

The City of Hanford
CALIFORNIA



City Council Meeting
Agenda

AMENDED AGENDA

December 19, 2017

5:30 PM – Study Session & Closed Session

7:00 PM – Regular Meeting

Council Chambers

400 N. Douty St.

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

ROLL CALL:

PUBLIC COMMENT - STUDY SESSION & CLOSED SESSION:

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

STUDY SESSION:

- A. Community Choice Aggregation

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

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

CASE NAME: San Joaquin Valley Environmental Defense Center v. City of Hanford

CASE NUMBER: Kings County No. 17C0142

CASE NAME: Helena Chemical Company v. City of Hanford

CASE NUMBER: Kings County No. 17C0102

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

Agency Designated Representatives - Darrel Pyle, Marissa Gonzales, Paula Lofgren, and Mario Zamora
Employee Organization: General Employees Management Association (G.E.M.A.)

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

Property: 401 N. Irwin Street
Agency Negotiators Darrel Pyle and Ty Mizote
Negotiating Party: Rebecca Campbell, Kings County
Under Negotiation: Lease Terms

7:00 PM CALL TO ORDER REGULAR SESSION:

ROLL CALL:

INVOCATION:

FLAG SALUTE:

CLOSED SESSION ACTION REPORT:

RECOGNITIONS/PROCLAMATIONS:

- A. Introduction of Joey Joslin, CEO - Chamber of Commerce

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 **three 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 December 5, 2017 Meeting
- B. Public Works: Acceptance of City of Hanford Energy Action Plan
- C. Public Works: Approval of City surplus property sales for parcels located at Fifth / Irwin Streets and Hanford - Armona Road / 10 1/2 Avenue.
- D. Utilities & Engineering: Waive the second reading and adopt Ordinance 17-22 approving an amendment to Municipal Code Section 10.16.130(b) to prohibit parking at any time at Fifth Street - on the north side, from 482' west of the centerline of Douty Street and extending 118' west.

- E. Utilities & Engineering: Authorize staff to advertise for bids for the Lacey Boulevard from Mall Drive to Magna Carta Avenue, and Grangeville Boulevard from 12th Avenue to Centennial Drive Pavement Overlay Resurfacing Project.
- F. Public Works: Adopt the attached Resolution 17-64-R establishing the restructuring of Landscape Assessment District No. 16-02-A and confirming the levy and collection of annual assessments for Tract 914, Mynderup Subdivision, Units I and II. (12th Ave and Hume Ave)
- G. Utilities and Engineering: Permission to Advertise the Hanford Fire Station No. 1 Bathroom Renovation Project and Pre-Authorize the City Manager to award and execute the contract on behalf of the City.
- H. Utilities and Engineering: Award a contract to Serna Construction, Inc., of Fresno, CA in the amount of \$75,870.00 for the Courthouse Brick Area Site Improvements Project and establish a construction contingency of \$7,600.00 for this project.
- I. Utilities and Engineering: Notice of Completion for Hanford Police Department and Longfield Center Reroofing Project
- J. Utilities and Engineering: Approve the purchase of new water meter boxes and meter box lids, in conjunction with the flat to meter conversion project from Ferguson Enterprises for a price not to exceed \$102,337.70.
- K. Finance: Warrant Register
- L. Administration: Contract for the demolition of the Old Fire Station located at 404 West Lacey Blvd.

PUBLIC HEARINGS:

- A. Commercial Medical Cannabis Business Permit 2017-02 (Manufacturing) – A request by Nc3 LLC, dba as Caliva, to relocate approved Commercial Medical Cannabis Business Permit 2017-02 to 10757 Energy Street (APN 018-242-070) in accordance with Hanford Municipal Code 5.56.180(a). The applicant proposes to manufacture cannabis in an existing 20,000 square foot facility.

GENERAL BUSINESS:

- A. Community Development: Adoption of the Implementation Plan for the General Plan, a plan of actions to implement the policies in the 2035 General Plan.

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: 12/19/2017	AGENDA SECTION: A
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SUBJECT:

City Clerk: Approve Minutes from the December 5, 2017 Meeting

RECOMMENDATION:

Approve the minutes from the December 5, 2017 City Council meeting.

FISCAL IMPACT:

ATTACHMENTS:

120517 Minutes



CITY COUNCIL MEETING MINUTES

**December 5, 2017 7:00 PM
Council Chambers
400 N. Douty St.**

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

Mayor David Ayers called the Study Session and Closed Session to order at 6:00 p.m.

ROLL CALL:

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

Absent: Justin Mendes

PUBLIC COMMENT - STUDY SESSION & CLOSED SESSION:

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

There were no comments given.

STUDY SESSION:

A. Review of proposed City Energy Action Plan (EAP)

Public Works Director Lou Camara briefly commented on the Valley Innovative Energy Watch (VIEW) Partnership. Samantha Dodero with San Joaquin Valley Clean Energy Organization provided a presentation giving an overview of the Energy Action Plan. Key points include the City's past accomplishments and projects and outlines future opportunities. This is a living document which allows for continuous updates. The City must commit to implementing two action items, complete two projects, and adopt two policies. Mr. Camara and Ms. Dodero responded to questions and comments by the City Council.

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

Mayor Ayers adjourned to closed session at 6:21 p.m.

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

Number of Potential Cases - 1

B. CONFERENCE WITH LABOR NEGOTIATORS - Government Code Section 54957.6

Agency Designated Representatives: Darrel Pyle, Marissa Gonzales, Paula Lofgren, and Mario Zamora
Employee Organization:

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

Hanford Firefighters Local 3898, IAFF

7:00 PM CALL TO ORDER REGULAR SESSION:

Mayor Ayers called the regular session to order at 7:01 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
Francisco Ramirez	Council Member	Present	7:00 PM
Justin Mendes	Council Member	Absent	

INVOCATION:

The invocation was provided by Police Chief Parker Sever.

FLAG SALUTE:

Mayor Ayers led the flag salute.

CLOSED SESSION ACTION REPORT:

There was nothing to report.

RECOGNITIONS/PROCLAMATIONS:**STAFF COMMUNICATIONS:**

Public Works Director Lou Camara commented on the holiday schedule for refuse which was mailed out to the residents. He also thanked Main Street Hanford for their commitment to replace the worn and tattered American flags in the downtown.

Finance Director Paula Lofgren stated that their new budget training will begin next week.

Battalion Chief Erik Brotemarkle announced that two patrols were sent to Southern California to assist with the new fires.

Parks Superintendent Alvin Dias announced the upcoming Breakfast with Santa on December 16th at the Longfield Center. Staff has recently begun the gypsum application and the aeration of parks.

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

Esau Torres spoke on behalf of their client and discussed the denial of their sign permit.

Rand Martin on behalf of Caliva briefly commented on the application process for cannabis permits and praised the City for the actions they have taken.

Steve Bannister announced that Michelle Brown has become their Interim Executive Director and they are doing a national recruitment to fill the position.

Jacob Yparrea of Bridge the Gap thanked the Council for directing staff to look at opportunities for others to be approved for a cannabis permit.

Mr. Garcia on behalf of Westhills College's Business Entrepreneurship Club introduced himself and commented on the purpose of their organization.

Bob Ramos requested that the item regarding Helena Chemical be pulled from consent calendar for further explanation. He then alleged a conflict of interest for Vice Mayor Sorensen regarding the selling of Rabobank.

CONSENT CALENDAR:

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

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

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

A. City Clerk: Approve Minutes from the November 21, 2017 Meeting

B. Finance: Warrant Register

ITEMS PULLED FROM CONSENT CALENDAR:

1. City Clerk: Deny claim for damages and direct the City Clerk to send out notification of such to Helena Chemical Company

City Manager Darrel Pyle briefly explained the claims process and that this item pertained to an escrow for industrial property that did not close.

Motion to approve as presented.

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

2. Finance: Adopt Amendments to the 2017-18 Fiscal Year Budget.

Mayor Ayers pulled this item from the Consent Calendar for separate discussion.

Council Member Ramirez recused himself as it pertains to the recall election.

City Manager Darrel Pyle explained the budget amendments that are needed to cover items that were not anticipated and budgeted for this fiscal year.

Vice Mayor Sorensen requested that the Council be provided with a current balance of the ACO account. The Finance Director will prepare a summary for the Council.

Motion to approve as presented.

RESULT:	APPROVED [3 TO 0]
MOVER:	Sue Sorensen, Vice Mayor
SECONDER:	Martin Devine, Council Member
AYES:	Devine, Sorensen, Ayers
ABSENT:	Mendes
RECUSED:	Ramirez

PUBLIC HEARINGS:

- A. Community Development: Hold a public hearing and adopt Resolution 17-62-R establishing the fees for Commercial Medical Cannabis Business Permits and approve a budget amendment to create a new fund and account lines for the last half of Fiscal Year 17/18 for the new Cannabis Operations and approve a change to a budgeted position in the Planning Division.

Community Development Director Darlene Mata discussed the proposed fees for Cannabis Business Permits. In addition, Ms. Mata requested a change in positions in the Planning Division by eliminating the Senior Planner position which is vacant and add a new position with the title of Principal Planner. The salary difference between the two positions will be covered this fiscal year by cost savings in the vacant position and next year with the partial allocation of funds related to cannabis operations.

Vice Mayor Sorensen inquired about the positions and allocated expenses for cannabis operations. Police Chief Sever and Ms. Mata responded to her comments.

Mayor Ayers opened the public comments of the public hearing at 7:41p.m. and with no comments given closed the public comments at 7:41 p.m.

Motion to approve a budget amendment establishing the new Cannabis Operations Division for FY 17/18 and change one budgeted position in the Planning Division from a Senior Planner to a Principal Planner position.

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

Motion to adopt Resolution 17-62-R establishing Commercial Medical Cannabis Business Permit Fees.

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

GENERAL BUSINESS:

- A. Community Development: Report to City Council on discussions with HdL Companies regarding a reconsideration process for the Commercial Medical Cannabis Business Permit for applicants that are not recommended to be awarded a permit and direction from City Council on how to proceed.

Community Development Director Darlene Mata and Police Chief Parker Sever provided a report on their discussions with HdL on this request. HdL stated that they have not had a reconsideration process, but the Council has the authority to override staff's recommendations and approve additional permits. Otherwise, the Council would need to modify the current process. They discussed the merit based process which was followed to award the permits.

Council Member Ramirez agreed that an applicant could reapply in the future when the permit process is opened again.

Council Member Devine did not see the need to change the process.

Vice Mayor Sorensen agreed with the other comments and does not want to change the rules. She believes this reassures the community to have confidence in the businesses that were approved.

Mayor Ayers thanked staff for establishing the standards and process for applicants to follow. He is not interested in making any changes.

- B. Community Development: Adopt Resolution 17-63-R declaring two portions of APN 011-090-004 located at the northwest corner of 12th and Woodland Drive as surplus in accordance with Government Code Section 54222.

Community Development Director Darlene Mata provided background information for the Council's review and consideration.

Motion to adopt Resolution 17-63-R.

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

- C. Utilities & Engineering: Introduce and waive the first reading and pass to a second reading Ordinance 17-22, an amendment to Ordinance Section 10.16.130(B) of the City of Hanford Municipal Code, to prohibit parking at any time at Fifth Street - on the north side, from 482' west of the centerline of Douty Street and extending 118' west.

Public Works Director Lou Camara discussed the request by KART and the approved recommendation by Parking & Traffic Commission.

Motion to introduce and waive the first reading of Ordinance 17-22.

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

D. Reorganization of the City Council - Selection of the Mayor and Vice Mayor

City Attorney Bob Dowd explained the procedure for the nominations and voting for the appointments of Mayor and Vice Mayor. If the first nomination receives a majority approval, then voting will not be done for any remaining nominations. Mr. Dowd requested nominations from the City Council for the position of Mayor.

Council Member Ramirez nominated David Ayers.

There were no further nominations.

Council Member Sorensen made the motion to approve and was seconded by Council Member Devine.

The appointment of David Ayers as Mayor was approved unanimously.

After the selection of Mayor was approved, Mr. Dowd requested nominations from the City Council for the position of Vice Mayor.

Council Member Devine nominated Sue Sorensen.

There were no further nominations.

Council Member Ayers made the motion to approve and was seconded by Council Member Ramirez.

The appointment of Sue Sorensen as Vice Mayor was approved unanimously.

COUNCIL REPORTS/COMMENTS:

Vice Mayor Sorensen attended Main Street Hanford's monthly meeting and expressed her appreciation of their efforts.

Mayor Ayers attended the Wine & Chocolate event and stated that it was a great turnout. He enjoyed the Christmas Parade, but expressed his disappointment with the citizens for leaving their trash on the streets and sidewalks. The Chamber of Commerce will be meeting tomorrow to select a new director. Mr. Ayers also commented on other upcoming events.

City Attorney Bob Dowd complimented Julissa Zavala from the Hanford Sentinel for a recent article she wrote.

COUNCIL FUTURE AGENDA ITEMS:

Council Member Ramirez inquired about the Lime Bike program for a future agenda item. Mr. Pyle stated that questions were submitted to them by staff and are waiting for a response.

ADJOURNMENT:

Mayor Ayers adjourned the meeting at 8:16 p.m.

Respectfully submitted,

Jennifer Gomez
City Clerk

Attachment: 120517 Minutes (Minutes 120517)



AGENDA STAFF REPORT

MEETING DATE: 12/19/2017	AGENDA SECTION: B
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SUBJECT:

Public Works: Acceptance of City of Hanford Energy Action Plan

RECOMMENDATION:

That the City Council, by motion, accept the attached City of Hanford Energy Action Plan (EAP)

BACKGROUND:

At our last meeting on December 5, 2017, staff along with our VIEW partnership consultant, the Clean Energy Organization, reviewed the City's proposed Energy Action Plan in detail with the Council. The EAP is a living document that identifies energy efficiency (EE) measures for immediate energy savings; identifies EE policies for longer term planning; provides the City with a guide for EE projects, policies and leadership; and provides staff with direction, knowledge and data for management and elected officials to support new projects and policies. Development of an EAP also meets the requirements for advancing in the SCE tier incentive ladder. Each tier level jump awards the City with an extra 3 % incentive in EE project rebates.

FISCAL IMPACT:

The cost to develop our EAP was provided by SCE through our VIEW partnership program. Future EE projects will be evaluated and advanced based upon an economic benefit analysis performed by staff and SCE officials. Projects that are deemed economically feasible will be incorporated into future City budgets and programs.

ATTACHMENTS:

Hanford Energy Action Plan (EAP)

City of Hanford Energy Action Plan



Accepted on _____



*Pacific Gas and
Electric Company®*



A  Sempra Energy utility®

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Executive Summary

As a partner with Southern California Edison, Southern California Gas Company, and Pacific Gas and Electric Company in the Valley Innovative Energy Watch (VIEW) Partnership, the City of Hanford is dedicated to being an efficiency leader and achieving energy and cost reductions through projects and practice. This document is a clear demonstration of the city's commitment.

The purpose of this Energy Action Plan (EAP) is to outline ways in which the city can reduce the energy consumption in municipal facilities and optimize cost savings for the city. This EAP is a living document meant to evolve over time with experience, the introduction of new technologies and as city policy and energy and cost savings change and improve. The EAP may serve as an energy chapter or amendment of the city's Climate Action Plan (CAP), with applicable updates to account for economic changes, technology improvements and city progress towards goals.

The City of Hanford recognizes the need to reduce energy consumption and meet energy efficiency goals. By taking the lead in adopting energy efficiency practices in municipal facilities, government employees will become energy leaders in their homes. It is through awareness and example that the residents of the city will become more energy efficient and reap the vast benefits of energy use and cost savings.

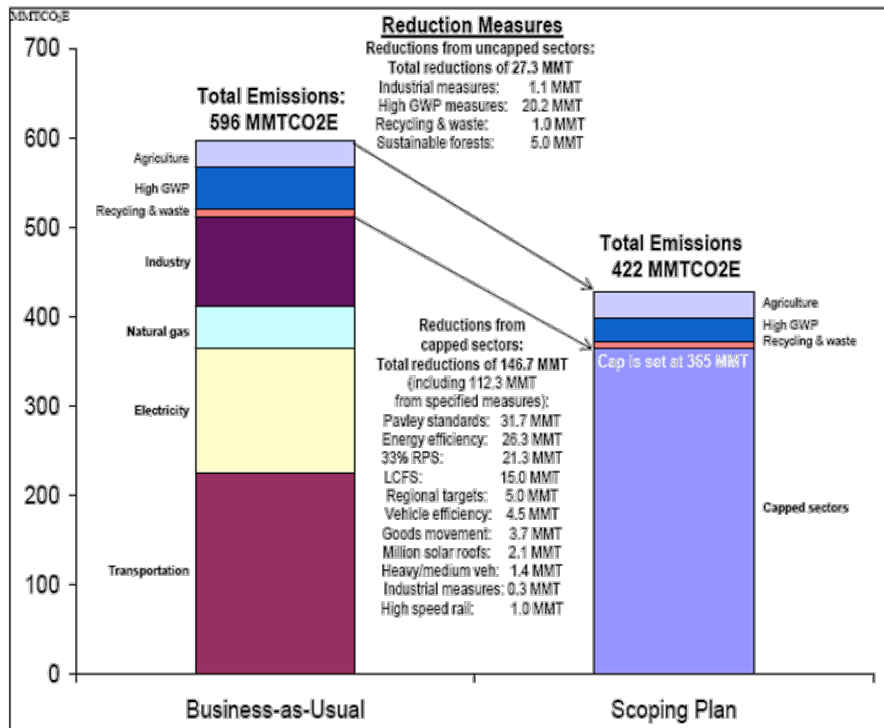
By considering the full set of energy and non-energy benefits—such as energy system, human health, and economic benefits—Hanford can focus on potential strategies and programs with a wide range of benefits. Based on these factors, the City of Hanford is able to:

- Demonstrate how goals and strategies can help cost-effectively achieve multiple energy, health, and economic benefits;
- Design or select programs that offer energy-saving, health, and economic benefits;
- Build stakeholder support for energy efficiency strategies and programs.

The City of Hanford has already achieved energy and cost savings throughout many of its facilities. The strategies outlined in this document will allow the city to further increase facility energy and cost reductions.

The goals, strategies and programs the City of Hanford develops can become a model for other jurisdictions throughout the region to become more energy efficient. As a leader in developing energy efficiency programs and increasing energy usage and cost savings, the city will pave the way for a cleaner, healthier and more efficient community.

Figure 3: California Greenhouse Gas Emissions in 2020 and Recommended Reduction Measures



*“Energy efficiency measures for both electricity and natural gas can **reduce** greenhouse gas emissions significantly”*

(California Air Resources Board , 2011)

SECTION 1 – INTRODUCTION

This Energy Action Plan outlines how the City of Hanford can reduce the environmental impact and fiscal impact of energy usage in municipal facilities. The aim and objective of the EAP is to highlight measures the city can take to reduce greenhouse gas (GHG) emissions and establish a plan for implementing them over the next several years. The benefit is two-fold – reducing energy use saves much-needed funds while reducing the environmental impact of municipal facilities.

