAL SHOULD THE NEW ZONING ORDINANCE BE
IN EFFECT PRIOR TO THE RECORDATION OF ANNEXATION 152**

At a regular meeting of the City Council of the City of Hanford duly called and held on May 16, 2017, by motion of Councilmember _____, and seconded by Councilmember _____, and duly carried, the following resolution was adopted:

WHEREAS, Tentative Subdivision Map No. 919, filed by John Zumwalt on behalf of San Joaquin Valley Homes, a request to subdivide 31.77 acres into 125 single-family, low-density residential lots, located on a portion of APN 009-030-148, as shown in **Exhibit A**, has been reviewed by the City Council of the City of Hanford, in accordance with Title 16 of the Hanford Municipal Code; and

WHEREAS, the City Council has carefully considered recommendations and testimony presented at the public hearing of May 16, 2017, and

WHEREAS, all affected public utility companies, various governmental department agencies, staff, and the City Council, have given careful consideration to this tentative subdivision map and have made recommendations thereon; and

WHEREAS, the Initial Study, Mitigated Negative Declaration No. 2016-06, 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, the City Council has made the following findings, pursuant to Section 16.04.010 of the Hanford Subdivision Ordinance, Section 66474 of the Subdivision Map Act and Hanford’s Zoning Ordinance:

1. Consistency Finding:

ANALYSIS: That a consistency finding can be made, because the proposed subdivision map is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. All lots proposed meet the minimum lot size of the “R-L-5” Low-Density Residential Zone District and the “R-1-6” Low-Density Residential Zone District. The minimum lot size within the subdivision is 6,023 ft. The average lot size is 7,322 sq. ft.

2. Design Finding:

ANALYSIS: That the design or improvement of the subdivision is consistent with the State Subdivision Map Act, General Plan, Zoning Ordinance, and Subdivision Ordinance. All lots proposed meet the minimum lot size of the “R-L-5” Low-Density Residential Zone District and the “R-1-6” Low-Density Residential Zone District. The minimum lot size within the subdivision is 6,023 ft. The average lot size is 7,322 sq. ft. All improvements are to be developed in accordance with Public Works Construction Standards.

3. Type of Development Finding:

ANALYSIS: That the site is physically suitable for the type of development proposed under Tentative Tract 919. All lots proposed meet the minimum lot size of the “R-L-5” Low-Density Residential Zone District and the “R-1-6” Low-Density Residential Zone District. All parcels have adequate street frontage on a public street and meet the minimum depth and width required for the district.

4. Density Finding:

ANALYSIS: That a density finding can be made, because the site is physically suitable for the proposed density of development. The 2002 General Plan prescribes a density range between two and nine units per acre. The 2035 General Plan prescribes a density range between two and ten units per acre. The project has a density of 3.93 dwelling units per acre.

5. Environmental Finding:

ANALYSIS: That initial study was conducted; and, on the basis on the initial study, the Community Development Department has determined that the project described above would not have significant adverse impacts on the environment, with the incorporation of mitigation measures. Mitigated Negative Declaration No. 2016-06 has been prepared for the project.

6. Public Health Finding:

ANALYSIS: That the design of the subdivision and type of improvements are not likely to cause serious health problems. The City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public. Consultation was sent for Tentative Tract 919 to interested agencies, including the County Health Department, Public Works Department, Fire Department, and Building Division. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval.

7. Improvements and Access Findings:

ANALYSIS: That the design of the subdivision and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision. The existing access easements shown on Tentative Parcel Map 919 will be quit claimed to APN 009-030-002.

NOW, THEREFORE, BE IT RESOLVED, that the City Council finds that no significant environmental impacts would result from the proposed project with the incorporation of mitigation measures, adopts a Mitigation Monitoring and Reporting Program, attached as **Exhibit B**, and certifies that Mitigated Negative Declaration No. 2016-06 was prepared consistent with CEQA and City of Hanford Environmental Guidelines.

THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Hanford hereby approves Tentative Tract 919 subject to the following conditions:

ADMINISTRATION DEPARTMENT

Contact the City Attorneys' Office through the Planning Division: (559) 585-2580
Concerning questions that you may have on the conditions listed below:

Defense and Indemnification Provisions:

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

itemized written invoice from City. Failure of the applicant to timely reimburse the City shall be considered a material violation of the conditions of approval of the project.

4. That the applicant shall comply with and shall require all contractors to comply with all prevailing wage laws, rules and regulations applicable to the project. Unless otherwise advised in writing by the City of Hanford, applicant shall be solely responsible for making any and all decisions regarding whether any portion or aspect of the project, including, without limitation, any form of reimbursement by the City of Hanford to the applicant or any contractor, will require the payment of prevailing wages. Further, applicant will be solely responsible for the payment of any claims, fines, penalties, reimbursements, payments or any other actions that may be initiated against applicant or any contractor as a result of failure to pay prevailing wages.
5. That the applicant shall defend, indemnify, and hold harmless the City of Hanford, its officials, officers, employees, representatives, agents and attorneys, from and against any and all claims, damages, losses, judgments, liabilities, expenses and other costs, including, without limitation, litigation costs and attorney fees, arising out of, resulting from, or in any way in connection with any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the project. Applicant's obligation to defend, indemnify and hold the City of Hanford harmless specifically includes, but is not limited to, any suit or administrative action against the City of Hanford which claims a violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the project.
6. That the applicant's obligations to defend, indemnify and hold the City of Hanford, its officials, officers, employees, representatives, agents and attorneys harmless as set forth herein, shall include, but shall not be limited to, staff time, copying costs, court costs, the costs of any judgments or awards against the City of Hanford for damages, losses, litigation costs, or attorney fees arising out of any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the project and costs of any settlement representing damages, litigation costs and attorney fees to be paid to other parties arising out of any such proceeding or suit.
7. That the City of Hanford may, at any time, require the applicant to reimburse the City of Hanford for costs that have been, or which the City of Hanford reasonably anticipates will be, incurred by the City of Hanford during the course of any action. Applicant shall reimburse the City of Hanford within thirty (30) days of receipt of an itemized written invoice from the City of Hanford. Failure of the applicant to timely reimburse the City of Hanford shall be considered a material violation of the conditions of approval of the project.

PLANNING DEPARTMENT

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

General:

1. That the applicant hereby agrees to hold the City of Hanford and all of its departments, officers, agents, and employees free and harmless of and from all claims of any kind or nature arising out of or by reason of the approval of this project.
2. That approval of this project does not exempt compliance with all applicable sections of the Uniform Fire and Building Codes, Zoning Ordinance, Public Works Improvement Standards, and other City Ordinances.
3. That the final map be submitted to the City Engineer and Community Development Department for compliance with the Tentative Subdivision Map approval prior to recording the final map.
4. That all conditions of approval listed in this resolution by the City of Hanford be contained in the line drawing submitted for building permits.
5. That no occupancy of any building and/or structure shall be permitted which is not in substantial compliance with approved plans except upon specific review and approval of any “as built” modifications by the authorizing City body (City Council, Planning Commission, Community Development Department, or other appropriate city departments).
6. That in accordance with Title 16 of the Hanford Municipal Code, all conditions of this subdivision listed herein, and contained in subsequent improvement agreements, excluding the landscape district, must be completed and accepted for maintenance by the City Council prior to the final building inspection and occupancy permits being issued for the first house in the subdivision.
7. That all species of trees shall be selected from a list approved by the City Street Tree Commission.
8. That each lot owner within Tract 919 shall care for and maintain the trees and lawn area located in the parkway in front of their lot(s). For corner lots, the lot owner shall also care for and maintain the parkway trees and land area along the street-side of their lot. The parkway is defined as that land area located between the street curb and the public sidewalk.
9. That all mitigations cited in the Mitigation, Monitoring, and Reporting Program, attached as **Exhibit B**, are also conditions of approval of the project.
10. That any changes to the proposed phasing be approved by the Community Development and Public Works Department.
11. That the project is subject to the San Joaquin Valley Unified Air Pollution Control District’s Indirect Source Review Rule 9510. An application must be filed with the District immediately upon approval of the project. For more information and instruction, contact the Districts Indirect Source Rule staff by telephone at (559) 230-6000.
12. That the proposed project may be subject to District Rules and Regulations, including: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601

(Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888. Current District rules can be found online at www.valleyair.org/rules/1ruleslist.htm.

13. That per the requirements of Kings County Area Public Transit Agency (KART), a 10' x 12' concrete pad for a proposed bus stop and shelter shall be provided as shown in attached **Exhibit D**. The pad shall be placed within the 10' landscape easement provided on Centennial Drive, north of Dahli Way, behind lot 40.