1.1 History of Energy Planning in the City of Hanford

Before 2008, the City of Hanford had a limited history of energy reduction efforts at the municipal level. Since joining the VIEW Partnership, the City has worked with the San Joaquin Valley Clean Energy Organization, Southern California Edison, Pacific Gas and Electric and Southern California Gas to address project opportunities. The City has worked diligently with the VIEW Partnership to upload 100% of City facilities, and as many ‘other’ accounts as possible to use the EPA Energy Star Portfolio Manager as an entry level Energy Management System.

In 2004, the City of Hanford completed an expansion project for the Waste Water Treatment Plant. This project included new pump and irrigation pump stations. A few years later, the City funded the

installation of a one mega-watt solar array at the Plant to offset energy costs of plant operations (Camara, 2016). This solar project, completed in 2012, was projected to cut electrical costs by about 50 percent each year and save over \$7 million during the program's life. In addition, 1,000 metric tons of carbon emissions are offset annually, which equates to taking nearly 200 cars off the road each year. The following year, the City announced that the highest number of building permits purchased in the city were for residential rooftop solar panels.

The City of Hanford used American Recovery and Reinvestment Act (ARRA) federal funds to retrofit approximately 300 decorative streetlights in the downtown area. This project, completed in 2011, converted the lights from High Pressure Sodium (HPS) to Induction lighting. (Camara, 2016)

In today's environment, where conventional energy resources are increasingly constrained and their use is causing unintended adverse impacts, the need for local energy planning is evident. The City of Hanford can take steps to encourage and plan for energy conservation, thus maintaining or improving the quality of life enjoyed by residents. Energy conservation efforts can include encouragement programs for alternative transportation, green building, recycling programs, and renewable energy.

General Plan

Air Quality Resources and Impacts are outlined in the 2010 Air Quality Element. Energy and Water Resources are outlined in the 2014 General Plan Update Background Report. These documents outline existing conditions for the 2017 General Plan Update.

AIR QUALITY

Environmental and Regulatory Setting

Air Quality in City of Hanford and the rest of the San Joaquin Valley has improved markedly since the regulation of air pollutant emissions began in California over 50 years ago. Although the air is cleaner, it still exceeds state and federal health-based standards on many days each year for some pollutants. This section provides an overview of the region's air quality problems and regulations and programs designed to address these problems. In addition, this section provides the environmental and regulatory setting for greenhouse gases and climate change.

Air Quality Setting

The City of Hanford is located within the San Joaquin Valley Air Basin (SJVAB). Regional and local air quality is impacted by topography, dominant airflows, atmospheric inversions, location, and season. The combination of topography and inversion layers generally prevents dispersion of air pollutants.

Air quality impacts are regional problems in the case of ozone and secondary particulate matter that are formed in chemical and photochemical reactions in the atmosphere. These pollutants are often formed in locations distant from where the pollutant precursors are emitted. Air quality impacts can also be localized in cases of directly emitted particulate matter, carbon monoxide, toxic air contaminants, and odors. Localized pollutants disperse and decrease in concentration with distance from the source.

The City of Hanford generates its own pollutant emissions but is also impacted by transport of pollutants from areas of the Valley upwind of Kings County and as far as the Bay Area. In addition, pollutants are recirculated around the Valley during periods of stagnation. Although the Bay Area is classified as an area that transports pollutants to the SJVAB, air quality research studies indicate that pollution generated in the Bay Area is a minor component of the problem, and SJVAB generates sufficient pollution to exceed air quality standards.

Although air quality has improved, the City of Hanford and other SJVAB jurisdictions still experience unhealthy ozone concentrations on many days each year. The federal 8-hour ozone standard was exceeded 20 days in 2007 at the Hanford air monitoring station. The [San Joaquin Valley Air Pollution Control District (SJVAPCD)] cannot predict attainment of the federal standard prior to 2023 even with the implementation of all controls now envisioned for all sources of ozone precursor emissions. It is important to note that the City of Hanford and Kings County are part of the SJVAB and so an exceedance of air quality standards for regional pollutants (ozone, PM₁₀, and PM_{2.5}) anywhere in the SJVAB means that the entire air basin is considered “non-attainment” for the standard exceeded.

The EPA recently announced it had finalized approval of the SJVAPCD’s request for re-designation to attainment of the federal PM₁₀ standard. No official exceedances of the PM₁₀ standard had been recorded anywhere in the SJVAB since 2003. However, on several occasions, monitors in Kings County and other SJVAB locations exceeded the standard during periods of high winds and blowing dust. The federal Clean Air Act does not count exceedances of air quality standards caused by natural and exceptional events such as dust storms when determining attainment status. However, the area must prepare a Natural Event Action Plan that describes measures that the SJVAPCD will take to inform the public if another event is predicted to occur and actions that can be taken to reduce the chances of future events, if possible. The SJVAPCD has an approved Natural Event Action Plan in place.

Kings County and other SJVAB counties exceed the federal annual PM_{2.5} standard. The SJVAB does not exceed the federal 24-hour PM_{2.5} standard. The SJVAPCD PM_{2.5} Attainment Plan predicts attainment of the standard by 2015. The PM_{2.5} problem is due to a combination of directly emitted particles from combustion such as fireplaces, from diesel engines, and from particles formed in the atmosphere including nitrates and sulfates. The SJVAPCD strategy relies on reducing emissions by reducing burning, especially on bad air days, with fireplace use and installation restrictions and a phase-out of agricultural burning. Also important for reducing directly emitted PM_{2.5} are regulations to reduce oxides of nitrogen (NO_x) emissions from mobile and stationary sources.

The federal health-based standards are called the National Ambient Air Quality Standards (NAAQS) of federal standards. State standards are called the California Ambient Air Quality Standards (CAAQS) or California standards. Information regarding the federal and California standards and the pollutants of concern in the SJVAB is provided [in Appendix C].

Energy Resources

Energy can be classified as being either renewable or non-renewable. Renewable resources are those that the supply is unlimited or it can be replenished. This includes solar and wind energy, and, if properly managed, hydroelectric and geothermal power. Nonrenewable resources are those which are limited in supply and which may eventually be depleted. These energy resources include water, oil, and gas. At present, most energy consumed is nonrenewable.

Water Resources

Hanford is located in the Tulare Lake Hydrologic Study Area (TLHSA) as defined by the California Department of Water Resources (CDWR). Encompassing the southern portion of the San Joaquin Valley and adjacent mountain slopes, most surface water in the TLHSA originates as precipitation in the Sierra Nevada Mountain Range.

Hanford's underlying geology is comprised of alluvial deposits. Such deposits form highly productive groundwater aquifers that store vast quantities of water. The San Joaquin Valley groundwater basin has an estimated storage of 570 million acre feet with an estimated useable capacity of 80 million acre feet (DEIR, Hanford Co-generation Project, 1987).

Groundwater has been utilized within the San Joaquin Valley since the early 1900s. Observations in 1916 recorded water levels less than 20 feet below ground surface. Development of irrigated agriculture and reliance on groundwater for urban uses in the TLHSA exceeded recharge as early as 1930. Overdraft levels (pumping exceeding recharge) continued to increase until the late 1970s. Since that time, overdraft rates have steadily declined with greater use of surface water resources.

The TLHSA has shown considerable potential for rapid groundwater recharge. This is evident in a reduction of over-drafting and actual increase in groundwater levels during the non-drought period of 1977 to 1986 and again following the break in the drought for the year 1993. This allowed greater reliance on surface water resources, lessened reliance on groundwater, and a general increase in soil absorption that resulted in aquifer recharge.

A significant feature of the aquifers in the Hanford area is a layer known as the E-clay or Corcoran clay. This layer effectively divides the aquifer into two levels, creating an upper and lower aquifer. This layer is located approximately 450 feet below ground surface. Hanford's municipal groundwater is pumped from the lower aquifer, while most private wells pump water from the upper aquifer.

Groundwater in the Hanford area occurs in several ways. Water from natural precipitation, natural and manmade drainage ways and canals, and agricultural irrigation percolates to aquifers. Water also migrates below the ground surface from areas north of Hanford. Finally, Kings County Water District (KCWD) and the City of Hanford are involved in artificial recharge programs that utilize excess surface water.

The City of Hanford has approximately 568 acre feet of water retention and percolation basins. Additionally, the City is planning to add approximately 317 acre feet of drainage basins. Most of these will be located along major drainage channels within the city, and these basins will be designed to provide groundwater recharge as well as flood protection. These basins may also be utilized during dry periods to percolate imported surface waters to recharge aquifers.

The City of Hanford also recharges the groundwater table through the disposal of treated disinfected wastewater from its wastewater treatment facility. Each day approximately 5 million gallons of water is processed through the facility and discharged as irrigation water for specific types of agricultural crops on land owned outside the City. The City purchased land southwest of the City Limits to expand the area available for wastewater reuse and in the process preserved this land for agricultural purposes.

Quality of groundwater within Hanford is acceptable. The Environmental Protection Agency (EPA) and the California Department of Public Health have set the arsenic standard for drinking water at .010 parts per million (10 parts per billion) to protect consumers served by public water systems from the effects of long-term, chronic exposure to arsenic. In order to meet these standards, the City now drills wells up to 1,500 feet deep. Drilling City water wells to this depth and pumping water has substantially increased the cost of providing domestic water for Hanford residents.

Agricultural irrigation water is provided in the vicinity of Hanford by the Kings County Water District (KCWD) and the Kaweah Delta Water Conservation District (KDWCD). In addition to providing agricultural water, both of these districts are involved in active groundwater recharge programs. These programs are carried out through impounding surface water within basins (which recharge local groundwater aquifers), and delivery of surface water (which reduces the reliance on groundwater for agriculture), thereby conserving that valuable natural resource.

The existing natural watercourses located within the City of Hanford are Mussel Slough, Sand Slough, and Lone Oak Slough. The People's Ditch, an irrigation canal dug in the 1870s, traverses Hanford from north to south and portions of it still exist north of Grangeville Road and east of the Santa Fe Railroad. The Sand and Lone Oak sloughs once traversed the city north and south, but remnants still remain in the southern half of the City south of SR 198. The Kings River located is about four miles north of Hanford.

1.2 Other Agency Goals

AIR QUALITY

Assembly Bill (AB) 170, Section 65302.1 of the California Government Code, which requires all 59 cities and eight counties within the boundaries of the San Joaquin Valley Air Pollution Control District to include Air Quality Elements or air quality goals, policies, and implementation strategies in other elements of their General Plans. AB 170 also requires a Background Report describing local air quality conditions including air quality monitoring data, emission inventories, lists of significant source

categories, attainment status and designations, and applicable State and Federal air quality plans and transportation plans. (County of Tulare Resource Management Agency, 2010)

The **Federal Clean Air Act (CAA)** defines the Environmental Protection Agency's (EPA) responsibilities for protecting and improving the United States air quality and ozone layer. Key components of the CAA include reducing ambient concentrations of air pollutants that cause health and aesthetic problems, reducing emission of toxic air pollutants, and stopping production and use of chemicals that destroy the ozone.

The **California Clean Air Act (CCAA)** of 1988 was enacted to develop plans and strategies for attaining California Ambient Air Quality Standards (CAAQS). The California Air Resources Board (CARB), which is part of the California Environmental Protection Agency (Cal-EPA), develops statewide air quality regulations, including industry-specific limits on criteria, toxic, and nuisance pollutants. The CCAA is more stringent than Federal law in a number of ways including revised standards for PM₁₀ and Ozone State for visibility reducing particles, sulfates, hydrogen sulfide, and vinyl chloride.

The **ARB Scoping Plan** is the comprehensive plan to reach the GHG reduction targets stipulated in AB32. The key elements of the plan are to expand and strengthen energy efficiency programs, achieve a statewide renewable energy mix of 33 percent, develop a cap-and-trade program with other partners in the Western Climate Initiative (includes seven states in the United States and four territories in Canada), establish transportation-related targets, and establish fees. (Brown & Mellor)

The **San Joaquin Valley Air Pollution Control District** oversees air quality on a regional basis. The public health agency's mission is to improve the health and quality of life through air quality-management strategies. It seeks to promote air that meets or exceeds standards for all Valley residents through implementing cost-effective air pollution-control measures, provide meaningful incentives for reducing emissions and develop creative alternatives for achieving emissions reductions.

BENCHMARKING

In September 2009, the California Public Utilities Commission (CPUC) issued directives to the Investor Owned Utilities to provide support for the California Long Term Energy Efficiency Strategic Plan (CEESP) in **D.09-09-047** Directives - Energy Use Data. Those directives, as they relate to local governments include:

- Local governments need facility specific data to benchmark their own facilities and prioritize them for retro commissioning.
- Local governments need aggregated data by sector (residential, commercial, etc.) to develop community inventories and profiles for development of GHG mitigation plans.
- The utilities are required to work cooperatively with their local government partners to develop a cost effective plan to provide this information in a standardized way that also meets local government needs.

In that effort, the San Joaquin Valley Energy Leader Partnership, or VIEW Partnership (VIEW) in cooperation with Pacific Gas and Electric Company, Southern California Edison, Southern California Gas Company, local government partners, and the implementer determined the best use of imbedded strategic funds would be to assist our local governments in initiating their benchmarking process.

The ENERGY STAR Portfolio Manager was determined to be the most user-friendly system, and accepted by the Partnership. Portfolio Manager is an online service that tracks a building's energy performance and compares it to similar buildings nationwide. Buildings are issued a score from 1-100, representing the building's energy efficiency. Some buildings will not be scored—there are minimum standards required to receive a score – however, Portfolio Manager can still provide valuable information that will help the City understand its energy performance and potential to improve its baseline.

CITY CODES

The City of Hanford has adopted the following Codes as mandated by the State of California: **2016 California Building Code**; 2015 California Plumbing Code; 2015 California Mechanical Code; 2014 California Electrical Code; 2015 California Residential Code; **2010 California Energy Code**; **2016 California Green Building Standards Code**; 2015 California Fire Code; 2010 California Referenced Standards Code; 2010 Administrative Code.

WATER CONSERVATION AND EFFICIENCY

Section 65591 of the Government Code requires all local jurisdictions to adopt a **water efficient landscape ordinance**. The ordinance is to address water conservation through appropriate use and grouping of plants based on environmental conditions, water budgeting to maximize irrigation efficiency, storm water retention, and automatic irrigation systems. Failure to adopt a water efficiency ordinance requires a local jurisdiction to enforce the provisions of the State's model water efficiency ordinance. In 2009, the Department of Water Resources (DWR) updated the Model Water Efficient Landscape Ordinance pursuant to amendments to the 1991 Act. These amendments and the new model ordinance went into effect on January 1, 2010. The amended Act is applicable to any new commercial, multi-family, industrial or tract home project containing 2,500 square feet (SF) or more of landscaping. Individual landscape projects of 5,000 SF or more on single-family properties will also be subject to the Act. All landscape plans are required to include calculations verifying conformance with the maximum applied water allowance and must be prepared and stamped by a licensed landscape architect. (Brown & Mellor)

CLIMATE CHANGE

On June 1, 2005, Governor Schwarzenegger issued **Executive Order S-3-05**. This Order recognizes global warming and its impacts, establishes targets for greenhouse gas emissions, requires a biennial assessment of climate change impacts and the development of impact mitigation and adaptation plans, and requires the formation of an interagency team to implement the Order.

Additionally, the State of California adopted the Global Warming Solutions Act of 2006 (commonly referred to as Assembly Bill **(AB) 32**), Health and Safety Code Sections 38501 et seq., directing the

California Air Resources Control Board (CARB) to develop and adopt statewide greenhouse gas emission limits designed to achieve statewide emission levels equivalent to those in 1990 by 2020, along with regulations to require reporting and verification of greenhouse gas emissions and to monitor and enforce compliance with this program. CARB adopted the Climate Change Scoping Plan in December 2008. The Scoping Plan proposes a set of actions designed to reduce overall carbon emissions in California to meet the target emission levels. The Scoping Plan states that local governments are “essential partners” in the effort to reduce greenhouse gas emissions, and that they have “broad influence and, in some cases, exclusive jurisdiction” over activities that contribute to greenhouse gas emissions.

BUILDING

New **California Green Building Standards Code (CALGREEN)** was adopted by the City of Hanford in 2016. The purpose of the new addition to the California Building Code (CBC) is to improve public health, safety, and general welfare by enhancing the design and construction of buildings using concepts to reduce negative impacts or produce positive impacts on the environment. The CALGREEN regulations cover planning and design, energy efficiency, water efficiency and conservation, material conservation and resources efficiency, and environmental quality. Many of the new regulations have the effect of reducing greenhouse gas emissions from the operation of new buildings. (Brown & Mellor)

SECTION 2 – CITY OF HANFORD ENERGY USE

2.1 City of Hanford Baseline Municipal Energy Use

The City has selected 2006 as the baseline year for Municipal Operations. In 2006, the baseline consumption for the municipal facilities was **14,711,476 kWh**. This data was provided by Southern California Edison as part of the Energy Leader Partnership Program.

The following chart provides an overview of the current energy consumption among the City of Hanford's municipal energy accounts.

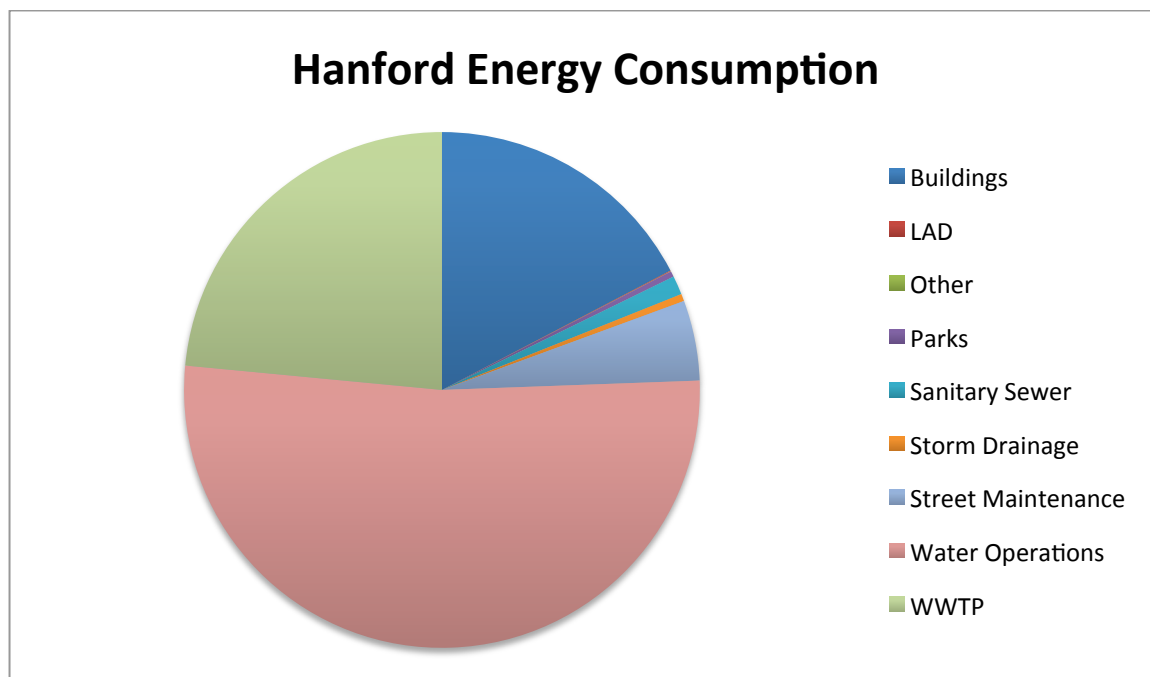


Figure 1: Hanford Energy Consumption

Please see Appendix B for a complete list of energy accounts.

2.2 Highest Users

Please see Appendix A for a list of the ten accounts with the highest energy consumption. The city is able to access and observe this complete portfolio through their Energy STAR Portfolio Manager account as well as identify project opportunities based on the high levels of energy use for those accounts.

2.3 Current Energy Programs/Policies

The City of Hanford completed a Climate Action Plan (CAP) through the Kings County Association of Governments (KCAG). The CAP was presented to city council in May 2014 and was accepted on a 3-0 vote.

In 2015, the City of Hanford completed Phase Two of the solar project originally started at the Waste Water Treatment Plant. To supplement the Phase One 1MW solar array at the plant, the City funded a

2.3MW solar array near the plant to offset the energy costs of several municipal metered facilities throughout the city. Water pumping facilities and public buildings are the primary beneficiaries of this project.

This project funded other energy efficiency measures as well, all of which were also completed in 2015. All City illuminated intersection directional and signalization signs and overhead lighting were replaced with LEDs. Outdoor public and municipal facility lighting as well as all park lighting were also replaced with LEDs. Computers in municipal facilities were also retrofitted with sensors so the machines would automatically shut off when no longer in use.

The City's fleet has been expanding to include alternative vehicles. Over the last few years, the City has purchased 10 hybrid vehicles and plans to further increase the number of alternative and efficient vehicles in the fleet. The City of Hanford also installed a 7-port electric vehicle charging station at the City Corporation Yard. The station went on-line in August 2017 to fuel the City's growing fleet of hybrid and electric vehicles.

On August 1, 2017, Hanford's City Council approved participation in an SCE program to retrofit all SCE-maintained streetlights throughout the City. The retrofit includes conversion of all high-pressure sodium lights to LEDs. With Council approval, the City is now in queue for retrofits in Spring 2018.

City of Hanford General Plan Policies

The following Air Quality Element Goals are taken directly from the 2010 Air Quality Element, a standalone document that supplements the 2017 General Plan Update.

The Goals of the Air Quality Element are to:

- Achieve air Quality Improvements from Air Quality, Land Use, and Transportation Planning integration and prevention efforts that reduce impacts through appropriate project location, design, and application of best available technologies.
- Effectively use air quality assessment and mitigation programs and resources of the SJVAPCD and other agencies that are to minimize air pollution, related public health effects, and potential climate change impacts.
- Minimize air emissions and potential climate change impacts related to energy consumption in the City.
- Minimize exposure of the public to hazardous air pollutant emissions, particulates and noxious odors from freeways, major arterial roadways, industrial, manufacturing, and processing facilities.
- Reduce the City of Hanford's proportionate contribution of greenhouse gas emissions and the potential impact that may result in climate change from internal governmental operations and land use activities within its authority.

Regional Coordination

Air quality is truly a regional concern. Air pollutants can travel long distances and do not recognize political boundaries. Regional travel is a substantial contributor to air quality impacts affecting the region and the City of Hanford. The City's participation in regional air quality and transportation programs and initiatives can help ensure consistency in implementation and best use of resources.

Governmental coordination and cooperation takes proactive and sustained effort by all participants to be effective. The differing responsibilities and constituencies of cities and counties, along with those of state, federal, and regional agencies, will require a commitment by all to reduce emissions from land use-based sources of air pollution that affect our public health and quality of life. Working together for a common interest can multiply the resources available to accomplish air quality goals. The City of Hanford can provide support for ongoing initiatives and help spread their success and implementation. Without the understanding and support of the general public, local air quality and climate change prevention programs cannot be expected to achieve the desired results. Programs to educate the public on air quality issues are a vital component of a successful air quality program.

OBJECTIVE AQ 1: Effectively coordinate City air quality improvement activities with regional programs and those of neighboring jurisdictions.

Policy AQ 1.1: Coordinate City efforts and work with neighboring jurisdictions and affected agencies to minimize cross-jurisdictional and regional transportation and air quality issues.

Policy AQ 1.2: Consult with the San Joaquin Valley Air Pollution Control Agency and Kings County Association of Governments during CEQA review of discretionary projects having the potential for causing adverse air quality, transportation, and climate change impacts.

Program AQ 1.1: *City staff shall continue to participate in regional organizations with roles in transportation, energy conservation, water conservation, and air quality. Staff will take advantage of the internet and conference calls whenever feasible to make most efficient use of staff time and reduce vehicle travel. Current organizations that the City participates with or tracks include:*

- Kings County Association of Governments: Transportation Planning, Transportation Control Measures, Congestion Mitigation, and Air Quality funding.
- San Joaquin Valley Air Pollution Control District.

OBJECTIVE AQ 2: Educate the public on the impact that individual choices and decisions regarding land use, transportation, lifestyle, and energy use have on our air quality and climate.

Policy AQ 2.1: Facilitate efforts that increase the public's understanding of the linkage between land use, transportation, water and energy use and air pollution. Efforts should include informing the public of measures that individuals can take and resources that are available to improve air quality and reduce potential climate change impacts.

Policy AQ 2.2: Support the efforts of local public and private groups that provide air quality, public health, and climate change education and outreach programs.

Policy AQ 2.3: Work with the Kings County Office of Education, local school districts, and the San Joaquin Valley Air Pollution Control District to provide information to students on air pollution, public health effects and climate change, and our collective responsibility for improving our quality of life.

Program AQ 1.2: *The City will use its website and utility mailouts to inform the public about upcoming events promoting air quality, water conservation, recycling and tips for reducing emissions and saving water and energy, and opportunities for rebates and similar programs.*

Planning Integration

Planning integration attempts to more closely align land use plans and transportation plans with air quality plans. The goal is to establish patterns of development and transportation infrastructure that minimize the need for new roadway capacity and improve air quality. In the past, transportation planning has often emphasized the construction of new roadway capacity to reduce congestion and to meet the needs of planned development. Now, more emphasis is placed on minimizing the air quality impacts of land use and transportation plans.

OBJECTIVE AQ 3: Integrate the City's land use, transportation, and air quality planning efforts to make the most efficient and effective use of public resources and create a healthier and more livable environment.

Policy AQ 3.1: Through project review, evaluation, and conditions of approval, minimize air quality and potential greenhouse gas impacts when planning the location and design of land uses and transportation systems needed to accommodate expected City population growth. Integrate decisions on land use and development locations with the San Joaquin Valley Blueprint.

Policy AQ 3.2: A transportation improvement project to be included in a regional transportation plan or transportation improvement plan should be submitted only if it is found to be consistent with the air quality and climate change goals and policies of the General Plan.

Policy AQ 3.3: Consult with Kings County Association of Governments and transit providers during the planning stages of land use and transportation projects to assess project impacts on long-range transit plans and ensure that potential impacts are avoided.

Policy AQ 3.4: During project review, approval, and implementation, work with Caltrans, San Joaquin Valley Air Pollution Control District, and Kings County Association of Governments to minimize the air quality, mobility, and social impacts of large-scale transportation projects on existing communities and planned sensitive land uses.

Policy AQ 3.5: Minimize air quality and climate change impacts through project review, evaluation, and conditions of approval when planning the location and design of land use projects and transportation system projects needed to accommodate expected City population growth.

Program AQ 3.1: *Continue to participate in transportation planning activities of the Kings County Association of Governments, including transportation project selection, grant funding distribution, the San Joaquin Valley Blueprint process, and the SB 375 Regional Targets process.*

Program AQ 3.2: *The City will develop an air quality and climate change review checklist that can be provided to developers and staff to assist in identifying design measures and conditions of approval that can be incorporated into land use and transportation projects to reduce air quality and climate change impacts.*

Air Quality Management

The environmental assessment process required under the California Environmental Quality Act (CEQA) is by far the most important tool for local government to communicate with other agencies and the public on the air quality impacts of new development within a community. Strong and consistent application of CEQA requirements can make a significant difference in preventing or minimizing air quality impacts. In addition, the City can offer its assistance to businesses and homeowners to reduce their air pollution and greenhouse gas emissions.

OBJECTIVE AQ 4: Accurately assess and mitigate potentially significant local and regional air quality and climate change impacts from proposed projects within the City. Where possible and financially feasible, retrofit existing uses and activities to reduce emissions and climate change impacts.

Policy AQ 4.1: Assess and mitigate project air quality impacts using analysis methods and significance thresholds recommended by the San Joaquin Valley Air Pollution Control District.

Policy AQ 4.2: Assess and mitigate project greenhouse gas/climate change impacts using analysis methods and significance thresholds as defined or recommended by the San Joaquin Valley Air Pollution Control District.

Policy AQ 4.3: Ensure that air quality and climate change impacts identified during California Environmental Quality Act review are minimized and consistently and fairly mitigated to the greatest extent feasible.

Program AQ 4.1: *The City will advise consultants to use San Joaquin Valley Air Pollution Control District Guidelines for preparing air and climate change assessments and will refer California Environmental Quality Act documents to the San Joaquin Valley Air Pollution Control District for review and comment on potential air quality and greenhouse gas impacts and for recommendations regarding air quality mitigation measures and greenhouse gas Best Performance Standards.*

Policy AQ 4.4: Identify and maintain an ongoing inventory of the cumulative transportation, air quality, and climate change impacts of all general plan amendments approved during each year.

Policy AQ 4.5: Encourage and support the development of innovative and effective mitigation measures and programs to reduce air quality and climate change impacts through proactive coordination with the San Joaquin Valley Air Pollution Control District project applicants, and other knowledgeable and interested parties.

Program AQ 4.2: *The City will provide project applicants with the San Joaquin Valley Air Pollution Control District's Best Performance Standards list for greenhouse gas reductions when available, and will work with applicants to incorporate design features that reduce emissions.*

Policy AQ 4.6: Work with the San Joaquin Valley Air Pollution Control District and developers to ensure that funds collected under Rule 9510 – Indirect Source Review mitigation fees are used in Hanford and Kings County whenever possible to maximize local benefits to air quality and the economy.

Program AQ 4.3: *The City will work with the San Joaquin Valley Air Pollution Control District, government fleet vehicle and equipment operators, and local businesses to identify vehicles and equipment eligible for participation in San Joaquin Valley Air Pollution Control District grant and incentive projects.*

Policy AQ 4.7: Work with the San Joaquin Valley Air Pollution Control District to ensure implementation of particulate emission controls required by Regulation VIII – Fugitive PM10 for construction and grading activities.

Program AQ 4.4: *The City will provide information to applicants regarding San Joaquin Valley Air Pollution Control District regulations and Dust Control Plans when processing City development and grading permits.*

Transportation Enhancements

In the past, transportation planning has typically emphasized the construction of new roadway capacity to reduce congestion and to meet the needs of planned development. Air quality legislation now mandates all transportation plans to consider their effect on air quality. This new emphasis requires that land use and transportation plans establish patterns of development and transportation infrastructure that minimize the need for new roadway capacity to the maximum extent possible and still provide a level of service “C” or “D” in cases where right of way constraints exist and improve air quality.

OBJECTIVE AQ 5: Public facilities, operations, and programs will serve as a model for the private sector in implementing air quality requirements.

Policy AQ 5.1: Implement feasible and affordable, innovative and flexible employer based trip reduction programs for City employees.

Policy AQ 5.2: Support the development and use of teleconferencing facilities and web-based video conferencing by City agencies in lieu of travel to conferences and meetings.

Policy AQ 5.3: City fleet vehicle operators shall develop and maintain a fiscally sound inventory and priority schedule to replace or convert existing inefficient vehicles with higher efficiency conventional or clean fuel vehicles or hybrid vehicles that meet operational requirements as new vehicles are purchased and existing vehicles are retired from service.

Program AQ 5.1: *The City will assign staff to share ideas, coordinate and assist City Departments in identifying opportunities for reductions from activities under the Department’s authority.*

OBJECTIVE AQ 6: Design new development projects within the City that provide facilities and programs that improve the effectiveness of transportation control measures and congestion management programs such as bicycle paths and lanes, sidewalks and pedestrian paths, secure bicycle parking, transit stops at appropriate locations, transportation demand management programs at large employers, and transportation improvements that reduce congestion and improve traffic flow.

Policy AQ 6.1: Project sponsors shall demonstrate that all feasible Transportation Control Measures and other measures have been incorporated into project designs which increase the effective capacity of the existing road network prior to seeking approval to construct additional roadway capacity, such as additional lanes or new highways.

Policy AQ 6.2: Consult with the transit provider to determine if transit-supporting infrastructure such as bus stops, turnouts, transit kiosks, or similar items that encourage transit use are appropriate for the site for projects on current and proposed transit routes.

Policy AQ 6.3: Provide end of trip facilities such as preferential parking for vanpools and rideshare, bicycle parking, and other facilities suitable for the type of business for projects with the potential for over 100 employees to support compliance with San Joaquin Valley Air Pollution Control District Rule 9410.

Program AQ 6.1: *The Planning Department will review projects upon receipt of applications and initial consultation with applicants to identify appropriate transportation supportive infrastructure and end of trip facilities should be included in the project. The City consults with Kings Area Rapid Transit (KART) to identify end of trip facilities supportive of vanpools and transit service in shopping center projects.*

Policy AQ 6.4: Work proactively with King County Association of Governments, employers and developers to provide affordable transportation alternatives and telecommuting options to serve both new and existing land uses designated by the General Plan.

Policy AQ 6.5: Encourage and support private sector employer based trip reduction programs such as alternative work schedules, rideshare matching, and transit subsidies.

Program AQ 6.1: *City staff assigned to Kings County Association of Governments transportation planning committees will identify programs and projects that improve transportation alternatives for City residents and businesses during funding cycles and when grant opportunities are available.*

Energy Efficiency and Conservation

Natural gas-burning appliances used for space heating, water heating, and cooking are a sizable source of NOx and greenhouse gas emissions. Consumption of electricity also causes indirect pollutant emissions from the operation of power plants fueled by fossil fuels. Reduction in local energy demand will also reduce overall energy demand, which decreases the need for energy production plant construction. Local efforts to reduce energy consumption can save consumers money and improve air quality. Simple and cost-effective designs, technologies, and methods are available to achieve energy savings and reduce air pollutant emissions.

OBJECTIVE AQ 7: Increase the use of energy conservation features, renewable sources of energy and low-emission equipment in new and existing development projects within the City.

Policy AQ 7.1: Actively promote the location of industries within the City which are labor intensive, utilize co-generation or renewable sources of energy, support and enhance agricultural activities, and are consistent with other policies of the General Plan.

Program AQ 7.1: *The City will work with the Kings County Economic Development Corporation to attract businesses that provide local employment and use or provide green/renewable energy and related products.*

Policy AQ 7.2: Initiate and sustain ongoing efforts with local water and energy utilities and developers to establish and implement voluntary incentive based programs to encourage the use of energy efficient designs and equipment in new and existing development projects within the City.

Policy AQ 7.3: Support and recognize developers proposing projects that comply with the state's Green Building Standards voluntary tier levels or other enhanced energy conservation and sustainable rating systems such as LEED certification, Greenpoint Rating, and Energy Star.

Policy AQ 7.4: City staff will proactively work with the California Energy Commission, local water and energy utilities, industry, and other potential partners to seek funding sources and implement programs which reduce water and energy use, reduce air emissions and reduce the creation of greenhouse gases.

Program AQ 7.2: *Track conservation related grant and incentive programs and provide this information to public and private sector partners through the city's website, email distribution lists, and other outreach opportunities.*

Policy AQ 7.5: Encourage the use of solar-ready roofs into residential and commercial development. New residential development should include proper solar orientation (southfacing roof area sloped at 20° to 55° from the horizontal), clear access on the south sloped roof (no chimneys, heating vents, plumbing vents, etc.), electrical conduit installed for solar electric system wiring, plumbing installed for solar hot water systems, and space provided for a solar hot water storage tank. Roofs for commercial development should be designed to maximize potential area available for solar panels and provide electrical conduit to support future installation.

Program AQ 7.3: *The City will work with the building industry to incorporate designs improving solar readiness into building plans through voluntary green building guidelines.*

Policy AQ 7.6: Promote urban forestry projects that shade buildings, homes, streets, pedestrian walkways, and urban core areas to reduce surface and ambient temperatures and reduce energy required for cooling.

Program AQ 7.4: *The City's Streetscape and Street Tree Guidelines identifies trees appropriate for the local climate. Although the Guidelines are applicable to Hanford's downtown area, the principles also apply to new development areas. Projects are required to provide landscaping in accordance with the City Landscaping Ordinance that is in compliance with the California Department of Water Resources Model Water Efficient Landscape Ordinance. Compliance with the landscaping ordinance will reduce water consumption and energy required for water transport and treatment.*

Hazardous Emissions and Public Health

Siting decisions for industrial and residential development have the potential to create land use conflicts that are due to exposure to hazardous emissions. In addition, planning sensitive land uses in proximity to major transportation routes and facilities can result in public health concerns. Providing appropriate locations and separation for incompatible land uses for all types of development can minimize conflicts and promote economic growth.

OBJECTIVE AQ 8: Locate adequate sites for industrial development and roadway projects away from existing and planned sensitive land uses to minimize or avoid potential health risks to people that might result from hazardous air pollutant emissions.

Policy AQ 8.1: Locate residential development projects and projects categorized as sensitive receptors an adequate distance from existing and potential sources of hazardous emissions such as major transportation corridors, industrial sites, and hazardous material locations.

Policy AQ 8.2: Locate new air pollution point sources such as, but not limited to, industrial, manufacturing, and processing facilities an adequate distance from residential areas and other sensitive receptors.

Program AQ 8.1: *The City will use the California Environmental Quality Act review process and consultation with the San Joaquin Valley Air Pollution Control District to ensure that projects are assessed for potentially significant risks from toxic air contaminants and mitigation measures and site designs that reduce impacts are fully implemented.*

OBJECTIVE AQ 9: Reduce emissions of PM10, PM2.5 and other particulates from sources with local control potential or under the jurisdiction of the City.

Policy AQ 9.1: Coordinate with the San Joaquin Valley Air Pollution Control District to ensure that construction, grading, excavation and demolition activities within City's jurisdiction are regulated and controlled to reduce particulate emissions to the maximum extent feasible.

Policy AQ 9.2: Require all access roads, driveways, and parking areas serving new commercial and industrial development are constructed with materials that minimize particulate emissions and are appropriate to the scale and intensity of use.