Special Requirements

1. That a right-to-farm provision be recorded with the recording of the final subdivision map to insure that future residents of the homes in the project are aware of the adjacent agricultural uses and their right to continue to operate.

Zoning

1. That all requirements of the "R-1-6" Low-Density Residential Zone District shall apply. *(Should the new zoning ordinance be in effect prior to the recordation of Annexation 152, all requirements of the "R-L-5" Low-Density Residential Zone District shall apply, instead.*

Architectural Conditions:

1. That all pipes, gutters, and chases attached to the building wall shall be painted a similar or complementary color to the existing wall to which the item is attached.
2. That no surface shall be mirrored so as to cause glare and annoyance to other adjacent properties.
3. That all mechanical equipment, including electrical and gas meters, are to be screened from view, and that all new electrical transformers are either installed underground or screened.
4. That all exterior architectural elements not detailed on the plans be finished in a style and in materials in harmony with the exterior of the building

Environmental Requirements:

1. That if cultural resources are discovered during construction or related activities, all work shall be halted and a qualified archeologist and the City of Hanford shall be notified. The find shall be properly investigated and appropriate measures are to be taken before construction may continue.

2. That if fireplaces are proposed in the residential units, natural gas fireplaces or EPA-certified wood-burning fireplaces/stoves are to be installed in every unit that has a fireplace. Conventional open-hearth fireplaces are not allowed.
3. That natural gas lines and electrical outlets be installed in backyards or patios to encourage use of gas and/or electric barbecues.
4. That electrical outlets be installed around the exterior of the residential units to encourage use of electric lawn mowers, edgers, etc.

Noise:

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

Lighting:

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

Screening:

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

Fencing/Walls:

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

Landscaping:

1. That four trees per lot be planted in the front yard at the time each lot is landscaped in accordance with City Ordinance 17.18.100(F). For corner lots, a minimum of two trees are to be planted between the curb and sidewalk along both street frontages located adjacent to the lot. Developer shall submit a landscape and irrigation system improvement plan for each house plan proposed within the subdivision for City Community Development Department review and approval.

2. That landscape and irrigation plans be submitted for approval by the Community Development Department prior to building permits being issued. Said plans shall conform to Ordinance No. 10-02 “Standards and Procedures for Landscaping Design and Installation.”
3. That all open and unlandscaped portions of the site be maintained in good condition, free from weeds, dust, trash and debris.

Dust Control:

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

Pre-construction:

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

During Construction:

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

General Fugitive Dust:

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

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

4. That during rough grading and construction, access to the site should require the building of an apron into the project site from adjoining paved roadways. The apron should be paved or have a petroleum-based palliative applied.

Ozone Precursors:

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

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

BUILDING DIVISION

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

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

Soils:

1. That a preliminary soils report, prepared by a qualified soil's engineer, be provided to the Engineering and Building Departments prior to approval of Subdivision Improvement Plans.
2. That a final soils report, prepared by a qualified soils engineer, be provided to the Engineering Department and Building Division prior to acceptance of the subdivision improvements by the City or issuance of building permits or whichever comes first.
3. That the developer retain the design engineer to inspect and verify that grading within the subdivision was constructed as per the approved design, and a copy of the report be provided to the Building Division prior to building permit issuance.

Street Names and Addresses:

1. That street addresses for each lot, as provided by the Building Division, be included on the subdivision final map.
2. That street names, as shown on the tentative subdivision map, be included on the subdivision final maps.
3. That all single family dwellings within the subdivision have illuminated address numbers 2-¼ inches high or be within an illuminated area with 3-½ inch high address numbers installed on the front most part of the building leading to the entrance. In either case the address numbers shall be of contrasting colors with the background.
4. That all landscaping requires permits and must meet requirements at time of installation.

FIRE DEPARTMENT

Contact Fire Inspector Susan Martinez @ (559) 585-4793 or smartinez@cityofhanfordca.com concerning questions that you may have on the conditions listed below:

General:

1. **Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances.**
2. All fire protection systems must be installed and operational prior to occupying any building and/or issuance of a Certificate of Occupancy.

Emergency Access:

1. Locked gates installed across fire department access roads shall comply with the following depending on the type of situation:
 - a. **Manual gates** with a chain lock require a **Knox Padlock, Model #3770**, to be installed on them; a **Knox Box, Model 3200 Series**, shall be installed at lever-type key locking devices.
 - b. **Electric gates** shall be equipped with an electric **Knox Key Switch, Model 3502**, at the gate location.
 - c. In case of a loss of power, electrically operated gates shall have a means of back-up power or shall default in the open position for immediate fire department access.
 - d. At no time shall the width of the fire department access road be reduced below **20-feet wide through or at any gates** along the fire departments' emergency access roads due to protruding objects from gate supports, frames, signs, access booths, curbs, etc.
2. Fire apparatus emergency access roads shall not be less than **20-feet wide and 13-feet, 6-inches in height (vertically)**.
3. Traffic calming devices shall not be installed onto fire department emergency access roads unless prior approval is obtained from the Hanford Fire Department.
4. All fire department emergency access roads shall be within the Hanford Fire Department radius measurements as follows:

Calculated Turning Radii:

- | | |
|-------------------------|---------------|
| a. Inside Turn: | 20 ft., 1 in. |
| b. Curb to Curb: | 36-ft, 3 in. |
| c. Wall to Wall: | 44 ft., 6 in. |
5. Temporary or permanent fire department emergency access roads shall be constructed in accordance with **City Standard ST-36**. All weather access roads shall be in place prior to

any combustible construction being brought onto the premises unless approved by the fire department.

6. The fire department may require that you submit an all-weather access road plan for our review and approval prior to construction. A sign or signs may be required to be installed along temporary fire department access roads.
7. The ordering of Knox Box products can be done directly online at www.knoxbox.com or a form can be obtained from the fire department.

Storage Tanks with Flammable/Combustible Liquids or Hazardous Materials:

1. A separate permit is required for all hazardous materials and/or flammable and combustible liquids, gases, solids, etc., over the exempt amounts set forth in the latest adopted edition of the CFC.

Fire Hydrants and Underground Fire Service:

1. The fire flow and fire hydrant requirements shall comply with the City of Hanford Standards for Water Supply in new developments and the 2016 Edition of the California Fire Code. The fire department shall approve all fire hydrants prior to installation.
2. Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.
3. A new fire hydrant flow test is required to ensure there is adequate water flow for the complete development that's proposed.

PUBLIC WORKS ENGINEERING DIVISION

Contact Samantha Long Assistant Engineer at (559)585-2556
Concerning questions you may have regarding the conditions below:

Maps and Plans:

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

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

Easements:

1. That all easements shall be designated on the subdivision final map as required by the utility companies and where needed for providing service to street lights and landscape improvements as designated by the City Public Works Department.
2. That all easements for irrigation ditches and / or irrigation pipelines shall be legally abandoned or relocated to the satisfaction of the City Engineer prior to the recording of a subdivision final map.
3. That all proposed landscape/public utility easements, located as shown on the tentative subdivision map, shall be dedicated to the City and be delineated on the final subdivision map. Landscape/public utility easement shall meet or exceed the following minimum widths:
 - a.) Centennial Drive – Ten feet (Landscape/Public Utility)
 - b.) Fargo Avenue – Ten feet (Landscape/Public Utility)
 - c.) All residential streets – Six feet (Public Utility)

Dedications:

1. That all proposed streets and street extensions, located as shown on the tentative subdivision map, shall be dedicated to the City as public right-of-way, and any alteration of existing utilities shall be the responsibility of the developer.
2. That all proposed landscape public utility easements, located as shown on the tentative subdivision map shall be dedicated to the City for landscape and public utility purposes concurrent with the recording of a subdivision final map.

Restricted Access:

1. That a one-foot reservation strip shall be established at the end or sides of all streets abutting undeveloped property and be indicated on the subdivision final map.
2. That all access shall be restricted from lots at the property lines backing onto Centennial Drive and Fargo Ave shall be indicated on the subdivision final map.

Street Improvements:

1. That all improvements consisting of sanitary sewers, storm sewers, water mains, concrete curbs, gutters, sidewalks, street lights, landscaping, street sub-grading, surfacing and striping

and all other improvements shall be installed in accordance with Chapter 16.24, “Improvements”, of the Hanford Municipal Code and this resolution pertaining to subdivision improvements in effect at the time of filing the tentative subdivision map.