Policy AQ 9.3: Develop a street cleaning and soil trackout cleanup program to reduce PM10 emissions from City maintained roads to the maximum extent feasible.

Program AQ 9.1: *The City will include compliance with San Joaquin Valley Air Pollution Control District Dust Control Plans as a condition of approval of project grading permits. The City inspectors will report trackout problems and blowing dust to the responsible party at construction sites and notify the San Joaquin Valley Air Pollution Control District Compliance Division when problems are not addressed.*

Climate Change/Greenhouse Gas

Climate change is an issue that requires all levels of government to take action to reduce emissions under their jurisdiction and influence. The City of Hanford has developed a Climate Action Plan (CAP) as the key implementation strategy to achieve greenhouse gas reduction targets by dates adopted by the State.

OBJECTIVE AQ 10: Identify and achieve greenhouse gas emission reduction targets consistent with the City's proportionate fair share as may be allocated by the California Air Resources Board and Kings County Association of Governments.

Policy AQ 10.1: As recommended in the San Joaquin Valley Air Pollution Control District's Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA (December 2009), the City establishes an initial goal of reducing greenhouse gas emissions from development projects within its authority by 29 percent below year 2020 business as usual emissions. The City will also work with Kings County Association of Governments to ensure that it achieves its proportionate fair share reduction in greenhouse gas emissions as may be identified under the provisions of SB 375 (2008 Chapter 728) for any projects or activities requiring approval of Kings County Association of Governments.

Policy AQ 10.2: Progress in meeting the goals specified in Policy AQ 10.1 will be monitored and reported to the City Council in the Annual Progress Report required by Government Code Section 65400(a)(2). Should the Council determine that progress has not been sufficient to achieve the identified goals, or that proposed measures are ineffective or insufficient in meeting the goals, additional measures will be assessed for feasibility, cost effectiveness, and considered for adoption.

Policy AQ 10.3: The City has developed a Climate Action Plan (CAP) as an implementation program of the General Plan. The CAP includes an inventory of a baseline year and a 2020 business as usual inventory for greenhouse gas emissions within the City. The CAP sets out specific policies and actions to be undertaken by the City to reduce greenhouse gas emissions under the control of the City. The CAP discusses potential impacts of climate change on the City of Hanford and describe climate change adaptation strategies.

Policy AQ 10.4: The City will participate in the Sustainable Communities Strategy/Regional Blueprint Planning effort and will ensure that local plans are consistent with the Regional Plan.

Program AQ 10.1: *The City will require development projects subject to the California Environmental Quality Act and not otherwise exempt to provide a quantitative assessment of greenhouse gas emissions. The San Joaquin Valley Air Pollution Control District has proposed Best Performance Standards that when included in a project would demonstrate that it would meet emission reduction targets without requiring quantification. Project specific Best Performance Standards have not been completed; therefore, as an interim measure, projects requiring an Environmental Impact Report should include quantification of the benefits of adopted regulations, design features and mitigation measures that demonstrate that the project would achieve a 29 percent reduction from business as usual in 2020. Projects requiring a negative declaration should include a qualitative assessment of greenhouse gases and describe the project features that reduce greenhouse gases.*

(United States, City of Hanford, Michael Brandman Associates, 2010)

The following goals are taken directly from the 2035 General Plan Policy Document, which outlines policies for the 2017 General Plan Update.

Energy Resources Goal

Goal 02: Conservation of non-renewable energy resources and maximization of the use of renewable energy resources.

Energy Resources

Energy resources are those natural resources or environments that can be used to produce energy. Nonrenewable energy includes petroleum oil, natural gas, and coal. Renewable resources are those that the supply is unlimited or it can be replenished. This includes solar and wind energy, and, if properly managed, hydroelectric and geothermal power. There are no known oil, gas, or coal resources within the Planning Area. The only potential renewable energy generation potential would be the conversion of solar energy.

Policy 013 Solar Power Generation

Support and encourage solar generation facilities that support residential, commercial, and industrial uses.

Energy Conservation

The goal of energy resource conservation is to reduce consumption of non-renewable resources. This may be achieved either by the more efficient use of these resources, or by replacing them with renewable or non-depletable resources. Both new and existing buildings can be adapted to the use of renewable energy resources. Hanford's climate is ideal for development of active and passive solar heating.

Policy 014 Alternative Fuels and Renewable Energy

Promote and encourage the use of alternative fuels and renewable energy.

Policy 015 Energy-efficient Design Features

Require that new development incorporate energy-efficient design features for HVAC, lighting systems, and insulation that meet or exceed California Code of Regulations Title 24.

Policy 016 Vegetation to Conserve Energy

Encourage the use of native and drought tolerant shade trees and vines on southern and western exposure building walls as an energy conservation technique.

Policy 017 Energy Efficiency in Municipal Facilities

Prepare and implement a comprehensive plan to improve energy efficiency of Hanford's municipal facilities.

Policy 018 Retrofitted Buildings

Encourage the retrofitting of existing buildings to be energy efficient.

Policy 019 Recycling

Support recycling activities throughout the City.

Water Resources

Hanford is located in the Tulare Lake Hydrologic Region, which encompasses all of Kings County, most of Tulare and Fresno counties, and most of the valley portion of Kern County. All of Hanford's water supply for urban uses comes from groundwater extraction. The Region's groundwater has been in critical overdraft for at least 35 years despite efforts made by local groundwater management agencies.

Historic natural watercourses in the Planning Area include the Mussel, Sand, and Lone Oak Sloughs. Remnants of the sloughs still exist as areas for collecting stormwater, but due to previous grading for agricultural and urban development they are no longer connected in the form of any type of water course. The People's Ditch, an irrigation canal dug in the 1870s, traverses Hanford from north to south inside the Planning Area. The Kings River is located about four miles north of Hanford, outside of the Plan Area.

Water Resources Goal

Goal 03: A reduced per capita use of water used by residential and non-residential uses through water conservation measures.

Water Conservation*Policy 020 Urban Water Management Plan*

Maintain and periodically update an Urban Water Management Plan for the City of Hanford.

Policy 021 Water Conservation Ordinance

Actively enforce and periodically update the City Water Conservation Ordinance.

Policy 022 Water Conservation Efforts

Actively encourage water conservation by both agricultural and urban water users.

Policy 023 Water Conservation Education

Encourage and support the development of educational programs in order to increase public awareness of water conservation opportunities.

Policy 024 Drought Tolerant Vegetation

Promote the use of drought-tolerant vegetation to minimize water consumption by providing information to developers, designers, and homebuyers.

Policy 025 Recharge Basins

Protect existing groundwater recharge basins and natural and manmade sloughs and seek the establishment of new basins within and around Hanford.

Policy 026 Irrigation Controllers

Systematically upgrade irrigation controllers at City parks, median islands and other City facilities with water-efficient landscape irrigation controllers and systems.

Policy 027 Large Industrial Water Users

Encourage large scale industrial water users to develop internal water recycling programs during plan development and review processes.

Policy 028 Water Availability in Emergencies

Ensure that public and private water facilities have adequate capacity to supply emergency needs.

Policy 029 Water Conservation Measures for New Development

Encourage new development projects to include water conservation measures, water-conserving plumbing fixtures and appliances, and water-efficient landscapes.

Water Pollution Prevention

Hanford's storm drain system prevents flooding by channeling rainwater runoff into collection basins interspersed throughout the City. Oil, pesticides, and other residues in runoff can contaminate stormwater. Wastes that people pour directly into the drains or creeks are other sources of stormwater pollution.

Policy 030 Storm Water Pollution Prevention

Implement the NPDES Stormwater Permit, and for those properties exempt from the Permit, require a storm water pollution prevention plan, including use of best management practices, to control erosion and sedimentation during construction.

(United States, City of Hanford, Quad Knopf, Inc., 2017)

SECTION 3 – CITY OF HANFORD REDUCTION GOALS

*As a participant in the Valley Innovative Energy Watch, **the City of Hanford**, California, pledged to attempt reduction of municipal energy consumption of its portfolio of buildings by **20% from the 2006 baseline of 14,711,476 kWh** or more by December 31, 2019. The City has already saved 1,508,074 kWh and will need to save an additional 1,434,221 kWh in order to reach the next tier level for the SCE Energy Leader Partnership.*

By reducing energy use in line with the Partnership goals, the city has already seen an annual reduction in energy costs of nearly \$230,000. (Based on a rate of \$0.152 per kWh.)

The City of Hanford seeks to follow the spirit of AB 32, by way of putting a significant dent in greenhouse gas emissions by 2020 and increasing the use of renewable energy and the adoption of energy efficiency practices in the City.

SECTION 4 – CITY OF HANFORD ACTION STEPS

This EAP is a constantly evolving document, and the City understands that in order to tend to the care, development and implementation of treatment options identified below, continued planning is necessary. The below action steps are options for consideration to address specific needs identified on a regional level that the City may choose to implement over time.

To consider this energy action plan implemented for the purposes of the SCE energy leader partnership, the city will complete two of the below listed action steps.

Action steps Hanford!

1. **What:** Register City utility accounts with the EPA ENERGY STAR Portfolio Manager, using the system as an introductory energy management system to measure energy use, cost, and environmental impact.
Who: City staff with support from the San Joaquin Valley Clean Energy Organization
Cost: None
2. **What:** Decrease daily streetlight hours of operation. Significant energy use and GHG emissions reductions can result if daily streetlight operation is reduced by just one or two hours.
Who: City staff
Cost: None
3. **What:** Form a “green team” to investigate implementing no cost measures to reduce energy use at City facilities as well as act as leaders to other staff members, creating a ‘culture of efficiency’ in City operations. This team would need to record sign-in sheets, participants and notes from meetings.
Who: City Staff
Cost: None
4. **What:** Develop a City recognition program for energy use reductions in the commercial sector.
Who: City staff, Chamber of Commerce, Economic Development Corporation, Southern California Edison Direct Install
Cost: None to City, if partners solicit sponsors
5. **What:** Develop an energy efficiency revolving loan fund (RFL). The City can create its own internal RFL by setting aside a fixed pool of internal funds specifically for energy efficiency projects. Funds are “loaned” to complete energy efficiency projects, and the cost savings accrued from the projects are used to “repay” the RFL. Energy savings are constantly used to fund additional improvement projects to municipal facilities.
Who: City staff
Cost: None

4.1 Municipal Facility Energy Efficiency Projects

The following municipal projects have been completed or committed since the beginning of 2016.

Project Number (Name)	kWh Savings	kW Savings	Incentive	Completion
500619018 (City of Hanford Multi-Site)	61,407.00	-	\$6,754.77	03/19/2016
500619712 (City of Hanford Airport LTG Project)	18,983.00	-	\$2,088.13	01/19/2016
500620305 (City of Hanford Facilities LED Project A)	132,907.00	12.41	\$16,481.27	03/18/2016
500640146 (Sites 1 – 23)	63,632.00	-	\$6,999.56	03/18/2016
500642258 (Sites 24 – 47)	77153.80	-	\$8,487.01	02/23/2016
500715678 (Plant Well 48 – PT REF 40105)	371,924.50	64.40	\$22,599.00	02/23/2016
500824955 (City of Hanford – PLOS)	21,552.01	2.87	\$2,754.85	04/02/2016

The City's Five-Year Capital Improvement Plan outlines improvement plans for upgrades to various pumping stations and water facilities. As Figure 1 on page 12 of this documents outlines, water operations account for more than half of the City's energy consumption. Upgrades to pumping stations and water facilities will ensure both kWh and cost savings for the City.

Other projects currently in the City's pipeline include the following:

Project Number (Name)	kWh Savings	kW Savings	Incentive	Completion
500717314 (Plant Well 49 – PT REF 40104)	213,389.70	26.45	\$30,641.22	Awaiting IR
500717327 (Plant Well 33 – PT REF 11595)	43,827.00	0.39	\$5,536.88	Awaiting IR
500717337 (Plant Tank 5 BSTR 1 – PT REF 24655)	30,751.00	7.74	\$5,004.88	Awaiting IR
500717347 (Hanford Well 40)	88,771.40	2.16	\$11,420.42	Awaiting IR
500717353 (Plant Tank 5 BSTR 1 – PT REF 24655)	9,442.00	2.46	\$1,549.25	Awaiting IR
500717356 (Hanford Well 43)	39,911.00	-	\$4,988.88	Awaiting IR
500717357 (Plant Well 42 – PT REF 24515)	25,554.00	1.89	\$3,477.75	Awaiting IR

Additionally, the City can realize new energy efficiency retrofit opportunities through energy audits of municipal facilities. These include lighting, air conditioning, pumps, and other electrical upgrades. In addition, buildings can be audited for insulation deficiencies. Cool roof installation is another way of reducing cooling costs. Once these are accomplished, the City may be interested in purchasing building management software that monitors electricity use in real time, and upgrade from the EPA Portfolio Manager.

Time line:

- Audits in first two years following acceptance of EAP
- Retrofits prioritized based on results of audits
- Installation of retrofits spread over five years
- Completion 2020 (or five years following acceptance of EAP)

**table below maybe used by City in tracking audit savings projections.*

Potential Project Name	Estimated kWh Savings	Estimated kW Savings	Estimated Cost to City	Estimated Incentive	Estimated Y1 Savings	Return on Investment (= Savings in Y1/1 st cost)	Estimated Completion

To consider this energy action plan implemented for the purposes of the SCE energy leader partnership, the City will complete two of five priority retrofits (listed above), as based on audits conducted using partnership technical assistance funds.

4.2 Funding of Projects

“Investing in energy efficiency epitomizes responsible government stewardship of tax dollars.”

– United States Environmental Protection Agency

The City of Hanford funds energy efficiency projects through its utility accounts and anticipates continuing the practice moving forward. The City is continually monitoring energy use and looking for ways to establish additional energy efficiency projects.

The City will need to identify new and innovative ways to help fund energy efficiency projects. Possible funding opportunities may include:

- ✓ On Bill Financing programs offered by Southern California Edison, Pacific Gas and Electric Company and Southern California Gas Company
- ✓ California Energy Commission low-interest loans

- ✓ Revolving loan fund or energy savings reinvestment policy through Evaluation, Measurement and Verification (EM&V)
- ✓ Involvement in multi-jurisdictional partnership to leverage Federally funded grant opportunities

Additionally, the city may explore the following options:

- Investigate third party financing possibilities for renewable energy installations and existing building retrofits that may be made within the community.
- Consider the opportunities, such as peak pricing, grants, and subsidy programs to reduce the overall cost of electricity.
- Recommend a feasibility study to evaluate bond opportunities for energy-related projects.
- Pursue all available subsidies, rebates, and grants that will allow the city to implement energy efficiency and renewable energy projects.

Federal Incentives/Policies for Renewables & Efficiency, Financial Incentives

Corporate Deduction

- Energy-Efficient Commercial Buildings Tax Deduction

Corporate Depreciation

- Modified Accelerated Cost-Recovery System (MACRS) + Bonus Depreciation (2008-2019)

Corporate Exemption

- Residential Energy Conservation Subsidy Exclusion (Corporate)

Corporate Tax Credit

- Business Energy Investment Tax Credit (ITC)
- Renewable Electricity Production Tax Credit (PTC)

Federal Grant Program

- Tribal Energy Program Grant
- U.S. Department of Treasury – Renewable Energy Grants
- USDA – High Energy Cost Grant Program
- USDA – Rural Energy for America Program (REAP) Grants

Federal Loan Program

- Clean Renewable Energy Bonds (CREBs)
- Energy-Efficient Mortgages
- Qualified Energy Conservation Bonds (QECBs)
- U.S. Department of Energy – Loan Guarantee Program
- USDA – Rural Energy for America Program (REAP) Loan Guarantees

Personal Exemption

- Residential Energy Conservation Subsidy Exclusion (Personal)

Personal Tax Credit

- Residential Renewable Energy Tax Credit

Other Resources

- <http://programs.dsireusa.org/system/program?state=CA>
- <https://www.epa.gov/statelocalclimate/clean-energy-financing-programs>
- <https://www.epa.gov/cwsrf/financing-alternatives-comparison-tool>
- <https://betterbuildingssolutioncenter.energy.gov/financing-navigator/>

4.3 Policies

*In order to consider this energy action plan implemented for the purposes of the SCE energy leader partnership, the city will adopt **two** of the listed policies below.*

POLICY 1: ADOPT ENERGY EFFICIENCY STANDARDS.

What Can Hanford Do? Replace traffic streetlights with energy-efficient LEDs (this project is set to be completed in 2018 by SCE). The city can also integrate energy efficiency into new or expanded wastewater treatment plant design. Wastewater plants and drinking water systems can account for up to one-third of a municipality's total energy bill! (U.S. Environmental Protection Agency)

Example: Selma, California. The City of Selma installed 144 new light-emitting diode, or LED, street lights casting a brighter glow than the old high-pressure sodium bulbs they replaced. The new lights are also significantly more energy efficient, saving the City much needed money on its utility bills.

"In these challenging budget times, it is a great assistance to have new street lights provided through a grant that will help the City of Selma reduce its utility bills as well as provide brighter lighting for residents." said Ken Grey, Mayor.

This means significant savings to City coffers through lower utility bills. The energy efficiency retrofits, when complete, will save the City about 66,700 kilowatt hours of power and about \$8,500 in energy costs per year. (Kalashian, 2012)

Resource: <https://www.epa.gov/statelocalclimate>

POLICY 2: REDUCE ENERGY USE IN MUNICIPAL FACILITIES.

What can Hanford do? The city can publicly formalize its commitment to energy efficiency at the municipal level through a link on the city website to the Energy Leader Partnership website. The city can work with Southern California Edison, Pacific Gas and Electric and Southern California Gas to take advantage of utility programs and funding for energy efficiency improvements. In addition, the city can continue to benchmark all municipal energy accounts to identify opportunities for audits and energy savings through various energy efficiency measures.

The city can create or adopt self-sustaining funding sources for energy efficiency improvements. Examples of this are "paid from savings," revolving loan funds, lease-purchase agreements, or performance contracting. There are many benefits to these self-sustaining funding sources. The benefits of a tax-exempt lease purchase agreements (a.k.a. municipal lease), for example, include no need for capital budget appropriation, no voter referendum, monetary obligation limited to the current budget period, lower interest rates and repayment that is tied to energy cost savings.

A position or office focused on the aforementioned measures and energy independence could be created within a city department as well. This position or office may coordinate programs dedicated to reducing municipal energy use, conduct GHG emissions assessments and set goals for municipal energy use reductions.

Utility Partnership Example: St. Paul, Minnesota. “St. Paul has partnered with its electric utility to retrofit heating and cooling systems, purchase ENERGY STAR labeled products, replace street lighting and traffic signals, and implement other energy efficiency improvements. These activities have saved the city nearly \$8 million in energy costs annually and reduced its annual CO₂ emissions by more than 73,000 metric tons, equivalent to the annual emissions of 13,000 cars.” (U.S. Environmental Protection Agency, 2011)

Benchmarking Example: Fort Worth, Texas. “The City of Fort Worth has pledged to reduce the energy consumption its portfolio of buildings by 10 percent or more. Officials are benchmarking all city buildings in Portfolio Manager and using data from this tool to make decisions about energy upgrades and operations within their buildings.” (U.S. Environmental Protection Agency, 2011)

Sample Language for a Benchmarking Policy:

As a participant in the High Desert Region Partnership, [your jurisdiction name here], California, has pledged to reduce the energy consumption of its portfolio of buildings by [your goal percent based on ELP needs] or more. As a result of our **RESOLUTION [#]** to participate in the High Desert Region Energy Leader Partnership with Southern California Edison, Southwest Gas, and the San Joaquin Valley Clean Energy Organization, our city buildings have been entered in Portfolio Manager. Officials are using data from this tool to make decisions about energy upgrades and operations within their buildings. They are also incorporating energy efficiency best practices into new building designs. [City/City] officials are leading by example and demonstrating to local government agencies and businesses that they too can reduce their energy consumption while continuing to deliver quality services. (United States Environmental Protection Agency, 2009)

Energy Office Example: Fayetteville, Arkansas. “In 2007, Fayetteville created an Office of Sustainability to coordinate energy and environmental programs aimed at reducing utility costs and environmental impacts. Under this mandate, the office coordinated an energy use assessment as part of a comprehensive government GHG emissions inventory.

“The office followed this assessment by initiating an energy consumption reduction competition among 17 government facilities. In addition, 10 government facilities were incorporated into an energy performance contract and each completed a range of energy efficiency projects. These energy efficiency investments are producing an annual return of more than \$400,000.” (U.S. Environmental Protection Agency, 2011)

Funding Source Example: Westminster, Colorado. The city council passed a resolution in 2005 that authorized the city to enter into a lease-purchase agreement to purchase and install approximately \$2.5 million in energy-efficient equipment in 21 city facilities. The city issued an RFP for financing bids for the project and the city was able to settle on a lease-purchase agreement with a low interest rate of 3.79 percent. The city council considered cash-funding the purchase but determined that capital improvement budget constraints would mean that the project would have to be implemented piecemeal over 8-12 years. (U.S. Environmental Protection Agency, 2011)

Resources:

- www.energystar.gov/index.cfm?c=evaluate_performance.bus_portfoliomanager
- www.viewthesavings.com/resources

POLICY 3: REDUCE ENERGY USE IN PROCESSING OPERATIONS.

What Can Hanford Do? The city can reduce energy use in processing operations by working closely with industry (storage, transport, refrigeration). This may include sharing energy consumption and efficiency information and materials with industry; promoting van and car sharing to increase transportation efficiency; educating departments and industry on energy management.

Car Sharing Example: Kings County, California. The County helped establish the Kings Area Rural Transit (KART), a bus system and vanpool program providing public rural and urban transportation to the surrounding community. Although the vanpool program was originally designed to provide services exclusively to farm workers and correctional officers, the program has grown. Now, many workers throughout the county take advantage of the vanpool services, which decreases the amount of money they spend on travel to and from work. Furthermore, both the bus system and vanpool program, by taking many cars off the road during rush hour, increases traffic efficiency and decreases transportation-related greenhouse gas emissions in the area. (Mann, 2016)

POLICY 4: INTEGRATE GREEN BUILDING PRACTICES IN MUNICIPAL FACILITIES.

What can Hanford do? The city can promote or pass policy that requires green building design to be integrated into new municipal construction and renovations or retrofits of existing facilities. Additionally, the city can divert construction waste and require building projects to recycle or reuse a minimum of 50% unused or leftover building materials; incorporate materials and furnishings made from recycle content; require all new building include lighting systems that use less energy than state standards in place at the time of adoption; and require new buildings incorporate daylighting (skylights/windows). The city can also create an ongoing program to ensure energy efficiency measures are maintained throughout municipal facilities.

Green Building Example: Ventura, California. In 2007, the city adopted a Green Initiative and that same year, City Council adopted a green building resolution requiring all new municipal construction to incorporate green building practices and incentivized private developments that incorporated these practices. By 2012, the city developed an Environmental Sustainability Strategy, which outlined many completed green building projects and several new green building projects already approved for completion. (City of Ventura, 2012).

Resources:

- www.ca-ilg.org/greenerbuildings
- <http://www.ca-ilg.org/find/results/green%20building>

POLICY 5: PROVIDE PUBLIC INFORMATION AND EDUCATION.

What Can Hanford Do? Lead by example! The city can incorporate energy efficiency and green-building practices into taxpayer-funded facilities that the public frequently visits is a highly visible way to get the message out. Public libraries and city halls are perfect examples of teaching opportunities. The city can work with the private sector to advance energy efficiency in local businesses. The city can also provide ongoing trainings for its community to meet minimum requirements for Green Building Professional Certification.

Example: West Chester, Pennsylvania. "The city council unanimously voted to adopt a resolution that requires new commercial buildings higher than 45 feet to be designed to achieve the ENERGY STAR and to achieve the ENERGY STAR after one year of operation." (U.S. Environmental Protection Agency, 2011)

Resources:

- <https://www.sce.com/wps/portal/home/business/consulting-services/Energy-Education-Centers>
- <http://californiaseec.org/events/>

POLICY 6: ADOPT PURCHASING PRACTICES THAT PROMOTE EMISSIONS REDUCTIONS THROUGH ENERGY EFFICIENCY.

What can Hanford do? The city can use life-cycle costs analysis to determine long-term cost benefits of energy efficient products. This will make energy efficient products competitive with conventional products.

Example: Alexandria, Virginia. "In 2008, Alexandria, Virginia, adopted an eco-city environmental charter to promote energy and environmental initiatives through the city. To help implement activities under this charter, the city created an energy committee. Among other activities, the Energy Committee has established a goal of reducing energy use in local government facilities by 3 percent per square foot per year through 2015, for a total reduction of 20 percent below 2007 levels. To ensure that this goal is met, the committee resolved to take several energy efficiency actions, including using life-cycle cost analysis to ensure that the lifetime costs of not implementing energy efficiency projects are considered." (U.S. Environmental Protection Agency, 2011)

Resources:

- www.energystar.gov/index.cfm?c=bulk_purchasing.bus_purchasing
- www.sjgov.org/uploadedfiles/sjc/departments/gtp4/resources/green_purchasing_policy_sjc_2008.pdf
- <http://www.ca-ilg.org/find/results/procurement%20practices>

POLICY 7: REPLACE FLEET VEHICLES WITH ALTERNATIVE- AND RENEWABLE-FUEL VEHICLES WHERE FEASIBLE.

What can Hanford do? The city can continue purchasing alternative and renewable vehicles for its fleet and building CNG fueling stations and EV (electric vehicles) charging stations. The Air Pollution Control District (APCD) often funds such projects.

Example: Tulare, California. The City operates a green fleet that consists of 48 light vehicles, including seven police vehicles that use E85 ethanol, 17 refuse vehicles, 36 buses that use liquefied natural gas and street sweepers and other light vehicles powered by CNG. (City of Tulare, 2004)

Example: Clovis, California. The City's Police Department operates a fleet of five electric motorcycles from Zero Motorcycles, the largest electric police motorcycle fleet in the country. They were purchased through a San Joaquin Valley Air District Public Benefit Grant and 30 more Zero Motorcycles will be dispersed to other Valley Police Departments. (Romero, 2014)

Resources:

- www.ca-ilg.org/efficient-transportation
- <http://www.ca-ilg.org/resource/evaluating-green-fleet-options>
- www.ca-ilg.org/fuelefficientfleets
- <http://valleyair.org/grants/chargeup.htm>
- <http://valleyair.org/grants/pev.htm>
- <http://valleyair.org/grants/wastehaulers.htm>

POLICY 8: INCREASE RECYCLING AT GOVERNMENT-MAINTAINED FACILITIES.

What can Hanford do? The city can request volunteers to learn the region's rules for recycling and oversee municipal facility recycling in each department.

Example: San Joaquin County, California. In 2009 the county began a low-key recruitment campaign to 'green' county operations. Using the REACON Green Sustainable Business program as an assessment model and with the support of the governing board, the county implemented a variety of sustainable practices. Instructing each department green team volunteer to achieve as close to 'green nirvana' as possible--to do the best they could with the building and resources available the county put the power in the hands of its employees. By 2011 the county saw impressive results: 30.25 percent of total county office supplies purchased was made of recycled products; 47,071 pounds of electronic waste was recycled; 98,180 pounds of metal was recycled; and 302 tons of confidential documents were shredded and recycled, producing \$50,439 in revenue. The Green Committee Chair produces an Annual Green Report to document successes and recognize extraordinary achievements. (Louis, 2012)

Resources:

- www.greenteamsanjoaquin.com/recycling-energy-air-conservation.htm
- <http://www.ca-ilg.org/find/results/waste%20reduction>

POLICY 9: PROTECT LOCAL RENEWABLE RESOURCES.

What can Hanford do? Identify possible sites for energy production using local renewable resources such as solar, wind, small hydro, biogas, etc.

Example: Riverside County, California. The Bureau of Land Management has proposed "solar energy zones" intended to make some of the desert's most sensitive landscapes less desirable for solar prospecting by identifying "sweet spots" that have already passed environmental requirements and therefore promise expedited permitting. One of those is the proposed Riverside East solar energy zone consisting of 202,896 acres in Riverside County, within Chuckwalla Valley, the southern portion of Palen Valley, and the California Desert Conservation Area. (Solar Energy Development Programmatic EIS)

Example: Lake County, California. In 2008, the county adopted its General Plan, including the Geothermal Resources Element. The element established goals, policies, and implementation measures that the county will use in efforts pertaining to geothermal resources in the county. The county discourages commercial and residential development in the primary geothermal resource areas where there is a reasonable likelihood of geothermal development in the future. The county encourages cooperation between relevant local agencies to implement appropriate geothermal resource conservation practices. (Matrix Design Group, Mintier & Associates, 2008)

Resource: www.ca-ilg.org/Renewable

POLICY 10: PROMOTE RENEWABLE ENERGY.

What can Hanford do? Explore regional collaborations among local governments, special districts, nonprofits, and other public organizations to share resources, achieve economies of scale, and develop renewable energy policies and programs that are optimized on a regional scale.

Example: San Joaquin Valley, California. “The Sustainable Energy Roadmap (SER) brings together municipal governments, regional planning agencies, community stakeholders, and technical experts to support California’s San Joaquin Valley communities as they pursue smart growth, transportation, land use, climate, and energy goals.” (National Association of Regional Councils, 2013) The City of Visalia participated in the program as a “pilot lead municipality” and, through the program, the city and other participants receive several benefits including a stipend, a customized roadmap for clean energy programs and projects as well as other land use items, policy adoption assistance, and assistance with connecting businesses and workforce development agencies to these projects. (Optony, 2015)

Resource: <http://my.cleanenergyroadmap.com/partner/sanjoaquinvalley>

POLICY 11: PROVIDE INFORMATION, MARKETING, TRAINING, AND EDUCATION TO SUPPORT RENEWABLE RESOURCE USE.

What can Hanford do? Launch programs that educate and provide the community with renewable energy and resources. The city can also provide a kiosk at City Hall displaying information about renewable energy as well as include links or resources on its website about renewable energy use.

Example: Santa Clara, California. “The Santa Clara Green Power program was formally launched to residents and businesses of Santa Clara in November of 2004.... Along the way Santa Clara has continued to grow its commitment to renewable energy and sustainability by pushing to raise the REC content mix of our product to be primarily generated from California resources and to include significantly more solar generation. In 2014 the signature Santa Clara Green Power product available to Santa Clara residents and small businesses is 85% California Solar and 15% Western Wind, a significant leap from the 97.5% wind, 2.5% solar product that was originally launched to the community in 2004.” (U.S. Environmental Protection Agency, 2011)

Resource: www.epa.gov/greenpower/green-power-communities/

POLICY 12: ADOPT A CITY–COOLING ORDINANCE.

What can Hanford do? Adopt an ordinance that will reduce urban heat island (UHI) effect. This can include a cool roof policy or an expansion of the city’s tree canopy.

Cool Roof Example: Los Angeles, California. In December 2013, Los Angeles became the first major U.S. City to pass a Cool Roof Ordinance, a building code that requires all new residential construction, as well as refurbished residences, to install cool roofs. As the region continues to experience hotter temperatures and longer droughts, this ordinance will help mitigate issues exacerbated by Urban Heat Island effect. (Phillips, 2013)

Tree Canopy Example: Louisville, Kentucky. The City plans to develop a city-wide tree canopy by 2018. Trees are the one of the most simple and effective energy efficiency measures. They can provide heating and insulation needs in winter months and cooling and shade in the summer to naturally decrease any Urban Heat Island effects. Over 10,000 trees have been planted throughout the city, creating a resilient urban tree canopy. (Goal 16)

Resources:

- <http://coolroofs.org/resources/los-angeles-green-building-code>
- https://louisvilleky.gov/sites/default/files/sustainability/pdf_files/louisvilleutcreport-24march2015.pdf

4.4 Tracking

The City will use the **EPA ENERGY STAR Portfolio Manager** to track progress. The program allows for facility summaries, as well as tracking energy performance in the following ways:

1. Under the 'General Facility Administration' section (located on the 'Facility Summary' page) on Portfolio Manager the City can track improvements on energy saved and amount invested.
2. Using the 'Track Energy Performance' feature the City can input not only current and future improvements, but past improvements too.

While Portfolio Manager cannot attribute specific dollar savings to a specific energy efficiency investment project, it can provide a general overview, which can help determine whether or not an investment strategy is working

SECTION 5 – CONCLUSIONS

The City of Hanford is committed to their role as an energy leader in the San Joaquin Valley. Through continued participation in the VIEW Partnership, the city will continue to pursue cost effective and impactful measures to reduce energy use, reduce harmful greenhouse gas emissions, and save money in operations.

The city will promote municipal efforts to reduce energy use, and will share with the community their story of success. The city will provide educational and outreach opportunities through their involvement in the VIEW Partnership to positively influence residents and businesses to follow their lead.

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APPENDIX A
CITY OF HANFORD HIGHEST USERS

	Cust Name	Service Account	Service Street Addr	Zip	Annual kWh	Facility Name in PM
1	City of Hanford	3-001-1650-14 3-023-5366-70 3-023-8418-89	10555 Houston Avenue	93230	3359438.1	Wastewater Treatment Plant
2	City of Hanford	3-030-6542-73	944 E. Lacey	93230	1363293.8	Water Operations - Well #45
3	City of Hanford	3-030-6024-12	1200 W. Fargo	93230	1220698.7	Water Operations - T6 - Well #44
4	City of Hanford	3-018-6738-58	2288 W. Grangeville	93230	1186643.8	Water Operations - T5 - Well #42
5	City of Hanford	3-034-5813-90	1386 Waterview Street	93230	880876.3	Water Operations - Well #49
6	City of Hanford	3-014-3466-50	40683 Plant	93230	848553.5	Water Operations - Well #41
7	City of Hanford	3-034-5381-73	417 Encore Drive	93230	694072.1	Water Operations - Well #48
8	City of Hanford	3-026-6777-07	1290 N. Centennial Drive	93230	531532.9	Water Operations - Well #43
9	City of Hanford	3-033-1971-56	1508 N. Brown	93230	437366.4	Water Operations - Well #46
10	City of Hanford	3-032-0295-83	919 Lakewood Drive	93230	434287.5	Water Operations – Well #47

APPENDIX B
CITY OF HANFORD ENERGY ACCOUNTS

Property Id	Property Name	Electricity (Grid Purchase) Cost (\$)
2987306	Wastewater Treatment Plant	350059.49
2996881	Water Operations - T6 - Well #44	137517.61
2996879	Water Operations - T5 - Well #42	136292.79
2996901	Water Operations - Well #45	122502.85
2996897	Water Operations - Well #41	91514.5
2996909	Water Operations - Well #49	90489.35
2996907	Water Operations - Well #48	72605.53
2996899	Water Operations - Well #43	64230.41
2996903	Water Operations - Well #46	63252.17
2996905	Water Operations - Well #47	58274.29
2996895	Water Operations - Well #40	42267.85
2987343	Building Maintenance - City Hall Complex	38375.38
2987407	Fleet Maintenance - Public Works Dept	32432.11
2996699	Police - Main Office	26740.53
2996893	Water Operations - Well #38	21533.03
2996877	Water Operations - T4	20643.95
2996887	Water Operations - Well #35	18385.12
2987301	Recreation - Aquatics Facility	17881.81
2987468	Courthouse Square	17053.35
2996491	Building Maintenance - Veterans Hall & Senior Center	13070.48
2996703	Recreation - Longfield Center	13051.86
2996493	Fire - Grangeville Station #1	12435.16
2996717	Recreation - Sports - Youth Athletic Complex	11593.68
2996743	Sanitary Sewer Collection - Lift Station #53	11458.16
2996713	Recreation - Sports - Softball Complex	10868.23
2996499	Hanford Municipal Airport	10567.42
2996705	Recreation - Sports - 1000 E. Florinda Street PRK	9887.24
2996883	Water Operations - Well #33	8955.38
2996701	Police - Support Division	6022.15
2996707	Recreation - Sports - BMX Track	5829.39
2996785	Storm Drainage - Lift Station #49	4914.76
2996511	Intermodal Facility	4886.87
2996765	Storm Drainage - Lift Station #20	4116.33
2996773	Storm Drainage - Lift Station #31	4090.58
2996767	Storm Drainage - Lift Station #23	3589.6
2996763	Storm Drainage - Lift Station #14	3485.46
2996689	Parks - Freedom Park	3419.62
2996777	Storm Drainage - Lift Station #35	3212.98