2. That all streets within the subdivision shall be developed to residential street standard ST-32, except the following:
 - a. Centennial Drive shall be developed as a major collector street along the entire development frontage. All improvements shall be constructed in conformance with City Standards ST-17 and ST-23 and as follows:
 1. Traffic index used for the design of the street structural section shall be a minimum of 7.0.
 2. Developer shall construct a left turn pocket at the intersection of Fargo Ave and Centennial Drive for west bound traffic along Fargo Ave.
 - b. Fargo Ave shall be developed as an arterial street, along the development frontage of the subdivision. All improvements shall be constructed in conformance with City Standards ST-17 and ST-23, and as follows:
 1. Traffic index used for the design of street structural section shall be a minimum of 10.0.
 2. A geotechnical report shall be submitted to the City Engineer identifying the existing structural section thickness of Fargo Ave, along the entire development frontage, concurrent with the submittal of development improvement plans. Reconstruction of Fargo Ave, along the entire development frontage will be required if the existing street structural section does not conform to City Standards and Specifications.
 3. Street improvements south of the Fargo Ave street centerline shall include, but not be limited to, the installation of concrete curb and gutter, sidewalk, landscaping, decorative masonry block wall, street lights, including pavement reconstruction of existing roadway if applicable, and all street signing, striping and transition paving as required. The installation of raised concrete median in Fargo Ave is not required.
 4. Street improvements north of the Fargo Ave street centerline shall include, but not be limited to, the construction of a minimum 12 foot travel lane, 4 foot paved shoulder, and 4 foot graded shoulder, including pavement reconstruction of existing roadway if applicable, and all street signing, striping and transition paving as required. The installation of raised concrete median in Fargo Ave is not required.
 5. Developer shall attempt to acquire additional street right-of-way along the “Not a Part” frontage of Fargo Ave in accordance with Section 66462.5 of the Subdivision Map Act. The additional street right-of-way is necessary to facilitate street

widening improvements along the entire development frontage of Fargo Ave. If Developer is unsuccessful, City will attempt to acquire the right-of-way.

3. That street lights shall be installed throughout the subdivision in conformance with City Standard GE-56 and Southern California Edison requirements. Street lights shall be located as designated by City Engineer.
4. That a traffic signal be installed at the intersection of Centennial Drive and Fargo Ave at the time of the construction of the development unless a focused traffic study is conducted and the analysis determines that the traffic signal does not to meet the required warrants with the development of the subdivision.
5. That development is subject to a transportation mitigation impact fee as required by City Municipal Code section 15.48 and any revisions thereof. Developer shall be entitled to a credit towards their development impact fee for permanent street improvements constructed by developer within Fargo Ave, consisting of curb & gutter, street striping, signing and street paving from gutter lip to edge of the existing Fargo Ave street sections. If applicable, developer may also be entitled to credit towards impact fees for supplemental transportation capacity improvements to the existing Fargo Ave street section. Transitional paving improvements beyond the development limits, that are not considered to be a permanent improvements and the reconstruction of the existing Fargo Ave street section, if required, will not be subject to a credit. Developer shall submit competitive bid proposals to substantiate the cost of reimbursable items for City Public Works Department review and approval prior to beginning construction. All documentation materials submitted for reimbursement consideration shall be well organized and tabulated for convenient reference by Public Works' staff. Improvement quantities and costs proposed for reimbursement must be clearly identified in the documentation provided, and not combined or aggregated with non-reimbursable subdivision improvement costs. Appropriate graphic exhibits referenced to the subdivision improvement plans shall also be provided as needed to facilitate the reimbursement review process.

Backup Parkway Improvements:

1. That the developer shall design and construct the following improvements along the development frontages of Centennial Drive and Fargo Ave for lots backing onto said streets:
 - a. A minimum six foot high decorative masonry block wall with continuous reinforced concrete footings. Masonry walls shall be treated with anti-graffiti repellent. The minimum height of the wall shall be measured from the highest elevation grade of the property located adjacent to either side of the wall. Wall heights shall be maintained at a uniform grade / slope whenever possible. If elevation changes are required, steps shall be introduced at pilaster locations and / or changes in wall direction. Wall improvement plans shall be designed to incorporate architectural, civil and structural components into one set of drawings. Wall plans shall be reviewed and approved by both the City Public Works and Community Development Departments.

- b. A 4 1/2 foot wide meandering detached sidewalk along the development frontages of Centennial Drive and Fargo Ave.
 - c. Landscaping and irrigation system improvements along the development frontages of Centennial Drive and Fargo Ave. Landscape plans shall be prepared by a licensed landscape architect. Plans shall be reviewed and approved by the City Public Works, Parks & Recreation, and Community Development Departments.
2. That a minimum of four trees per lot shall be planted in the front yards of homes at the time each lot is landscaped in accordance with City Ordinance 17.18.100(F). For corner lots, a minimum of two trees per lot are to be planted between the curb and sidewalk along both street frontages located adjacent to the lot. Trees planted in the park strip shall be located in conformance with City Standard GE-13. Developer shall submit a landscape and irrigation system improvement plan for each house plan proposed within the subdivision for City Community Development department review and approval.
3. That all species of trees and plants shall be selected from a list approved by the City's Parks and Recreation Commission.
4. That all new and existing electrical boxes, control boxes and other equipment boxes (excluding traffic control) cabinets along the street frontage shall be painted hunter green or be of a color compatible with the landscaping. Prior to painting, all metal surfaces shall be treated with an etching primer (zinc chromate) or equivalent. All new irrigation electrical and control cabinets shall be mounted into the masonry wall per City Standards.
5. That a covenant including each residential lot within the subdivision and requiring care and maintenance of local street park strip landscape improvements along the individual lot frontage(s) by the homeowners thereof shall be recorded concurrent with the final map.

Sewer Improvements:

1. That the developer's engineer shall provide a sanitary sewer master plan complete with calculations for the entire subdivision for City Public Works Department review and approval prior to recording a subdivision final map for the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.
2. That the developer may be entitled to a refund for sewer main over-sizing in accordance with City Municipal Code Section 13.08. Developer's engineer shall be required to submit calculations to substantiate request for an over-sizing refund to the City Public Works Department for review and approval. The developer shall submit competitive bid proposals to substantiate costs for sewer main over-sizing for City Public Works Department review and approval prior to beginning construction.
3. That the developer may be entitled to enter into a reimbursement agreement in accordance with City Municipal Code section 13.08 for sewer system improvements which also provide a benefit to others. Developer shall submit competitive bid proposals to substantiate costs for

said sewer system improvements for Public Works Department review and approval prior to beginning construction.

Storm Drainage Improvements:

1. That the developer's engineer shall provide a storm drainage master plan complete with calculations for the entire subdivision for City Public Works Department review and approval prior to recording a subdivision final map for the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.
2. That all drainage from proposed development shall be retained in retention drainage basin located as shown on the tentative subdivision map.
3. That developer shall be required to comply with State of California Water Resources Control Board requirements specifically related to the National Pollution Elimination System Permit process.

Water System:

1. That the developer's engineer shall provide a Water System Master Plan complete with calculations for the entire subdivision for City review and approval prior to recording a subdivision final map for the development. Provisions shall be made to provide service for future areas of development located adjacent to the subdivision.
2. That the developer may be entitled to a refund for water main over-sizing in accordance with City Municipal Code Section 13.04. Developer's engineer shall be required to submit calculations to substantiate request for an over-sizing refund to the City Public Works Department for review and approval. The developer shall submit competitive bid proposals to substantiate costs for water main over-sizing for City Public Works Department review and approval prior to beginning construction.
3. That the developer may be entitled to enter into a reimbursement agreement in accordance with City Municipal Code section 13.04 for water system improvements which also provide a benefit to others. Developer shall submit competitive bid proposals to substantiate costs for said water system improvements for Public Works Department review and approval prior to beginning construction.
4. That all existing water wells located within the proposed development shall be abandoned in conformance with State of California Department of Health Standards.

Assessment District:

1. That the developer shall enter into an agreement with the City for the formation of a tax assessment district for the maintenance of interior subdivision street lighting, decorative block fencing, and landscaping located along the property frontages of Centennial Drive and Fargo Ave located as shown on the tentative subdivision map.

2. That prior to funds from the tax assessment district being obtained, the developer shall be responsible for the maintenance of all landscaping, subdivision interior street lighting and decorative fencing.