2996791	Storm Drainage - Lift Station #56	2921.19
4410381	Sewer Lift Station #1	2918.98
2996805	Storm Drainage - Lift Station #7	2893.24
2996889	Water Operations - Well #36	2639.29
4410357	Lift Station	2407.99
3006265	Street Maintenance - W/S Douty S/O 7th	2003.52
2996741	Sanitary Sewer Collection - Lift Station #52	1767.04
2996731	Sanitary Sewer Collection - Lift Station #30	1668.66
2996683	Parks - Centennial Park	1667.63
2996739	Sanitary Sewer Collection - Lift Station #47	1558.1
2996721	Sanitary Sewer Collection - Lift Station #12	1440.33
2996745	Sanitary Sewer Collection - Lift Station #5	1388.28
2996757	Sanitary Sewer Collection - Lift Station #8	1337.85
2996753	Sanitary Sewer Collection - Lift Station #67	1333.73
2996749	Sanitary Sewer Collection - Lift Station #55	1206.01
3006327	Street Maintenance - Douty/Court	1131.83
2987254	Police - Records Division Facility	1099.99
2996695	Parks - Sherwood Park	1092.38
2996725	Sanitary Sewer Collection - Lift Station #18	1066.5
3006341	Street Maintenance - Lacey/Irwin	1040.42
3006359	Street Maintenance - W/S Douty S/O 8th	1021.33
2996727	Sanitary Sewer Collection - Lift Station #24	1009.73
2996729	Sanitary Sewer Collection - Lift Station #28	977.15
2996751	Sanitary Sewer Collection - Lift Station #64	965.89
2996737	Sanitary Sewer Collection - Lift Station #42	960.61
2996837	Street Maintenance - 696 W. Hume Ave Traffic Signal	959.73
2996733	Sanitary Sewer Collection - Lift Station #33	876.81
2996867	Street Maintenance - Northwest Corner 12th Ave/Hanford Armona Traffic Signal	873.61
2996685	Parks - Coe Park	838.83
2996697	Parks - Youth Athletic Complex Irrigation	824.95
2996815	Street Maintenance - 10th/Florinda Traffic Signal	816.34
2996667	Parks - 2170 N. 11th Ave LT	814.2
2996787	Storm Drainage - Lift Station #50	811.96
3006355	Street Maintenance - W/O Irwin S/O 8th	800.47
2996801	Storm Drainage - Lift Station #63	800.15
3006329	Street Maintenance - E/S Douty S/O 8th	796.01
3006361	Street Maintenance - W/S Irwin S/O 7th	793.6
2996825	Street Maintenance - 12 th /Grangeville Traffic Signal	792.15
2996851	Street Maintenance - Fargo/11th Traffic Signal	778.46
3006259	Storm Drainage - Lift Station #44	768.38
2996831	Street Maintenance - 1381 W. Grangeville Traffic Signal	751.01

2996823	Street Maintenance - 11th/Cortner Traffic Signal	750.72
2996833	Street Maintenance - 2035 W. Lacey Traffic Signal	748.25
2996735	Sanitary Sewer Collection - Lift Station #4	728.29
3006273	Street Maintenance - 107 N. 12th Ave Traffic Signal	726.42
3006347	Street Maintenance - Phillips/7th	722.72
2996691	Parks - Lacey Park RRM	719.2
3006293	Street Maintenance - 1722 Greenfield Ave	716.46
2996873	Street Maintenance - SE 10th/Grangeville Traffic Signal	715.23
2996863	Street Maintenance - Lacey/Mall Drive Traffic Signal	711.15
2996755	Sanitary Sewer Collection - Lift Station #69	711.08
2996819	Street Maintenance - 11th Ave/Rodgers Road Traffic Signal	699.12
2996811	Street Maintenance - 109 E. Fargo Traffic Signal	697.29
2996723	Sanitary Sewer Collection - Lift Station #16	695.8
2996817	Street Maintenance - 10th/Leland Traffic Signal	690.99
2996829	Street Maintenance - 138 Centennial Traffic Signal	685.21
2996857	Street Maintenance - Hanford Armona/11th Traffic Signal	678.56
3006309	Street Maintenance - 503 N. 12th Traffic Signal	674.5
3006331	Street Maintenance - Grangeville Traffic Signal	671.74
2996891	Water Operations - Well #37	670.01
2996821	Street Maintenance - 11 th /Davis Traffic Signal	659.36
3006301	Street Maintenance - 219 W. 6th	658.69
2996827	Street Maintenance - 12th/Lacey Traffic Signal	655.06
2996865	Street Maintenance - Lacey/Redington Traffic Signal	653.22
2996849	Street Maintenance - Douty/Grangeville Traffic Signal	647.33
2996847	Street Maintenance - Douty/Florinda Traffic Signal	647.23
2996875	Street Maintenance - SE Corner of Lacey/Campus Drive Traffic Signal	645.5
3006305	Street Maintenance - 241 N. 12th Ave Traffic Signal	643.46
2996843	Street Maintenance - 981 13th Ave Traffic Signal	640.27
3006261	Storm Drainage - Lift Station #48	635.86
2996813	Street Maintenance - 10th/Fargo Traffic Signal	630.28
3006257	Parks - Hidden Valley Water Supply	622.32
2996841	Street Maintenance - 7th/11th Traffic Signal	615.32
2996835	Street Maintenance - 5th Street/11th Ave Traffic Signal	592.29
3006311	Street Maintenance - 7th Street/Williams alley	588.54
2996871	Street Maintenance - Redington/Grangeville Traffic Signal	585.1
2996779	Storm Drainage - Lift Station #37	566.39
2996549	LAD 04-03, Cambridge/Vineyards - 1415 Semillon Street	562.25

2996747	Sanitary Sewer Collection - Lift Station #54	551.09
2996771	Storm Drainage - Lift Station #29	550.56
2996775	Storm Drainage - Lift Station #3	540.44
2996855	Street Maintenance - Greenfield/Lacey Traffic Signal	535.47
2996861	Street Maintenance - Lacey/11th Traffic Signal	510.32
3006283	Street Maintenance - 117 W. 8th Street Lighting	506.49
2996607	LAD 93-01, Vintage Estates - 2178 N. 12th	489.97
2996759	Storm Drainage - Lift Station #10	470.69
2996809	Storm Drainage - Lift Station #9	466.91
2996839	Street Maintenance - 7th/10th/Lacey Traffic Signal	461.69
2996781	Storm Drainage - Lift Station #39	454.73
2996761	Storm Drainage - Lift Station #13	443
2996799	Storm Drainage - Lift Station #62	436.42
3006297	Street Maintenance - 217 W. 6th	435.38
2996769	Storm Drainage - Lift Station #25	431.66
2996803	Storm Drainage - Lift Station #66	425.83
2996853	Street Maintenance - Grangeville/11th Traffic Signal	407.41
2996675	Parks - 4th Street and 5th Street Irrigation	400.3
2996807	Storm Drainage - Lift Station #71	382.49
3006263	Storm Drainage - Lift Station #70	377.4
2996797	Storm Drainage - Lift Station #61	376.45
2996793	Storm Drainage - Lift Station #57	366.68
2996845	Street Maintenance - Douty/7th Traffic Signal	360.01
4410388	Street Lighting	349.7
3006295	Street Maintenance - 215 W. 8th Street Lighting	339.5
2996789	Storm Drainage - Lift Station #51	338.83
3006269	Street Maintenance - 100 Block N. Irwin Street	333.5
2996869	Street Maintenance - Redington/7th Traffic Signal	317.54
2996859	Street Maintenance - Harris/7th Traffic Signal	316.37
3006271	Street Maintenance - 104 1/2 Douty	315.73
2996623	LAD 94-02, Stonecrest - 2800 11th	312.18
2996575	LAD 09-01, Pinecastle Addition - 860 Fargo	311.11
2996631	LAD 94-03, Quail Run - 3101 N. 11th	310.98
2996637	LAD 97-03, Country Crossing - 2042 Charlie Chambers	309.28
2996639	LAD 97-03, Country Crossing - 2278 W. Lacey Blvd	306.78
3006275	Street Maintenance - 109 W. 7th Street railroad	306.61
2996569	LAD 05-01, Mission Park - Flint	306.51
3006351	Street Maintenance - Redington/7th	306.37
2996795	Storm Drainage - Lift Station #60	306.35
2996579	LAD 90-01, Pinecastle Addition - 10th	306.3
2996617	LAD 94-02, Stonecrest - 2575 N. Glacier Pump	305.98
2996583	LAD 90-01, Pinecastle Addition - Pinecastle at Orange	305.61
2996615	LAD 94-01, Gateway Estates - 3129 N. 10th	305.6

2996693	Parks - S. 10th and Fargo Median	305.17
2996655	Parks - 1121 13th Avenue PED Median Irrigation	305.05
2996679	Parks - 897 N. 10th SPKL Median	304.77
2996577	LAD 09-01, Pinecastle Addition - Fargo	304.37
2996633	LAD 97-01, Rosewood Estates - Grangeville/Rosewood	303.9
2996563	LAD 04-04, Sierra Heights - 1260 Fargo	302.86
3006317	Street Maintenance - Alley between 7th and 8th	301.02
2996613	LAD 94-01, Gateway Estates - 3042 Fairmont	300.8
2996643	LAD 98-01, Crystal Springs - Grangeville/Brookhollow	300.78
2996661	Parks - 1363 N. 10th Ave Median	300.75
2996657	Parks - 1221 N. 10th Ave Median	300.7
2996565	LAD 04-04, Sierra Heights - 2729 Meadow View	300.1
2996641	LAD 97-03, Country Crossing - 764 Centennial Drive	299.91
2996567	LAD 04-04, Sierra Heights - 2770 Meadow View	299.89
2996517	LAD 01-02, Cambridge Homes - 3164 Glacier Way	299.68
2996581	LAD 90-01, Pinecastle Addition - 2941 N. 10th Ave	299.65
2996603	LAD 92-01, Portofino - Fargo/Fargo Place	299.33
2996621	LAD 94-02, Stonecrest - 2786 N. 11th Ave	298.09
2996687	Parks - Cortner Wall	298.07
2996709	Recreation - Sports - HUHS-City Baseball	297.58
3006247	Parks - 2798 N. 10th Ave SPKL	297.37
2996557	LAD 04-03, Cambridge/Vineyards - 2285 Fitzgerald	295.6
2996651	Parks - 103 N. 10th Ave, Median	295.21
2996547	LAD 04-02, Cambridge/Majesty II - Joshua	294.91
2996653	Parks - 105 S. 10th Ave SPRK	294.52
2996523	LAD 01-04, Silver Oaks - 1926 Grangeville	293.89
2996605	LAD 92-02, Cielo En Tierra - 895 W. Fargo	293.16
2996535	LAD 02-01, Ashton Park - Liberty	293.15
2996521	LAD 01-04, Silver Oaks - 1821 Centennial	293.03
2996525	LAD 01-04, Silver Oaks - 2001 Centennial	292.89
3006349	Street Maintenance - Redington/6th NO	292.8
2996533	LAD 02-01, Ashton Park - Centennial	292.78
2996529	LAD 01-04, Silver Oaks - 2101 Centennial	292.65
2996591	LAD 90-04, Hyde Park - Hanford Armona Road	292.47
2996527	LAD 01-04, Silver Oaks - 2050 Grangeville	292.41
2996539	LAD 04-01, Sidonia Estates - Holt Avenue	292.37
2996531	LAD 01-04, Silver Oaks - Vintage	292.33
2996647	LAD 98-02, Mountain View - 930 Houston	292.31
2996571	LAD 05-02, Copper Valley - 1726 Sangiovese	292.29
2996555	LAD 04-03, Cambridge/Vineyards - 2203 Claret	292.28
2996597	LAD 91-01, Sierra Vista/New Dimensions - 11th/Marconi	292.15

2996611	LAD 93-02, Walnut Forest - 1413 Payne	292.15
2996585	LAD 90-02, Park Monterey - Douty/White Oak	292.14
2996519	LAD 01-03, Poppy Hills - 11th	292.12
2996601	LAD 91-01, Sierra Vista/New Dimensions - 913 E. Hanford Armona	291.99
2996573	LAD 05-02, Copper Valley - 1827 Fargo	291.98
3006239	LAD 09-01, Victory Estates - 1393 Berkshire	291.96
3006251	Parks - 9311 N. 12th Ave PED, Median Irrigation	291.92
3006253	Parks - 9531 N. 12th Ave PED, Median Irrigation	291.9
3006255	Parks - 9820 N. 12th Ave PED Median Irrigation	291.9
2996515	LAD 01-01, Pacific Grove/N.Point - Grangeville	291.84
2996553	LAD 04-03, Cambridge/Vineyards - 2151 N. 12th	291.81
2996619	LAD 94-02, Stonecrest - 2575 N. Glacier SPRK	291.81
2996543	LAD 04-02, Cambridge/Majesty II - 243 Flint	291.78
3006249	Parks - 9125 N. 12th Ave PED, Median Irrigation	291.76
2996609	LAD 93-02, Walnut Forest - 1018 Hume	291.63
2996589	LAD 90-03, Mansionette - Sherwood	291.62
2996561	LAD 04-03, Cambridge/Vineyards - 2377 12th Avenue	291.57
2996587	LAD 90-02, Park Monterey - Monterey/Douty	291.57
2996629	LAD 94-02, Stonecrest - 950 Fargo	291.56
2996671	Parks - 413 N. 10th SPKL Median	291.55
3006243	Parks - 1700 S. 11th Ave PED, Median Irrigation	291.55
2996677	Parks - 603 N. 10th SPKL Median	291.54
2996537	LAD 03-01, La Parc - 1043 Fargo	291.47
2996595	LAD 91-01, Sierra Vista/New Dimensions - 11th/Malta	291.46
3006237	LAD 01-02, Cambridge Homes - 3100 11th Ave	291.45
2996513	LAD 01-01, Pacific Grove/N.Point - Fitzgerald	291.44
2996625	LAD 94-02, Stonecrest - 2896 N. 11th	291.43
2996545	LAD 04-02, Cambridge/Majesty II - 487 Flint	291.35
2996635	LAD 97-02, Summer Field Addition - Florinda	291.32
2996627	LAD 94-02, Stonecrest - 7536 N. 11th	291.23
2996593	LAD 91-01, Sierra Vista/New Dimensions - 1012 Michelle Court	291.1
2996659	Parks - 1271 S. 11th Ave PED Median Irrigation	291.10
2996559	LAD 04-03, Cambridge/Vineyards - 2292 Fitzgerald	291.04
2996665	Parks - 1950 W. Lacey Median	291.04
2996551	LAD 04-03, Cambridge/Vineyards - 1477 Fargo	290.82
2996645	LAD 98-02, Mountain View - 11828 S. 11th	290.74
2996599	LAD 91-01, Sierra Vista/New Dimensions - 720 Tempe	290.47
2996541	LAD 04-02, Cambridge/Majesty II - 11th Avenue	290.43
2996663	Parks - 1381 S. 11th Ave PED Median Irrigation	290.37
2996681	Parks - 981 S. 11th Ave PED Median Irrigation	290.18

3006299	Street Maintenance - 218 W. Lacey Street Lighting	288.57
2996673	Parks - 425 W. 7th Street	288.42
2996649	Parks - 1012 S. Anacapa Ave SPK	285.06
2996669	Parks - 410 Park Ave PED Median Irrigation	285.06
3006353	Street Maintenance - SE of Douty/7th Street Lighting	263.00
2996711	Recreation - Sports - Harris Street Ballpark	262.91
3006321	Street Maintenance - Carter/Cortner Traffic Signal	256.43
3006339	Street Maintenance - Irwin/South Street Traffic Signal	253.61
3006281	Street Maintenance - 112 S. Douty Street Lighting	250.30
3006337	Street Maintenance - Irwin/Scott Traffic Signal	243.94
3006313	Street Maintenance - 7th west of Douty Street Lighting	243.67
3006323	Street Maintenance - Cortner/Leoni Traffic Signal	243.27
3006325	Street Maintenance - Douty south of 6th Street Lighting	242.44
4410385	Sprinkler Control	119.91

APPENDIX C

Air Monitoring Data – as outlined in the 2010 Air Quality Element document

Table 1, Table 2, and Table 3 provide a quantitative representation of Hanford's air quality in terms of how often national and state standards are exceeded each year and the concentrations people are exposed to on the worst days. The three pollutants of most concern addressed in the tables are ozone, fine particulate matter (PM₁₀) and ultrafine particulate matter (PM_{2.5}). Other pollutants do not exceed standards in Hanford and the SJVAB.

Table 1: Ozone Trend Summaries

Hanford – South Irvine Street Monitoring Station/Corcoran- Patterson Avenue							
Year	Days Exceeding Standard				1-Hour Observations (ppm)	8-Hour Averages	
	State		National			State (ppm)	National (ppm)
	1-Hour	8-Hour	1-Hour	8-Hour	Maximum	Maximum	Maximum
2009*	6	43	0	21	0.123	0.091	0.091
2008*	28	66	3	38	0.132	0.124	0.124
2007	2	20	0	8	0.102	0.091	0.091
Notes: ppm = parts per million (a measure of concentration in the air) Ozone data not collected in Hanford in 2008 and 2009. Source: Air Quality Element Background Report.							

Table 2: PM₁₀ Trend Summaries

Hanford – South Irvine Street Monitoring Station								
Year	Estimated Days Exceeding Standard		Annual Average (µg/m ³)		3-Year Average (µg/m ³)		High 24-Hour Average (µg/m ³)	
	National	State	National	State	National	State	National	State
2009	0	18	ND	42.1	ND	44	102.9	105.2
2008	2	23	50.9	ND	47	47	229.5	230.6
2007	0	23	43.9	44.3	44	47	100.0	106.0
Abbreviations: ND = No data available; µg/m ³ = micrograms per cubic meter (a measure of concentration) Source: Air Quality Element Background Report								

Table 3: PM_{2.5} Trend Summaries

Corcoran – Patterson Avenue Monitoring Station					
Year	Estimated Days Exceeding Standard	Annual Average (µg/m ³)		High 24-Hour Average (µg/m ³)	
	National	National	State	National	State
2009	43	18.0	ND	75.7	54.2
2008	33	15.7	19.9	51.0	105.8
2007	55	18.3	21.2	75.0	143.2*
Notes: Corcoran Is the closest PM _{2.5} monitoring station to Hanford. µg/m ³ = micrograms per cubic meter (a measure of concentration) * July 4, 2007 was determined by EPA to be an exceptional event, due to fireworks displays. Source: Air Quality Element Background Report					



AGENDA STAFF REPORT

MEETING DATE: 12/19/2017

AGENDA SECTION: C

SUBJECT:

Public Works: Approval of City surplus property sales for parcels located at Fifth / Irwin Streets and Hanford - Armona Road / 10 1/2 Avenue.

RECOMMENDATION:

That the City Council, by motion:

- 1) Approve the sale of surplus lots (2), located at the southeast corner of Hanford-Armona Road / 10-1/2 Avenue, to Safwan Numi in the amount of \$38,000 net cash to the City (See attached purchase agreement).
- 2) Approve the sale of surplus lots (2), located at the southeast corner of Fifth Street / Irwin Street, to Telstar Instruments, in the amount of \$6,000 net cash to the City (See attached purchase agreement).

BACKGROUND:

At the March 3, 2017 meeting, Council approved the disposition of lots referenced above and directed staff to sell them in conformance with established city procedures. City Resolution No. 90-25-R outlines the procedure for disposal of surplus properties which requires that properties be sold at public auction with notification provided in a newspaper of general circulation. Notification was provided in the Hanford Sentinel on November 10 & 17, 2017. Sealed bids for the surplus lots were solicited on November 28, 2017 and opened at the office of the City Finance Director. Listed below is a summary of the bid results:

- 1) Location # 1 (Hanford - Armona Road / Irwin Street Site) - A minimum purchase price of \$37,500 was established by a property appraisal performed by Simon Company on July 3, 2017, copy attached. One bid was received in the amount of \$38,000 by Safwan Numi.
- 2) Location # 2 (Vacant lot located along the east side of 11th Avenue, between Iona Avenue and Industry Avenue). The minimum purchase price of \$25,000 was established by property appraisal performed Simon Company on July 3, 2017, copy attached. No bids were received.