City Development Impact Fees:

1. That development is subject to a Police Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.
2. That development is subject to a Fire Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.
3. That development is subject to a Park Development Impact Fee as required by City Ordinance No. 90-10 and any revisions thereof. Fee payable with each building permit.
4. That development is subject to a Transportation mitigation impact fee as required by City Ordinance No. 90-09 and any revisions thereof. Fee payable with each building permit.
5. That the development is subject to a Wastewater System Development Impact fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.
6. That development is subject to a Water System Development Impact Fee as required by City Ordinance No. 98-14 or any revisions thereof. Fee payable with each building permit.
7. That development is subject to a Refuse and Recycling Development Impact Fee as required by City Ordinance No. 05-16 or any revisions thereof. Fee payable with each building permit.
8. That development is subject to a Storm Drainage Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable prior to recording of subdivision final map.
9. That development is subject to a 12th Avenue Sanitary Sewer area of benefit district assessment fee as required by City Ordinance No. 92-03 or any revisions thereof, if applicable. Fee shall be payable prior to recording to recording of final subdivision map.

SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT

Contact Cherie Clark Air Quality Specialist at (559)230-5940

Concerning questions you may have regarding the conditions below:

1. That the proposed project would be subject to District Rue 9510 (indirect source review).

- District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees.
 - Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval.
 - If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510 be made a condition of project approval. Information can be found online at: <http://www.valleyair.org/ISR/ISRHome.htm>.
2. The proposed project may be subject to District Rules and Regulations, including Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or renovated, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm.
 3. The District recommends that a copy of the District's comments be provided to the project proponent. Attached as **Exhibit C**.

KINGS COUNTY HEALTH DEPARTMENT

Contact Troy Hommerding at (559) 584-1411

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

1. Valley Fever: As per the Kings County Public Health Officer, *Coccidioides immitis*, the fungus that causes valley fever, a serious and potentially long-term respiratory illness, is endemic in the soils of Kings County. Construction activities that disturb soils containing the spores of the fungus can put workers and the nearby public at risk. Effective dust control must be maintained on the job site at all times in order to reduce the risk of valley fever to workers and nearby residents. More information regarding the prevention of work related valley fever is available at www.cdph.ca.gov/programs/hesis/Documents/CocciFact.pdf and <http://www.cdph.ca.gov/programs/ohb/Documents/OccCocci.pdf>. Contact the San Joaquin Valley Air Pollution Control District for more information on dust control techniques.

KINGS COUNTY AREA PUBLIC TRANSIT AGENCY

Contact Facilities and Fleet Specialist Mark Pederio at (559)852-2624

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

14. That a 10' x 12' concrete pad for a proposed bus stop and shelter shall be provided as shown

in attached **Exhibit D**. The pad shall be placed within the 10' landscape easement provided on Centennial Drive, north of Dahli Way, behind lot 40.

EXPIRATION:

That this tentative subdivision map becomes null and void after 24 months has elapsed from the date of approval, if the above conditions have not been satisfied or bonded for, and a final map recorded. A time extension may be granted by the Commission upon written request by the applicant. The time extension, if approved, will be subject to the improvement standards and fees in effect at the time the extension for the tentative subdivision map is granted.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Hanford held on the 16th day of May, 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: Resolution 17-29-R (1977 : CD: Annexation 152, Pre-zone 2016-01, Tentative Tract 918 and 919)

Exhibit A:
Tentative Tract Map 919

Attachment: Resolution 17-29-R (1977 : CD: Annexation 152, Pre-zone 2016-01, Tentative Tract 918 and 919)



Exhibit B:
Mitigation Monitoring and Reporting Program

Attachment: Resolution 17-29-R (1977 : CD: Annexation 152, Pre-zone 2016-01, Tentative Tract 918 and 919)

Exhibit C:
Comments from the SJVAPCD

Attachment: Resolution 17-29-R (1977 : CD: Annexation 152, Pre-zone 2016-01, Tentative Tract 918 and 919)

Tentative Tract 919
Page 24 of 24

Exhibit D:
KART Comments

Attachment: Resolution 17-29-R (1977 : CD: Annexation 152, Pre-zone 2016-01, Tentative Tract 918 and 919)

RESOLUTION NO. 17-30-R

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD
 APPROVING TENTATIVE PARCEL MAP NO. 2016-02. THE PROJECT IS A
 REQUEST TO DIVIDE A 47.51-ACRE PARCEL INTO TWO PARCELS (PARCEL A:
 27.48 ACRES; PARCEL B: 20.03 ACRES) IN AN AREA PROPOSED TO BE
 PREZONED “R-1-6” LOW-DENSITY RESIDENTIAL, IN ACCORDANCE WITH THE
 GENERAL PLAN, OR “R-L-5” LOW-DENSITY RESIDENTIAL SHOULD THE NEW
 ZONING ORDINANCE BE IN EFFECT PRIOR TO THE RECORDATION OF
 ANNEXATION 152**

At a regular meeting of the City Council of the City of Hanford duly called and held on May 16, 2017, by motion of Councilmember _____, and seconded by Councilmember _____, and duly carried, the following resolution was adopted:

WHEREAS, on May 16, 2017, the City Council of the City of Hanford conducted a public hearing, in accordance with Section 16.04.010 of the Subdivision Ordinance Code and Section 66474 of the Subdivision Map Act, pertaining to Tentative Parcel Map No. 2016-02, a request to divide a 47.51-acre property into two parcels (Parcel A: 27.48 acres; Parcel B: 20.03 acres) in an area proposed to be prezoned “R-1-6” Low-Density Residential, in accordance with the General Plan, or “R-L-5” Low-Density Residential, should the new zoning ordinance be in effect prior to the recordation of Annexation 152. The project is located at APN 009-030-041 and a portion of 009-030-148; and

WHEREAS, Tentative Parcel Map No. 2016-02 has been reviewed by the City Council of the City of Hanford, in accordance with Title 16 of the Hanford Municipal Code; and

WHEREAS, the configuration of the proposed parcels are shown on attached **Exhibit A**; and

WHEREAS, all affected public utility companies, various governmental department agencies, staff, and the City Council have given careful consideration to this tentative subdivision map and have made recommendations thereon; and

WHEREAS, the Initial Study, Mitigated Negative Declaration No. 2016-06, 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 facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing, the City Council hereby makes the following findings pursuant to Section 16.04.010 of the Subdivision Ordinance Code and Section 66474 of the Subdivision Map Act:

1. Consistency Finding:

ANALYSIS: That the proposed map is consistent with the applicable General Plan designation of Low-Density Residential. The proposed lots meet the minimum lot size of the “R-1-5” Low-Density Residential Zone District and the “R-1-6” Low-Density Residential Zone District. Additionally, the parcels meet the minimum requirements for the width, depth, and street-frontage requirement of the “R-L-5” Low-Density Residential Zone District and the “R-1-6” Low-Density Residential Zone District. Under Tentative Tract 918, Parcel A and B will be further divided into a residential subdivision.

2. Design Finding:

ANALYSIS: That the proposed map is consistent with the applicable General Plan designation of Low-Density Residential. The proposed lots meet the minimum lot size of the “R-1-5” Low-Density Residential Zone District and the “R-1-6” Low-Density Residential Zone District. Additionally, the parcels meet the minimum requirements for the width, depth, and street-frontage requirement of the “R-L-5” Low-Density Residential Zone District and the “R-1-6” Low-Density Residential Zone District. Both lots have a buildable lot configuration. Under Tentative Tract 918, Parcels A and B will be further divided into a residential subdivision.

3. Type of Development Finding:

ANALYSIS: That the proposed site is located on vacant flat land and is not located in a flood zone. Parcels will be within the city limits as part of the annexation and city water and services can be extended to the site. Under Tentative Tract 918, Parcels A and B will be further divided into a residential subdivision. Staff evaluated Tentative Tract 918 and determined the project to be in conformance with the requirements of the Hanford Municipal Code, both the 2002 and 2035 version.

4. Density Finding:

ANALYSIS: That the parcels are of adequate size to support the guidelines of the General Plan and Zoning Ordinance. Under Tentative Tract 918, Parcels A and B will be further divided into a residential subdivision. A density finding was able to be supported for Tentative Tract 918, because the project has a gross density of 2.736 dwelling units per acre, which is within the allowable range of the “R-L-5” Low-Density Residential Zone District, between two and ten acres, and the “R-1-6” Low-Density Residential Zone District, between two and nine units per acre.

5. Environmental Finding:

ANALYSIS: That an initial study was conducted; and, on the basis on the initial study, the Community Development Department has determined that the project described above would not have significant adverse impacts on the environment, with the incorporation of mitigation measures. Mitigated Negative Declaration No. 2016-06 has been prepared for the project.

6. Public Health Finding:

ANALYSIS: That this application has been reviewed by County departments, utility companies, City Fire Department, City Building Department, and other involved departments. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval. The City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public.

7. Improvements and Access Findings:

ANALYSIS: The proposed parcels will have street frontage along a public street, Centennial Drive. Any off-site improvements such as curbs, gutters, sidewalks, drive approaches, and transitional paving, when installed by the developer, as part of the development of Tract 918, will be inspected and/or verified to ensure the design, material, and installation of said improvements meet or exceed standards adopted by the City of Hanford. The design of the subdivision and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision. The existing access easements shown on Tentative Parcel Map 918 and 919 will be quit claimed to APN 009-030-002.

NOW, THEREFORE, BE IT RESOLVED, that the City Council finds that no significant environmental impacts would result from the proposed project with the incorporation of mitigation measures, adopts a Mitigation Monitoring and Reporting Program, attached as **Exhibit B**, and certifies that Mitigated Negative Declaration No. 2016-06 was prepared consistent with CEQA and City of Hanford Environmental Guidelines.

THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Hanford hereby approves Tentative Parcel Map No. 2016-02 subject to the following conditions:

ADMINISTRATION DEPARTMENT

Contact the City Attorney: (559) 584-6656

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

Defense and Indemnification Provisions:

1. That the applicant shall defend, indemnify, and hold harmless the City of Hanford ("City"), its officials, officers, employees, representatives, agents and attorneys, from and against all claims, damages, losses, judgments, liabilities, expenses and other costs, including litigation costs and attorney's fees, arising out of, resulting from, or in connection with, the City's act or acts leading up to and including approval of any environmental document and/or granting of any approvals relating to the Project. Applicant's obligation to defend, indemnify and hold the City harmless specifically includes, but is not limited to, any suit or challenge by any third party against the City which challenges or seeks to set aside, void or annul the legality or adequacy of any environmental document approved by the City or any approval related to the Project.

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

any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of any such proceeding or suit.

7. That the City of Hanford may, at any time, require the Applicant to reimburse the City of Hanford for costs that have been, or which the City of Hanford reasonably anticipates will be, incurred by the City of Hanford during the course of any action. Applicant shall reimburse the City of Hanford within thirty (30) days of receipt of an itemized written invoice from the City of Hanford. Failure of the Applicant to timely reimburse the City of Hanford shall be considered a material violation of the conditions of approval of the Project.

PLANNING DEPARTMENT

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

General:

1. That approval of this project does not exempt compliance with all applicable sections of the Uniform Fire and Building Codes, Zoning Ordinance, Public Works Improvement Standards, and other City Ordinances.
2. That all approved proposals of the application be conditions of development if not mentioned herein.
3. That the general design of the parcel map be approved with minor modifications being approved by the Community Development and Public Works Departments.
4. That prior to recording the parcel map, it is to be submitted to the City Engineer and Community Development Department for compliance with the tentative approval. That in accordance with California Government Code Section 66020, the applicant is hereby notified that the 90 day appeal period identified in California Government Code Section 66020 during which you may protest the imposition of the fees, dedications, reservations and other extractions identified in this Tentative Parcel Map No. 2016-02 will begin to run on the date of the approval of this application by the City Council.
5. That the applicant hereby agrees to hold the City of Hanford and all of its departments, officers, agents, and employees free and harmless of and from all claims of any kind or nature arising out of or by reason of the approval of this project.
6. That all conditions cited in the Mitigation, Monitoring, and Reporting Program, attached as **Exhibit B**, shall also become conditions of approval of this Tentative Parcel Map.
7. That Parcel A reflects Phase I of Tentative Tract 918. Development of Phase I includes development of the two-acre park and 5.02-acre storm drainage basin for Tract 918. Development of Phase I must proceed first.
8. That this Tentative Parcel Map shall expire with the expiration of Tract 918.

Zoning

1. That all requirements of the “R-1-6” Low-Density Residential Zone District shall apply. *(Should the new zoning ordinance be in effect prior to the recordation of Annexation 152, all requirements of the “R-L-5” Low-Density Residential Zone District shall apply, instead).*

BUILDING DIVISION

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

1. New lot line shall not create any violations to current building codes.
2. Any future development will be required to meet the building codes at the time of construction.

FIRE DEPARTMENT

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

General:

1. **Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances.**
2. All fire protection systems must be installed and operational prior to occupying any building and/or issuance of a Certificate of Occupancy.

Emergency Access:

3. Locked gates installed across fire department access roads shall comply with the following depending on the type of situation:
 - a. **Manual gates** with a chain lock require a **Knox Padlock, Model #3770**, to be installed on them; a **Knox Box, Model 3200 Series**, shall be installed at lever-type key locking devices.
 - b. **Electric gates** shall be equipped with an electric **Knox Key Switch, Model 3502**, at the gate location.
 - c. In case of a loss of power, electrically operated gates shall have a means of back-up power or shall default in the open position for immediate fire department access.
 - d. At no time shall the width of the fire department access road be reduced below **20-feet wide through or at any gates** along the fire departments’ emergency access roads due to protruding objects from gate supports, frames, signs, access booths, curbs, etc.

4. Fire apparatus emergency access roads shall not be less than **20-feet wide and 13-feet, 6-inches in height (vertically)**.
5. Traffic calming devices shall not be installed onto fire department emergency access roads unless prior approval is obtained from the Hanford Fire Department.
6. All fire department emergency access roads shall be within the Hanford Fire Department radius measurements as follows:

Calculated Turning Radii:

- | | | |
|-----------|---------------|---------------|
| a. | Inside Turn: | 20 ft., 1 in. |
| b. | Curb to Curb: | 36-ft, 3 in. |
| c. | Wall to Wall: | 44 ft., 6 in. |
7. Temporary or permanent fire department emergency access roads shall be constructed in accordance with **City Standard ST-36**. All weather access roads shall be in place prior to any combustible construction being brought onto the premises unless approved by the fire department.
 8. The fire department may require that you submit an all-weather access road plan for our review and approval prior to construction. A sign or signs may be required to be installed along temporary fire department access roads.
 9. The ordering of Knox Box products can be done directly online at www.knoxbox.com or a form can be obtained from the fire department.

Storage Tanks with Flammable/Combustible Liquids or Hazardous Materials:

1. A separate permit is required for all hazardous materials and/or flammable and combustible liquids, gases, solids, etc., over the exempt amounts set forth in the latest adopted edition of the CFC.

Fire Hydrants and Underground Fire Service:

2. The fire flow and fire hydrant requirements shall comply with the City of Hanford Standards for Water Supply in new developments and the 2016 Edition of the California Fire Code. The fire department shall approve all fire hydrants prior to installation.
3. Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.
4. A new fire hydrant flow test is required to ensure there is adequate water flow for the complete development that's proposed.

PUBLIC WORKS DEPARTMENT

Contact Samantha Long, Assistant Engineer at (559) 585-2556

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

General Requirements:

1. That Applicant comply with the City of Hanford Public Works construction standards and specification requirements. Any deviation from said standards and specifications must be approved by the City Engineer prior to construction.
2. That an encroachment permit for all construction in the public right-of-way be obtained from the Public Works Department prior to beginning construction.
3. That the development is subject to an Engineering review and inspection fee in accordance with City Resolution No. 92-58-R., or any revisions thereof. Subject fee shall be payable prior to approval of improvement plans.

Water System:

1. That each parcel shall be provided with separate water service assemblies in conformance with City Standard. This improvement may be deferred until issuance of a building permit for Parcel A & Parcel B and shall be noted on the final parcel map.

Sewer Improvements:

1. That each parcel shall be provided with separate sanitary sewer laterals in conformance with City Standard. This improvement may be deferred until issuance of a building permit for Parcel A & Parcel B shall be noted on the final parcel map.

Street Improvements:

1. Centennial Drive shall be developed as a major collector street along the entire development frontage. All improvements shall be constructed in conformance with City Standards ST-17 and ST-23 and as follows:
 - i. Traffic index used for the design of the street structural section shall be a minimum of 7.0.
 - ii. A geotechnical report shall be submitted to the City Engineer identifying the existing structural section thickness of Centennial Drive south of the development frontage, from Grangeville Ave to Devon Street, concurrent with the submittal of development improvement plans. Construction of Centennial Drive, along the entire development frontage, will be required to conform to City Standards and Specifications.
 - iii. Street improvements shall include, but not be limited to, the construction of Centennial Drive along the development frontage of the subdivision from Devon Street to W. Sangiovese Street (Half-width street improvements, plus a minimum 13 foot travel lane east of street centerline with an 8 foot graded shoulder), the installation of concrete curb

& gutter, sidewalk, landscaping, decorative masonry block wall, street lights, street striping, signing, and pavement transition of existing roadway, if applicable.