3) Location # 3 Fifth Street / Irwin Street Site) - A minimum purchase price of \$5,000 was established by staff after review of a property appraisal report prepared by Simon Company on May 4, 2017, and a demolition quote received by the Bryan Company Demolition, Inc., dated October 24, 2017. The minimum bid amount comes with a stipulation that all tanks and building structures on the parcels will be removed and the site leveled within 18 months from close of escrow. If buyer fails to perform the demolition work then the property would revert back to the City. The property appraisal report identified the value of the property at \$202,500, if the site was cleared of all structures and tanks. The Bryan Company demolition estimate (\$262,000 with exclusions) was based upon a City contract (prevailing wages) to perform all site demolition and clearing. Based upon this information the value of the property is essentially zero to the City. Two bids were received with Telstar Instruments providing the highest bid proposal in the amount of \$6,000.

Selling of these underutilized City properties will allow private investment to redevelop the parcels and place them back on property tax rolls.

FISCAL IMPACT:

Since the sites being sold were formerly used for city water wells and related facilities, funds from the surplus property sales will be deposited back into the City Water Enterprise Fund.

ATTACHMENTS:

Purchase Agreement - Safwani Numi
 Purchase Agreement - Telstar Instruments
 Surplus Land Sale Publication
 Property Appraisal Report - 5/4/17
 Property Appraisal Report - 7/3/17
 Demolition Quote

PURCHASE AND SALE AGREEMENT AND ESCROW INSTRUCTIONS

* * * * *

This PURCHASE AND SALE AGREEMENT AND ESCROW INSTRUCTIONS (“**Agreement**”) is made and entered into this ____ day of December, 2017 (“**Effective Date**”), by and between THE CITY OF HANFORD, a municipal corporation (“**Seller**”), and SAFWAN NUMI (“**Buyer**”). Seller and Buyer are sometimes collectively referred to herein as the “**Parties**” and singularly as a “**Party**.” This Agreement is made with reference to the following facts:

RECITALS

A. Seller owns that real property more particularly described in the attached Exhibit “A,” which is incorporated herein by reference (“**Real Property**”).

B. Buyer desires to purchase the Real Property and Seller is willing to sell the Real Property to Buyer.

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

1. **Purchase and Sale.** Subject to the terms, conditions and provisions of this Agreement and for the consideration set forth herein, Seller agrees to sell to Buyer and Buyer agrees to buy at the Closing, as defined in this Agreement, the Real Property. The sale and purchase of the Real Property shall be consummated by means of an escrow (“**Escrow**”) opened at the offices of STEWART TITLE COMPANY (“**Escrow Holder**”) located at 329 W. Eighth Street, Suite 105, Hanford, California. This Agreement shall constitute the instructions for the Escrow upon acceptance by Escrow Holder. The Parties shall also execute such additional escrow instructions as may be required by the Escrow Holder, but the same shall be consistent with this Agreement and not modify the terms hereof unless specifically approved by the Parties, such approval to be given or withheld in their sole discretion.

2. **Purchase Price.** The purchase price for the Real Property shall be Thirty-Eight Thousand Dollars (\$38,000.00) (“**Purchase Price**”). The Purchase Price shall be paid in full on the Closing Date, as defined below in Section 22 of this Agreement.

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

(a) Upon execution of this Agreement hereof by both Parties, Buyer shall deposit Three Thousand, Eight Hundred Dollars (\$3,800.00) (“**Deposit**”) with Escrow Holder.

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

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

7. **Title Insurance.** At the Closing, and as a condition to Buyer's obligation to purchase and Seller's obligation to sell the Real Property, Escrow Holder shall commit to issue its standard CLTA Owner's Policy of Title Insurance ("**Title Policy**"), subject only to the Permitted Exceptions as determined in accordance with Section 6 of this Agreement. The premium for the Title Policy shall be paid as set forth in Section 22 of this Agreement. Buyer may, however, acquire extended Title Policy coverage at its sole expense.

8. **Feasibility Period.**

(a) During the period commencing on the Effective Date, and terminating at 5:00 p.m. on the day before the Closing Date ("**Feasibility Period**"), Buyer shall undertake, at Buyer's expense, including (but not limited to): (i) an inspection of the Real Property; (ii) a review of the physical condition of the Real Property, including (but not limited to), inspection and examination of soils, environmental factors, hazardous substances, if any, and archeological information relating to the Real Property; and (iii) a review and investigation of the effect of any zoning, maps, permits, reports, engineering data, regulations, ordinances and law affecting the Real Property. Seller shall reasonably cooperate with Buyer and Buyer's agents in providing documents and access to the Real Property relevant to Buyer's inspection.

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

(c) Buyer shall, prior to Closing, indemnify, defend and hold Seller and Seller's officials, officers, employees, representatives and agents and the Real Property harmless from and against any and all loss, cost, damage, expense, claim or liability, including personal injury, loss of life and/or property damage incurred by: (i) Buyer or Buyer's employees, consultants, contractors, representatives or agents as a result of the condition of the Real Property; or (ii) by any person or entity as a result of the acts or omissions of Buyer or it Buyer's employees, consultants, contractors, representatives or agents in performing any inspection and/or testing activity on or about the Real Property (provided however, the indemnity of this subsection (c) shall not apply to any pre-existing

subject to all existing laws, ordinances, rules and regulations, and that neither Seller nor any of Seller's representatives, agents or employees have made any warranties, representations or statements regarding any laws, ordinances, rules and regulations of any governmental or quasi-governmental body, entity, district or agency having authority with respect to the use, condition or occupancy of the Real Property.

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

(d) Except as expressly set forth in this Agreement, from and after the Closing, Buyer will indemnify, defend, and hold Seller harmless and hereby waives, releases, remises, acquits and forever discharges Seller and its elected and appointed officials, officers, employees, and agents, and their respective heirs, successors, personal representatives and assigns, of and from any and all suits, causes of action, legal, equitable or administrative proceedings, claims, demands, actual damages, punitive damages, losses, costs, liabilities, interest, attorneys fees and expenses of whatever kind and nature, in law or in equity, known or unknown, arising out of or in any way connected with, directly or indirectly, or based upon or arising out of the condition, status, quality, nature or environmental state of the Real Property; provided however, such duty to indemnify, defend, and hold harmless shall not apply with respect to Seller's gross negligence or intentional misconduct. It is the intention of this Agreement that, except for Seller's gross negligence and intentional misconduct and except as otherwise expressly set forth herein, any and all responsibilities and obligations of Seller to Buyer, and any and all rights or claims of Buyer, its successors and assigns and affiliated entities, with respect to, or as against Seller arising by virtue of, the physical or environmental condition of the Real Property are by this release provision declared to be, from and after Closing, null and void and of no present or future effect as to such parties. With respect to the matters released by Buyer pursuant to this Section 9, Buyer waives the benefits of Section 1542 of the Civil Code of the State of California, which provides as follows:

"A general release does not extend to claims which the creditor does not know or suspect to exist in his or her favor at the time of executing the release, which if known by him or her must have materially affected his or her settlement with the debtor."

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

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

(a) Except as otherwise disclosed herein, Seller's execution of this Agreement and performance of its obligations hereunder will not violate any agreement, option, covenant, condition, obligation or undertaking of Seller.

of the date hereof and as of the Closing, shall constitute a condition precedent to the obligations of Seller and Buyer, respectively, hereunder. All representations, warranties, covenants, obligations, responsibilities and agreements set forth herein shall survive the Closing, and Seller and Buyer each agree to indemnify, defend and hold the other harmless from any claim, demand, liability, loss or cost (including without limitation, reasonable attorneys' fees and costs) which the other may sustain arising out of any breach of and provision of this Section 13.

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

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

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

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

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

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

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

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

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

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

Deeds shall be paid by Buyer; and

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

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

22. Closing Date. Unless otherwise extended by the Parties in writing or as specified herein, the closing of Escrow for the Real Property shall occur as soon as possible on or before the thirtieth (30th) calendar day following the Effective Date, subject to the prior satisfaction (or waiver) of the conditions precedent to the Closing identified in Sections 15 and 16 of this Agreement ("Closing"). The date on which Closing occurs is referred to herein as "**the Closing Date.**" If the Escrow is not in a condition to close by the Closing Date, Escrow Holder, except as otherwise provided herein, shall cancel the Escrow upon receipt of written notice from either Party of such cancellation; provided, however, that if Escrow is not in a condition to close by the Closing Date due to the failure of only one Party to perform, and such failure to perform constitutes a default under this Agreement, and the other Party has fully performed all of the obligations required of it in order to close the Escrow, only the performing Party shall be entitled to provide Escrow Holder with written notice of cancellation. In the absence of any written notice of cancellation, Escrow Holder shall proceed to close the Escrow as soon as possible.

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

- (a) Pay from funds deposited by Buyer all claims, demands and liens necessary to place title to the Real Property in the condition set forth in Section 6 of this Agreement;
- (b) Pay Seller's share of the closing costs from funds otherwise distributable to Seller;
- (c) Pay from funds deposited by Buyer (other than the Purchase Price), Buyer's share of closing costs;
- (d) Prorate real and personal property taxes and all other charges or assessments as set forth in Section 19 of this Agreement;
- (e) Record Seller's Grant Deed in the Official Records of Kings County and direct the County Recorder to affix the transfer tax after recording, return the recorded Grant Deed to Buyer with a conformed copy to Seller, and file Buyer's preliminary change of ownership report in Kings County, as appropriate; and
- (f) Unless otherwise instructed by Seller, unilaterally deliver the remaining funds

Hanford, CA 93230
FAX: (559) 585-2595

To Seller's Legal Counsel: Ty N. Mizote
GRISWOLD, LaSALLE, COBB,
DOWD & GIN, L.L.P.
111 East Seventh Street
Hanford, CA 93230
FAX: (559) 582-3106

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

29. Successors and Assigns. Buyer may not, without the Seller's consent, which consent may be withheld in Seller's sole discretion, assign any duties or rights hereunder to a third party as long as Seller owns the Real Property. Should Seller consent to an assignment of this Agreement, Buyer shall guarantee in writing the performance of this Agreement by their successor-in-interest.

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

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

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

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

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

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

EXHIBIT "A"***Real Property Legal Description***

Two (2) vacant lots located at the southeast corner of Hanford-Armona Road and 10-1/2 Avenue, more particularly described as follows:

Attachment: Purchase Agreement - Safwani Numi (PW: Approval of City Surplus Property Sales)

LEGAL DESCRIPTION

EXHIBIT "A"

The North 235 feet of the West 125 feet of the West Half of the Northwest Quarter of the Northeast Quarter of Section 1, Township 19 South, Range 21 East, Mount Diablo Base and Meridian, in the City of Hanford, County of Kings, State of California, according to the approved Government Township Plats thereof.

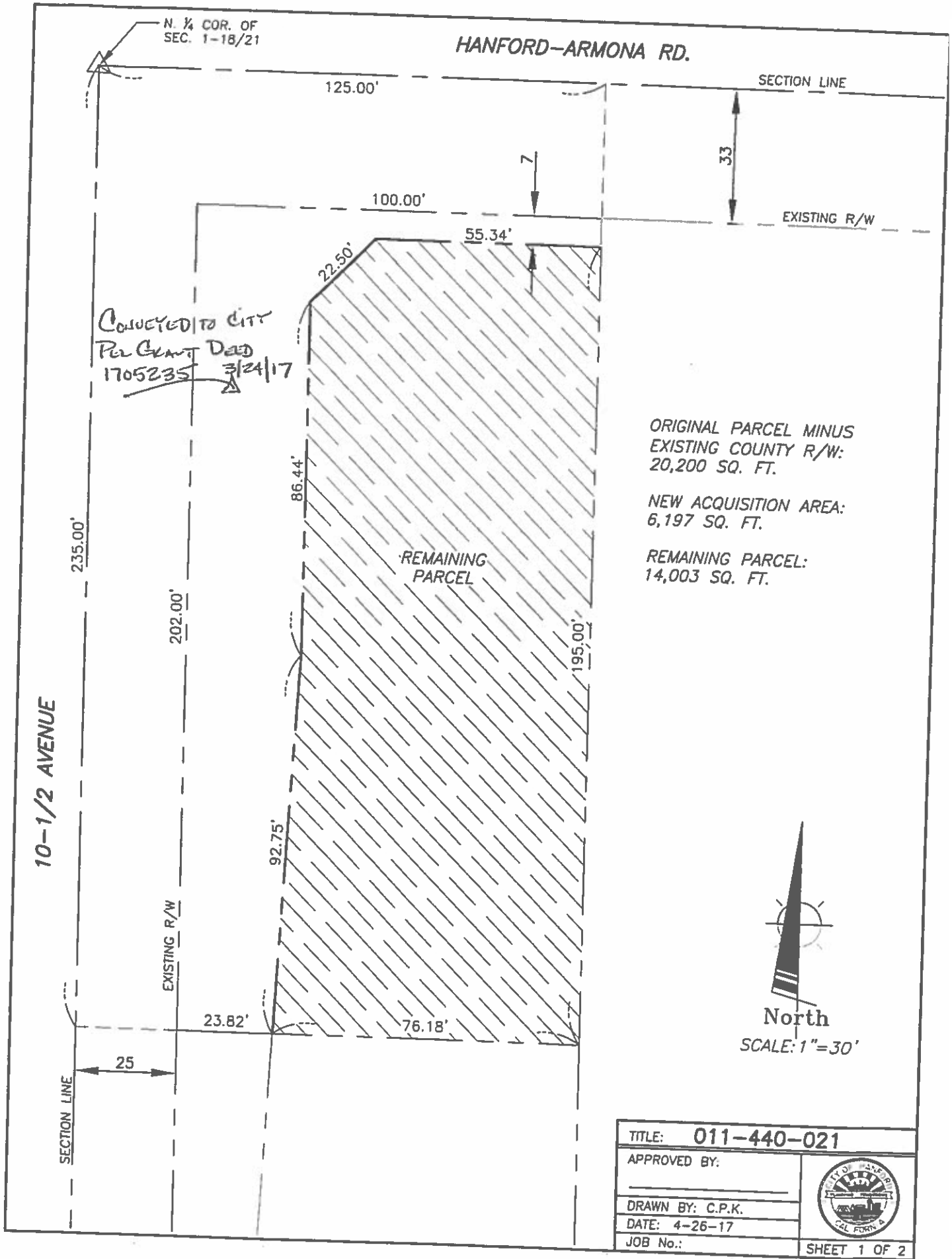
EXCEPTING THEREFROM the West 25 feet and the North 33 feet previously declared Rights-of-Way for County road purposes.

ALSO EXCEPTING THEREFROM the following real property according to Grant Deed dated March 24, 2017 as Document Number 1705235, more particularly described as follows:

Commencing at the North Quarter corner of said Section 1; Thence, along the North line of said Northeast Quarter, South 89°45'22" East, a distance of 125.00 feet; Thence, leaving said North line, along a line that is 125.00 feet, measured along said North line, East of and parallel with the West line of said Northeast Quarter, South 00°00'16" East a distance of 33.00 feet, measured perpendicular, to the intersection point of the existing South Right-of-Way line of Hanford-Armona Road and the East line of the subject parcel, also being the TRUE POINT OF BEGINNING; Thence, continuing along said East line, South 00°00'16" East a distance of 7.00 feet, to a point 40.00 feet, measured perpendicular, South of last said North line; Thence, along a line 40.00 feet, measured perpendicular, South of and parallel with last said North line, North 89°45'22" West a distance of 55.34 feet; Thence, South 45°11'22" West a distance of 22.50 feet, to a point 53.70 feet, measured perpendicular, East of the West line of said Northeast Quarter; Thence, along a line 53.70 feet, measured perpendicular, East of and parallel with last said West line, South 00°00'16" East a distance of 86.44 feet; Thence, South 03°00'41" West a distance of 92.75 feet, to a point on the South line of the subject parcel, last said point being 235.00 feet, measured perpendicular, South of last said North line and 48.82 feet, measured perpendicular, East of last said West line; Thence, along last said South line, 235.00 feet, measured perpendicular, South of and parallel with last said North line, North 89°45'22" West a distance of 23.82 feet, to a point on the existing East Right-of-Way line of 10 ½ Avenue, last said point being 25.00 feet, measured perpendicular, East of said West line; Thence, along said Right-of-Way line, being a line 25.00 feet, measured perpendicular, East of and parallel with last said West line, North 00°00'16" West a distance of 202.00 feet to a point on the existing South Right-of-Way line of Hanford-Armona Road, said point being 33.00 feet, measured perpendicular, South of last said North line; Thence, along said South Right-of-Way line on a line 33.00 feet, measured perpendicular, South of and parallel With last said North line, South 89°45'22" East a distance of 100.00 feet to the TRUE POINT OF BEGINNING.

THIS EXCEPTION being for road Right-of-Way purposes.