2. Devon Street shall be developed as a major collector street, along the development frontage of the subdivision. All improvements shall be constructed in conformance with City Standards ST-17 and ST-23, and as follows:
 - i. Traffic index used for the design of street structural section shall be a minimum of 7.0.
 - ii. A geotechnical report shall be submitted to the City Engineer identifying the existing structural section thickness of Devon Street along the entire development frontage, concurrent with the submittal of development improvement plans. Reconstruction of Devon Street, along the entire development frontage will be required if the existing street structural section does not conform to City Standards and Specifications.
 - iii. Street improvements shall include, but not be limited to, the installation of concrete curb and gutter, sidewalk, landscaping, decorative masonry block wall, street lights, half width street construction on the north side of Devon Street, including pavement reconstruction of existing roadway if applicable, and all street signing, striping and transition paving as required.
3. That installation of property frontage improvements is not required prior to recordation of the Parcel Map, however the subdivider shall enter into a deferral agreement for future construction of curb, gutter, sidewalk, and street pavement improvements to be installed at such time as the City Engineer shall determine that construction of said improvements is in the public interest. The agreement shall be recorded to run with the land, and shall remain in effect until street improvements have been completed in accordance with City Standards. This requirement shall be noted on the final Parcel Map.
4. A deferred improvement agreement shall be executed prior to recording of the final map for the improvements required along Centennial Drive and Devon Street by this project.

Dedications:

1. A 19 foot right-of-way dedication shall be dedicated on the final parcel map along the frontage of Devon Street.
2. A 42 foot right-of-way dedication shall be dedicated on the final parcel map along the frontage of Centennial Drive.
3. A 10 foot wide landscape easement shall be dedicated on the final parcel map along the right-of-way of Centennial Drive and Devon Street.

Impact Fees:

1. That development is subject to a Police Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.
2. That development is subject to a Fire Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.
3. That development is subject to a Park Development Impact Fee as required by City Ordinance No. 90-10 and any revisions thereof. Fee payable with each building permit.
4. That development is subject to a Transportation mitigation impact fee as required by City Ordinance No. 90-09 and any revisions thereof. Fee payable with each building permit.
5. That the development is subject to a Wastewater System Development Impact fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.
6. That development is subject to a Water System Development Impact Fee as required by City Ordinance No. 98-14 or any revisions thereof. Fee payable with each building permit.
7. That development is subject to a Refuse and Recycling Development Impact Fee as required by City Ordinance No. 05-16 or any revisions thereof. Fee payable with each building permit.
8. That development is subject to a Storm Drainage Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable prior to recording of subdivision final map.
9. That development is subject to a 12th Avenue Sanitary Sewer area of benefit district assessment fee as required by City Ordinance No. 92-03 or any revisions thereof, if applicable. Fee shall be payable prior to recording to recording of final subdivision map.

EXPIRATION

This Tentative Parcel Map becomes null and void with the expiration of the Tentative Map for Tract 918, or after eighteen (18) months has elapsed from the date of approval if the map has not been recorded. The Commission may grant a time extension if a written request and fee is received from the applicant prior to the expiration date. The time extension, if approved, will be subject to the improvement standards and fees in effect at the time the extension for the Tentative Parcel Map is granted.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Hanford held on the 16th day of May, 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: Resolution 17-30-R (1977 : CD: Annexation 152, Pre-zone 2016-01, Tentative Tract 918 and 919)

Exhibit A:
Tentative Parcel Map No. 2016-02

Attachment: Resolution 17-30-R (1977 : CD: Annexation 152, Pre-zone 2016-01, Tentative Tract 918 and 919)

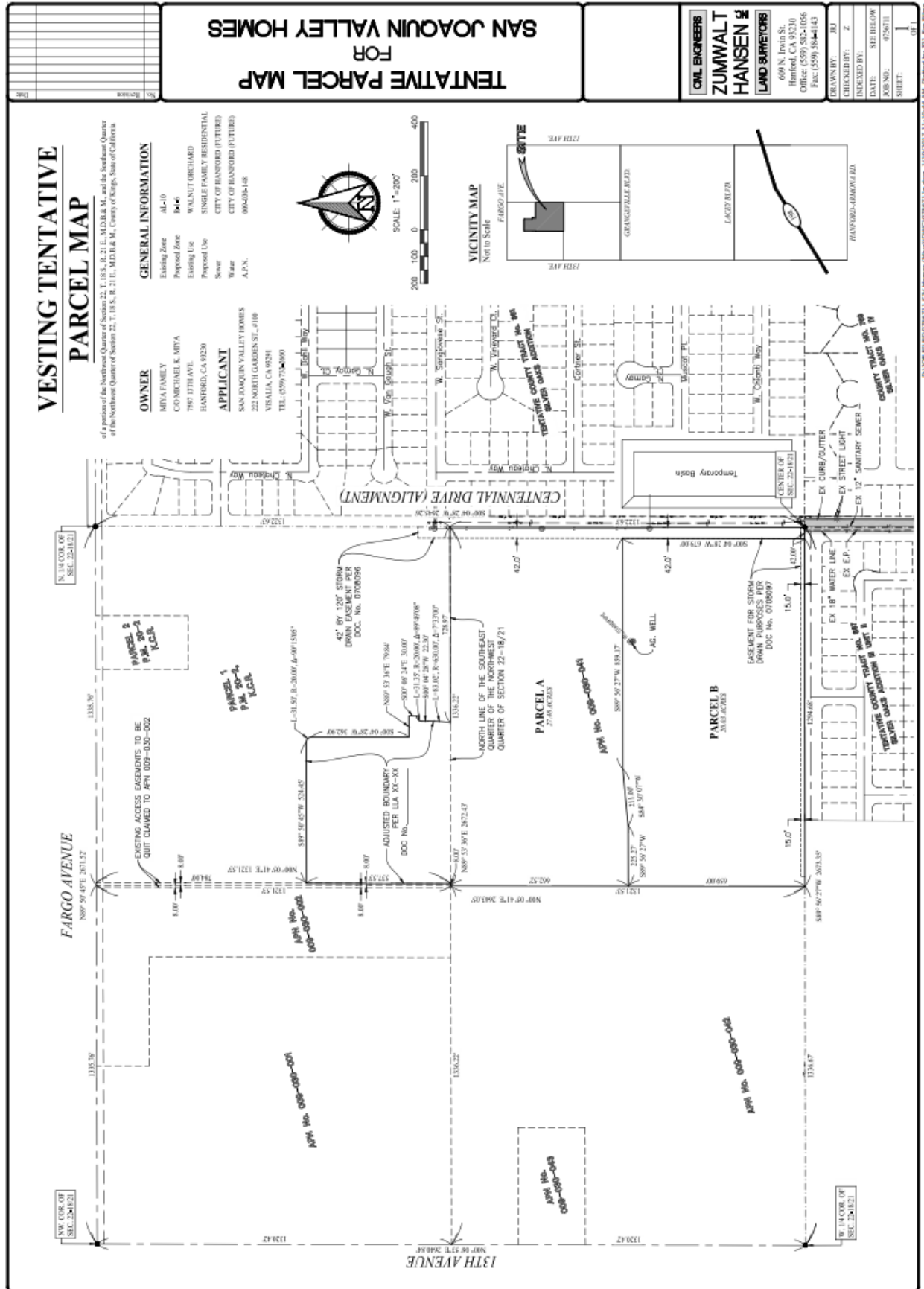


Exhibit B:
Mitigation Monitoring and Reporting Program

Attachment: Resolution 17-30-R (1977 : CD: Annexation 152, Pre-zone 2016-01, Tentative Tract 918 and 919)



AGENDA STAFF REPORT

MEETING DATE: 5/16/2017

AGENDA SECTION: A

SUBJECT:

Utilities and Engineering: Award a contract to VSS International, Inc., of Sacramento, CA in the amount of \$229,000.00 for the FY 16/17 Slurry Seal Project, approve an increase of scope change order, in the amount of \$161,224.99 by adding 133,823 SY of slurry seal to the project, and establish a construction contingency of \$40,000.00 for this project.

RECOMMENDATION:

That the City Council, by motion:

1. Award a contract to VSS International, Inc., of Sacramento, CA in the amount of \$229,000.00 for the FY 16/17 Slurry Seal Project.
2. Approve an increase of scope change order, in the amount of \$161,224.99.
3. Establish a construction contingency of \$40,000.00 for this project.

BACKGROUND:

Slurry seal coating is a surface protection and pavement preservation treatment for city streets. The treatment process is used to extend the useful life of road surface thereby reducing maintenance costs. This project will provided treatment to approximately 7 miles of residential street.

In accordance with Council Action, bids were solicited and opened on April 11th, 2017 for the FY 16/17 Slurry Seal Project. A total of six (6) bids were received, ranging from a low base bid of \$229,000.00 from VSS International, Inc., to a high base bid of \$339,755.52. The additional project limits to be slurry seal treated will increase the project total cost by \$161,224.99. The limits are being increased due to favorable prices for the slurry seal treatment. A copy of the Bid Tabulation and the change order are attached for Council review.

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

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

FISCAL IMPACT:

The FY 16/17 Capital Improvement Program Budget provides \$440,000 for construction, including contingencies, for this project. A copy of the budget page is attached for Council review.

ATTACHMENTS:

(Slurry) Bid Tabulation

CCO 1 (Slurry)

Budget Page 225

FY 16/17 Slurry Seal on Residential Streets Project
040-2661-817622

			293727		1005314		593393		374514		462443		746432	
			VSS International, Inc.		Telfer Pavement Technologies, LLC		Sierra Nevada Construction, Inc.		CA Pavement Maintenance Company, Inc		Intermountain Slurry Seal		Bond Blacktop, Inc.	
ITEM	QUANTITY	UNIT	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal
1 Traffic Control and Mobilization	1	LS	49,904.02	\$49,904.02	\$26,500.00	\$26,500.00	\$93,393.55	\$93,393.55	\$40,000.00	\$40,000.00	\$77,698.80	\$77,698.80	\$17,200.00	\$17,200.00
2 Type II Slurry Seal	182,751	SY	0.98	\$179,095.98	\$1.18	\$215,646.18	\$0.95	\$173,613.45	\$1.32	\$241,231.32	\$1.20	\$219,301.20	\$1.77	\$322,555.52
				\$229,000.00		\$242,146.18		\$267,007.00		\$281,231.32		\$297,000.00		\$339,755.52

Total written in Bid if discrepancy exists



CITY OF HANFORD

Department of Public Works

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

ENGINEERING DIVISION**CONTRACT CHANGE ORDER NO. 1 REV. NO. ____ SUPPL. NO. ____****PROJECT FY 16/17 Slurry Seal Treatment Project****SHEET 1 OF 1 SHEETS****TO CONTRACTOR VSS International, Inc.****CONTRACT NO. 040-2661-817622**

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

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

Contract Amount: \$229,000.00

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

CHANGE REQUESTED BY: City of Hanford

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

1. Scope Increase to include an additional 133,823 SY of Slurry to the Contract. Unit Price was lowered from \$0.98 to \$0.96 per Square Yard for all areas. (Agreed Price).
For a Net Increase of \$124,815.06
2. Cost associated with additional Traffic Control for the increased Scope. (Agreed Price).
For a Net Increase of \$36,429.93

ESTIMATED COST THIS CHANGE, INCREASE \$161,224.99.
CONTRACT TOTAL, INCLUDING THIS CHANGE \$390,244.99.

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

APPROVAL RECOMMENDED, ENGINEER _____ DATE _____

APPROVED, CITY OF HANFORD _____ DATE _____

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

ACCEPTED, DATE _____ CONTRACTOR _____

BY _____ TITLE _____

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

Attachment: CCO 1 (Slurry) (1931 : UE: Award a Contract for FY 16/17 Slurry Project)

Slurry Seal Treatment

Project Background:

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

Existing Conditions:

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

Project Justification:

Timely application of a pavement slurry seal treatment provides a roadway with a smooth riding surface, reduces pavement cracking and extends the useful life of the street. This project will provide surface treatment for approximately 10 miles of residential street (225,000 SY).

Fiscal Implications:

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

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project	Construction	Construction	Construction	Construction	Construction	Construction
	Engineering / Inspection	7,500	7,500	7,500	7,500	7,500	7,500
	Construction	400,000	400,000	200,000	200,000	200,000	200,000
	Contingency	40,000	40,000	20,000	20,000	20,000	20,000
	Department Overhead	2,500	2,500	2,500	2,500	2,500	2,500
Total Expenditure		\$450,000	\$450,000	\$230,000	\$230,000	\$230,000	\$230,000
Revenue	Funding						
	040 Gas Tax (2105)	200,000	200,000	200,000	200,000	200,000	200,000
	050 Gas Tax (TDA Transportation)	250,000	250,000	30,000	30,000	30,000	30,000
Total Funding		\$450,000	\$450,000	\$230,000	\$230,000	\$230,000	\$230,000



AGENDA STAFF REPORT

MEETING DATE: 5/16/2017	AGENDA SECTION: B
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SUBJECT:

Utilities and Engineering: Award a contract to VSS International, Inc., of Sacramento, CA in the amount of \$210,000.00 for the FY 16/17 Cape Seal Treatment Project, approve an increase of scope change order, in the amount of \$189,872.20, and establish a construction contingency of \$40,000.00 for this project.

RECOMMENDATION:

That the City Council, by motion:

1. Award a contract to VSS International, Inc., of Sacramento, CA in the amount of \$210,000.00 for the FY 16/17 Cape Seal Treatment Project.
2. Approve an increase of scope change order, in the amount of \$189,872.20.
3. Establish a construction contingency of \$40,000.00 for this project.

BACKGROUND:

Cape seal coating is a surface protection and pavement preservation treatment for city streets. The treatment process is used to extend the useful life of road surface thereby reducing maintenance costs. This project will provided treatment to approximately 1-1/2 miles of collector streets.

In accordance with Council Action, bids were solicited and opened on April 11th, 2017 for the FY 16/17 Cape Seal Treatment Project. A total of five (5) bids were received, ranging from a low base bid of \$210,000.00 from VSS International, Inc., to a high base bid of \$283,583.60. The 37,000 square yards of additional cape seal area is being added due to favoable unit prices and will increase the project total cost by \$189,872.20. A copy of the Bid Tabulation and the change order are attached for Council review.

The contract stipulates that the Project be completed within thirty (45) calendar days from the date of the Notice to Proceed. For each day of delay beyond the approved time, the Contractor

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

FISCAL IMPACT:

The FY 16/17 Capital Improvement Program Budget provides \$440,000 for construction, including contingencies, for this project. A copy of the budget page is attached for Council review.

ATTACHMENTS:

(Cape) Bid Tabulation
CCO 1 (Cape)
Budget Page 228

FY 16/17 Cape Seal Treatment Project
040-2661-817625

293727	462443	593393	1005314	315789																																																												
VSS International, Inc.	Intermountain Slurry Seal	Sierra Nevada Construction, Inc.	Telfer Pavement Technologies, LLC	Graham Contractors, Inc.																																																												
<table><tr><th>Unit Cost</th><th>Subtotal</th></tr><tr><td>39,613.32</td><td>\$39,613.32</td></tr><tr><td>2.24</td><td>\$68,380.48</td></tr><tr><td>1.60</td><td>\$48,843.20</td></tr><tr><td>53,163.00</td><td>\$53,163.00</td></tr><tr><td></td><td>\$210,000.00</td></tr></table>	Unit Cost	Subtotal	39,613.32	\$39,613.32	2.24	\$68,380.48	1.60	\$48,843.20	53,163.00	\$53,163.00		\$210,000.00	<table><tr><th>Unit Cost</th><th>Subtotal</th></tr><tr><td>\$62,312.95</td><td>\$62,312.95</td></tr><tr><td>\$1.95</td><td>\$59,527.65</td></tr><tr><td>\$2.20</td><td>\$67,159.40</td></tr><tr><td>\$30,000.00</td><td>\$30,000.00</td></tr><tr><td></td><td>\$219,000.00</td></tr></table>	Unit Cost	Subtotal	\$62,312.95	\$62,312.95	\$1.95	\$59,527.65	\$2.20	\$67,159.40	\$30,000.00	\$30,000.00		\$219,000.00	<table><tr><th>Unit Cost</th><th>Subtotal</th></tr><tr><td>101,794.25</td><td>\$101,794.25</td></tr><tr><td>1.50</td><td>\$45,790.50</td></tr><tr><td>1.75</td><td>\$53,422.25</td></tr><tr><td>20,000.00</td><td>\$20,000.00</td></tr><tr><td></td><td>\$221,007.00</td></tr></table>	Unit Cost	Subtotal	101,794.25	\$101,794.25	1.50	\$45,790.50	1.75	\$53,422.25	20,000.00	\$20,000.00		\$221,007.00	<table><tr><th>Unit Cost</th><th>Subtotal</th></tr><tr><td>\$42,000.00</td><td>\$42,000.00</td></tr><tr><td>\$2.75</td><td>\$83,949.25</td></tr><tr><td>\$2.65</td><td>\$80,896.55</td></tr><tr><td>\$16,985.00</td><td>\$16,985.00</td></tr><tr><td></td><td>\$223,830.80</td></tr></table>	Unit Cost	Subtotal	\$42,000.00	\$42,000.00	\$2.75	\$83,949.25	\$2.65	\$80,896.55	\$16,985.00	\$16,985.00		\$223,830.80	<table><tr><th>Unit Cost</th><th>Subtotal</th></tr><tr><td>\$20,000.00</td><td>\$20,000.00</td></tr><tr><td>\$3.75</td><td>\$114,476.25</td></tr><tr><td>\$3.05</td><td>\$93,107.35</td></tr><tr><td>\$56,000.00</td><td>\$56,000.00</td></tr><tr><td></td><td>\$283,583.60</td></tr></table>	Unit Cost	Subtotal	\$20,000.00	\$20,000.00	\$3.75	\$114,476.25	\$3.05	\$93,107.35	\$56,000.00	\$56,000.00		\$283,583.60
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\$56,000.00	\$56,000.00																																																															
	\$283,583.60																																																															

Total written in Bid if discrepancy exists



CITY OF HANFORD

Department of Public Works

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

ENGINEERING DIVISION**CONTRACT CHANGE ORDER NO. 1 REV. NO. ____ SUPPL. NO. ____****PROJECT FY 16/17 Cape Seal Treatment Project****SHEET 1 OF 1 SHEETS****TO CONTRACTOR VSS International, Inc.****CONTRACT NO. 040-2661-817625**

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

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

Contract Amount: \$210,000.00

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

CHANGE REQUESTED BY: City of Hanford

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

1. Scope Increase to include an additional 37,607 SY of Scrub Seal, Type C to the Contract. Unit Price was lowered from \$2.24 to \$2.22 per Square Yard for all areas. (Agreed Price).
For a Net Increase of \$82,877.00
2. Scope Increase to include an additional 37,607 SY of Type III Micro Surfacing to the Contract. Unit Price was lowered from \$1.60 to \$1.58 per Square Yard for all areas. (Agreed Price).
For a Net Increase of \$58,808.52
3. Cost associated with additional Traffic Control for the increased Scope. (Agreed Price).
For a Net Increase of \$48,186.68
4. Additional Cost for Striping and Pavement Markers in additional areas in both the Cape and Slurry Project to be determined. (Force Account).
Net Increase TBD and Included in CCO 2.

ESTIMATED COST THIS CHANGE, INCREASE \$189,872.20.

CONTRACT TOTAL, INCLUDING THIS CHANGE \$399,872.20.

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

APPROVAL RECOMMENDED, ENGINEER _____ DATE _____

APPROVED, CITY OF HANFORD _____ DATE _____

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

ACCEPTED, DATE _____ CONTRACTOR _____

BY _____ TITLE _____

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

Pavement Resurfacing Treatment

Project Background:

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

Existing Conditions:

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

Project Justification:

Pavement Resurfacing treatments will extend the useful life of asphalt concrete pavement surfaces thereby reducing street maintenance costs. This project will provide surface treatment for approximately 5 miles of collector street (175,000 SY).

Fiscal Implications:

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

Project Budget Summary:

		6-Year Funding Allocation					
	Program or Project	2017	2018	2019	2020	2021	2022
		Construction	Construction	Construction	Construction	Construction	Construction
Expenditure	Engineering / Inspection	7,500	7,500	7,500	7,500	7,500	7,500
	Construction	400,000	400,000	200,000	200,000	200,000	200,000
	Contingency	40,000	40,000	20,000	20,000	20,000	20,000
	Department Overhead	2,500	2,500	2,500	2,500	2,500	2,500
Total Expenditure		\$450,000	\$450,000	\$230,000	\$230,000	\$230,000	\$230,000
	Funding	2017	2018	2019	2020	2021	2022
Revenue	040 Gas Tax (2105)	225,000	225,000			230,000	230,000
	050 Gas Tax (TDA Transportation)	225,000	225,000	230,000	230,000		
	Total Funding	\$450,000	\$450,000	\$230,000	\$230,000	\$230,000	\$230,000



AGENDA STAFF REPORT

MEETING DATE: 5/16/2017	AGENDA SECTION: C
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SUBJECT:

Fire: Adopt Resolution No. 17-32-R establishing fines to be levied with administrative citations pertaining to the enforcement of fireworks provisions set forth in Chapter 8.12 and Section 15.12.040 of the Hanford Municipal Code.

RECOMMENDATION:

That City Council, by motion, adopt Resolution No. 17-32-R establishing fines to be levied with administrative citations pertaining to the enforcement of fireworks provisions set forth in Chapter 8.12 and Section 15.12.040 of the Hanford Municipal Code.

BACKGROUND:

This resolution establishes a \$1,000 fine for violation of Fireworks Ordinance 17-05 per each contact. This allows the Fire Chief or his/her designee to cite an individual or entity each time contact is made for a violation of Fireworks Ordinance 17-05. For example, if a \$1,000 fine is issued to an individual or entity for violation of the Fireworks Ordinance and that same person or entity is contacted again later for a violation of the Fireworks Ordinance a second time, that person or entity will receive a second fine of \$1,000 and another \$1,000 fine for any subsequent contact resulting in a violation of the Fireworks Ordinance. This fine can be issued to any person or entity who possesses, uses, stores, sells, and/or displays dangerous/illegal fireworks or any person or entity who possesses, uses, stores, sells, and/or displays Safe and Sane fireworks on or at dates, times, or locations other than those permitted by the Hanford Municipal Code. This fine can also be issued to the property owner if individuals occupying the property are in violation of the fireworks ordinance and deny or refuse to comply with officials who are enforcing the code.

FISCAL IMPACT:

ATTACHMENTS:

Resolution 17-32-R Fines for Violation of Fireworks Ordinance

RESOLUTION NO. 17-32-R

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD
ESTABLISHING FINES TO BE LEVIED WITH ADMINISTRATIVE CITATIONS
PERTAINING TO THE ENFORCEMENT OF FIREWORKS PROVISIONS SET
FORTH IN CHAPTER 8.12 AND SECTION 15.12.040 OF THE HANFORD MUNICIPAL
CODE**

At a regular meeting of the City Council of the City of Hanford duly called and held on May 16, 2017 at 7:00 p.m., upon motion of Council Member _____, seconded by Council Member _____ and duly carried, the following resolution was adopted:

WHEREAS, Ordinance 17-05 empowers the Fire Chief or his/her designee to issue administrative citations for violation of Municipal Code Chapter 8.12 and Municipal Code Section 15.12.040 (collectively “the Fireworks Ordinance”); and

WHEREAS, Ordinance 17-05 states that administrative citation fine amounts shall be set by resolution of the City Council; and

WHEREAS, it is the intent of the City Council to establish an administrative citation fine amount for violation of the Fireworks Ordinance.

NOW, THEREFORE, BE IT RESOLVED, that the administrative citation fine for violation of the Fireworks Ordinance shall be One Thousand Dollars (\$1,000.00) per contact. Each time that the Fire Chief or his/her designee makes contact with an individual or entity and determines that the individual or entity has committed or is committing one (1) or more violations of the Fireworks Ordinance, the Fire Chief or his/her designee may issue an administrative citation, and the corresponding fine shall be One Thousand Dollars (\$1,000.00) for all violations identified during the contact. A One Thousand Dollar (\$1,000.00) administrative citation fine shall apply to each contact during which the Fire Chief or his/her

designee determines that a person or entity has committed or is committing a violation of the Fireworks Ordinance.

PASSED, ADOPTED AND APPROVED this 16th day of May, 2017 by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

DAVID 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 16th day of May, 2017.

Date: _____

City Clerk

Attachment: Resolution 17-32-R Fines for Violation of Fireworks Ordinance (1975 : Resolution: Fine for Fireworks)