Attachment: Purchase Agreement - Safwani Numi (PW: Approval of City Surplus Property Sales)



Attachment: Purchase Agreement - Safwani Numi (PW: Approval of City Surplus Property Sales)

LEGAL DESCRIPTION

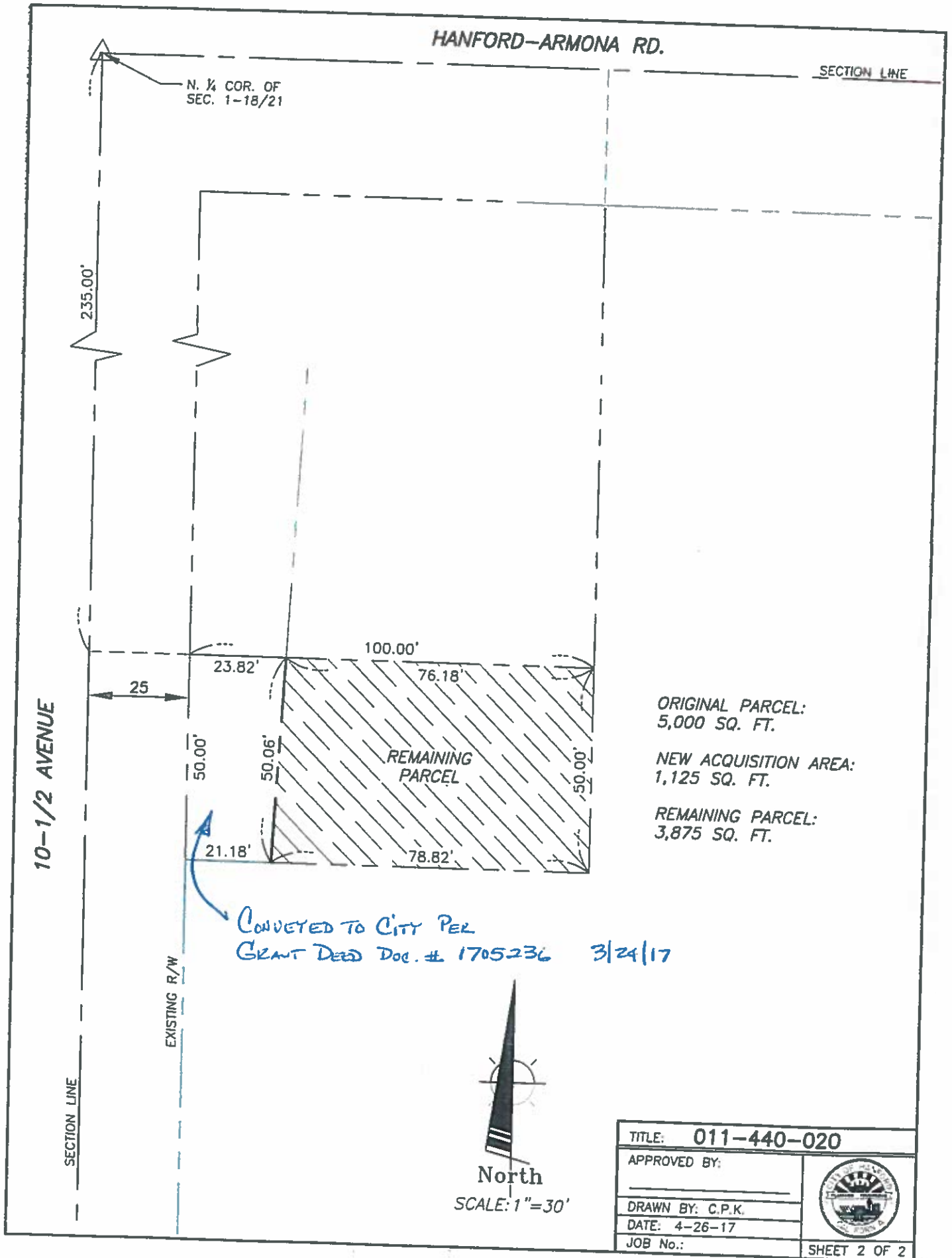
EXHIBIT "A"

All that portion of the West Half of the Northwest Quarter of the Northeast Quarter of Section 1, Township 19 South, Range 21 East, Mount Diablo Base and Meridian, in the City of Hanford, County of Kings, State of California, according to the approved Government Township Plats thereof, described as follows:

Beginning at a point in the East [Right-of-Way] line of the County Road (10 ½ Avenue) along the West line and 235 feet South of the North line of the West Half of the Northwest Quarter of the Northeast Quarter of said Section 1; thence East, parallel with said North line, 100 feet; thence South at right angles, 50 feet; thence West 100 feet to a point in the East [Right-of-Way] line of said County Road 50 feet South of the point of beginning; thence North to the Point of Beginning.

EXCEPTING THEREFROM the following real property according to Grant Deed dated March 24, 2017 as Document Number 1705236, more particularly described as follows:

Commencing at the North Quarter corner of said Section 1; Thence, along the West line of said Northeast Quarter, South 00°00'16" East, a distance of 235.00 feet; Thence, along a line 235.00 feet, measured parallel with said West line, South of and parallel with the North line of said Northeast Quarter, South 89°45'22" East a distance of 25.00 feet, measured perpendicular, to the intersection point of the existing East Right-of-Way line of 10 ½ Avenue and the North line of the subject parcel, also being the TRUE POINT OF BEGINNING; Thence, along said North line, continuing South 89°45'22" East a distance of 23.82 feet; Thence, leaving last said North line, South 03°00'41" West a distance of 50.06 feet, to a point on the South line of said parcel, said point being 285.00 feet, measured parallel with said West line, South of said Northeast Quarter; Thence, along said South line, on a line 285.00 feet, measured parallel with said West line, South of and parallel with said North line, North 89°45'22" West a distance of 21.18 feet, to a point on the existing East Right-of-Way line of 10 ½ Avenue, last said point being 25.00 feet, measured perpendicular, East of said West line; Thence, along said Right-of-Way line, last said line being 25.00 feet, measured perpendicular, East of and parallel with said West line, North 00°00'16" West a distance of 50.00 feet to the TRUE POINT OF BEGINNING.
THIS EXCEPTION being for road Right-of-Way purposes.



PURCHASE AND SALE AGREEMENT AND ESCROW INSTRUCTIONS

* * * * *

This PURCHASE AND SALE AGREEMENT AND ESCROW INSTRUCTIONS (“**Agreement**”) is made and entered into this ____ day of December, 2017 (“**Effective Date**”), by and between THE CITY OF HANFORD, a municipal corporation (“**Seller**”), and TELSTAR INSTRUMENTS, a California corporation (“**Buyer**”). Seller and Buyer are sometimes collectively referred to herein as the “**Parties**” and singularly as a “**Party**.” This Agreement is made with reference to the following facts:

RECITALS

A. Seller owns that real property more particularly described in the attached Exhibit “A,” which is incorporated herein by reference (“**Real Property**”).

B. Buyer desires to purchase the Real Property and Seller is willing to sell the Real Property to Buyer.

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

1. **Purchase and Sale.** Subject to the terms, conditions and provisions of this Agreement and for the consideration set forth herein, Seller agrees to sell to Buyer and Buyer agrees to buy at the Closing, as defined in this Agreement, the Real Property. The sale and purchase of the Real Property shall be consummated by means of an escrow (“**Escrow**”) opened at the offices of STEWART TITLE COMPANY (“**Escrow Holder**”) located at 329 W. Eighth Street, Suite 105, Hanford, California. This Agreement shall constitute the instructions for the Escrow upon acceptance by Escrow Holder. The Parties shall also execute such additional escrow instructions as may be required by the Escrow Holder, but the same shall be consistent with this Agreement and not modify the terms hereof unless specifically approved by the Parties, such approval to be given or withheld in their sole discretion.

2. **Purchase Price.** The purchase price for the Real Property shall be Six Thousand Dollars (\$6,000.00) (“**Purchase Price**”). The Purchase Price shall be paid in full on the Closing Date, as defined below in Section 22 of this Agreement.

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

(a) Upon execution of this Agreement hereof by both Parties, Buyer shall deposit Six Hundred Dollars (\$600.00) (“**Deposit**”) with Escrow Holder.

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

and Escrow Holder with written notice of Objectionable Exceptions within said five (5) calendar day period shall constitute Buyer's approval of the Title Report and all exceptions shown therein (collectively "**Permitted Exceptions**"). After Buyer's approval of the Title Report, Seller shall not allow, cause, or permit any additional exceptions to the condition of title to occur without Buyer's approval, other than ongoing real property taxes and assessments already of record.

7. **Title Insurance.** At the Closing, and as a condition to Buyer's obligation to purchase and Seller's obligation to sell the Real Property, Escrow Holder shall commit to issue its standard CLTA Owner's Policy of Title Insurance ("**Title Policy**"), subject only to the Permitted Exceptions as determined in accordance with Section 6 of this Agreement. The premium for the Title Policy shall be paid as set forth in Section 22 of this Agreement. Buyer may, however, acquire extended Title Policy coverage at its sole expense.

8. **Feasibility Period.**

(a) During the period commencing on the Effective Date, and terminating at 5:00 p.m. on the day before the Closing Date ("**Feasibility Period**"), Buyer shall undertake, at Buyer's expense, including (but not limited to): (i) an inspection of the Real Property; (ii) a review of the physical condition of the Real Property, including (but not limited to), inspection and examination of soils, environmental factors, hazardous substances, if any, and archeological information relating to the Real Property; and (iii) a review and investigation of the effect of any zoning, maps, permits, reports, engineering data, regulations, ordinances and law affecting the Real Property. Seller shall reasonably cooperate with Buyer and Buyer's agents in providing documents and access to the Real Property relevant to Buyer's inspection.

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

(c) Buyer shall, prior to Closing, indemnify, defend and hold Seller and Seller's officials, officers, employees, representatives and agents and the Real Property harmless from and against any and all loss, cost, damage, expense, claim or liability, including personal injury, loss of life and/or property damage incurred by: (i) Buyer or Buyer's employees, consultants, contractors, representatives or agents as a result of the condition of the Real Property; or (ii) by any person or entity as a result of the acts or omissions of Buyer or it Buyer's employees, consultants, contractors, representatives or agents in performing any inspection and/or testing activity on or about the Real

compliance with any applicable law. Buyer acknowledges that it is acquiring the Real Property subject to all existing laws, ordinances, rules and regulations, and that neither Seller nor any of Seller's representatives, agents or employees have made any warranties, representations or statements regarding any laws, ordinances, rules and regulations of any governmental or quasi-governmental body, entity, district or agency having authority with respect to the use, condition or occupancy of the Real Property.

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

(d) Except as expressly set forth in this Agreement, from and after the Closing, Buyer will indemnify, defend, and hold Seller harmless and hereby waives, releases, remises, acquits and forever discharges Seller and its elected and appointed officials, officers, employees, and agents, and their respective heirs, successors, personal representatives and assigns, of and from any and all suits, causes of action, legal, equitable or administrative proceedings, claims, demands, actual damages, punitive damages, losses, costs, liabilities, interest, attorneys fees and expenses of whatever kind and nature, in law or in equity, known or unknown, arising out of or in any way connected with, directly or indirectly, or based upon or arising out of the condition, status, quality, nature or environmental state of the Real Property; provided however, such duty to indemnify, defend, and hold harmless shall not apply with respect to Seller's gross negligence or intentional misconduct. It is the intention of this Agreement that, except for Seller's gross negligence and intentional misconduct and except as otherwise expressly set forth herein, any and all responsibilities and obligations of Seller to Buyer, and any and all rights or claims of Buyer, its successors and assigns and affiliated entities, with respect to, or as against Seller arising by virtue of, the physical or environmental condition of the Real Property are by this release provision declared to be, from and after Closing, null and void and of no present or future effect as to such parties. With respect to the matters released by Buyer pursuant to this Section 9, Buyer waives the benefits of Section 1542 of the Civil Code of the State of California, which provides as follows:

"A general release does not extend to claims which the creditor does not know or suspect to exist in his or her favor at the time of executing the release, which if known by him or her must have materially affected his or her settlement with the debtor."

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

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

(a) Except as otherwise disclosed herein, Seller's execution of this Agreement and performance of its obligations hereunder will not violate any agreement, option, covenant, condition, obligation or undertaking of Seller.

of the representations, warranties and covenants of Buyer and Seller contained in this Agreement, as of the date hereof and as of the Closing, shall constitute a condition precedent to the obligations of Seller and Buyer, respectively, hereunder. All representations, warranties, covenants, obligations, responsibilities and agreements set forth herein shall survive the Closing, and Seller and Buyer each agree to indemnify, defend and hold the other harmless from any claim, demand, liability, loss or cost (including without limitation, reasonable attorneys' fees and costs) which the other may sustain arising out of any breach of and provision of this Section 13.

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

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

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

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

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

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

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

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

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

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

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

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

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

22. Closing Date. Unless otherwise extended by the Parties in writing or as specified herein, the closing of Escrow for the Real Property shall occur as soon as possible on or before the thirtieth (30th) calendar day following the Effective Date, subject to the prior satisfaction (or waiver) of the conditions precedent to the Closing identified in Sections 15 and 16 of this Agreement ("Closing"). The date on which Closing occurs is referred to herein as "**the Closing Date.**" If the Escrow is not in a condition to close by the Closing Date, Escrow Holder, except as otherwise provided herein, shall cancel the Escrow upon receipt of written notice from either Party of such cancellation; provided, however, that if Escrow is not in a condition to close by the Closing Date due to the failure of only one Party to perform, and such failure to perform constitutes a default under this Agreement, and the other Party has fully performed all of the obligations required of it in order to close the Escrow, only the performing Party shall be entitled to provide Escrow Holder with written notice of cancellation. In the absence of any written notice of cancellation, Escrow Holder shall proceed to close the Escrow as soon as possible.

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

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

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

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

(d) Prorate real and personal property taxes and all other charges or assessments as set forth in Section 19 of this Agreement;

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

(d) This Section 25 shall not prevent Buyer from developing the Real Property during the Demolition Period. The commencement of development efforts shall not, however, excuse Buyer from satisfying the requirements of subsection (a) and (b) above prior to the expiration of the Demolition Period.

(e) The provisions of this Section 25 shall run with the land and will be set forth in the Grant Deed recorded at Closing that conveys ownership of the Real Property from Seller to Buyer.

26. **Attorneys' Fees.** Subject to Section 4 of this Agreement, in the event of any action between Buyer and Seller seeking enforcement of any of the terms and conditions of this Agreement, or in connection with the Real Property, the prevailing Party in such action shall be awarded, in addition to damages, injunctive or other relief, its reasonable attorneys' fees, costs and expenses. Seller and Buyer agree that any such action shall be venued in Kings County, California or in the Federal District Court in Fresno, California.

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

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

To Buyer: John Gardiner
TELSTAR INSTRUMENTS
202 S. Douty Street
Hanford, CA 93230

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

To Seller's Legal Counsel: Ty N. Mizote
GRISWOLD, LaSALLE, COBB,
DOWD & GIN, L.L.P.
111 East Seventh Street
Hanford, CA 93230

shall Buyer or any person claiming under or through it establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number or use or occupancy of tenants, lessees, subtenants, sublessees, or vendees in the Real Property herein conveyed. The foregoing covenants shall run with the land and shall be included in the deed transferring title of the Real Property to Buyer.

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

“SELLER”

CITY OF HANFORD, a municipal corporation

Dated: December ____, 2017

By: _____

DARREL PYLE

City Manager

“BUYER”

TELSTAR INSTRUMENTS, a California corporation

Dated: December ____, 2017

By: _____

JOHN GARDINER

LEGAL DESCRIPTION

EXHIBIT "A"

Lots 1, 2, 3, 4, 5, 6, 27, 28, 29, 30, 31 and 32, in Block 75 of The Map of the Town of Hanford, in the City of Hanford, County of Kings, State of California, according to the Map thereof recorded December 29, 1969, in Map Book, Page 11, Official Records of Kings County.



Attachment: Purchase Agreement - Telstar Instruments (PW: Approval of City Surplus Property Sales)

SURPLUS LAND FOR SALE CITY OF HANFORD PUBLIC AUCTION

Notice is hereby given that the City of Hanford is offering for sale at public auction on Tuesday, November 28, 2017 at 2:00 p.m. in the City of Hanford Finance Department, 315 N. Douty Street, Hanford, California 93230, the following real property located in the City of Hanford:

Location 1 : Vacant lots (2) located at the southeast corner of Hanford-Armona Road and 10 ½ Avenue.

APN No's : 011-440-021 and 011-440-022

Net Area : 17,818 SF±

Present Zone : RM-3, Medium Density Residential

Minimum Bid : \$37,500 Net Cash to City

Location 2 : Vacant lot located on the east side of 11th Avenue, between Iona Avenue and Industry Avenue.

APN No : 018-242-042

Net Area : 12,632 SF±

Present Zone : H-I, Heavy Industrial

Minimum Bid : \$25,000 Net Cash to City

Location 3 : Developed lots (abandoned facilities) located on the east side of Irwin Street, between Fourth Street and Fifth Street.

APN No's : 012-095-001 and 012-095-011

Net Area : 45,000 SF±

Present Zone : PF, Public Facilities

Minimum Bid : \$5,000* Net Cash to City

*NOTE: Purchaser shall be required to remove and dispose of all existing buildings (3), water tanks (2), and other facilities within 18 months of property acquisition. If existing buildings, water tanks, and other facilities are not completely removed and disposed of by purchaser within 18 months of property acquisition, then title to subject property will revert back to the City.

The City will conduct a walk through inspection of buildings at the location 3 site at 1:30 p.m., Thursday, November 16, 2017. All interested bidders are encouraged to attend. No individual or other inspections will be scheduled or conducted by the City.

Written sealed bids, plainly marked on the outside "Bid for Surplus Land" (Indicate location site) may be submitted to the Finance Director, City of Hanford, 315 N. Douty Street, Hanford, California 93230 on or before 2:00 p.m., Tuesday, November 28, 2017 at which time the written bids will be publicly opened and read in the office of the Finance Director located at 315 N. Douty Street, Hanford, California. NOTE: Separate written sealed bids are required for each location site being considered.

Oral bids will then be requested from bidders who have submitted written bids. Each oral bid must be a minimum of \$1,000 more than the previous high bid as determined by the City at the auction.

Purchaser shall present cash or a certified or cashier's check payable to the City of Hanford in the amount of at least 10% of the amount of the minimum acceptable bid or the bid amount, whichever is more. Upon acceptance by the City, the bid deposit shall become a non-refundable down payment for purchase of said real property.

Purchaser is to pay all costs of the sales transfer. The City Council reserves the right to accept or reject any or all bids.

For questions concerning the parcel, please call Lou Camara, Director of Public Works at (559) 585-2567.

Publish: November 10 & 17, 2017



Contractor License #422364

CONTROL SYSTEM INTEGRATION • INSTRUMENTATION SALES & SERVICE
SCADA • PLC/HMI • Telemetry • Calibration • Maintenance

November 28, 2017

City of Hanford
Finance Department
315 N. Douty Street
Hanford, CA 93230
Sent via: Hand Delivered

Attn: FINANCE DEPT
Subject: BID FOR SURPLUS LAND
Reference: LOCATION 3
DEVELOPED LOTS (abandoned facilities) located on the East Side of Irwin
Street, between Fourth Street and Fifth Street

Drawings: N/A
Specifications: APN NO's: 012-095-001 and 012-095-011

Bid for Location 3 as specified above \$5,000.00

Sincerely,

John Gardiner
Vice-President
Telstar Instruments
(925)766-5620

NOTE: TELSTAR WAS ONE OF TWO BIDDERS
SUBMITTING SEALED BIDS FOR THE BID REQUIRED
MINIMUM OF \$5,000. THE OTHER BIDDER
WAS MARK CONDIE. AT BID OPENING, TELSTAR
INCREASED THEIR BID \$1,000 TO PROVIDE
THE HIGHEST BID AMOUNT. MARK CONDIE
BID WAS NOT PRESENT AT BID OPENING.

14.C.c

Attachment: Surplus Land Sale Publication (PW: Approval of City Surplus Property Sales)

11/28/17

10% Deposit Required.

#3

APN 012-095-001

Sold to Telstar

John Gardiner

for \$6,000.00, with 10% due
of \$600.00 on 11/28/17

CITY OF HANFORD
 RECVD BY: AE 04000163935
 PAYOR: TELSTAR INSTRUMENTS
 TODAY'S DATE: 11/28/17
 REGISTER DATE: 11/28/17 TIME: 14:37
 DESCRIPTION AMOUNT
 CUST ID: DEPOSIT#3 APN 012-095-001
 SALE OF REAL PROP-WTR \$600.00

 TOTAL DUE: \$600.00
 CHECK PAID: \$600.00
 CHECK NO: 8506211
 TENDERED: \$600.00
 CHANGE: \$.00

Attachment: Surplus Land Sale Publication (PW: Approval of City Surplus Property Sales)

NAME: SAFWAN NUMI

LOCATION: #1

APN'S: 011-440-021, AND 011-440-022

MINIMUM BID: \$38,000.00

PHONE #: 559-836-2542

Sdd @ \$38,000.00

10% due \$3,800.00 11/28/17

To Safwan Numi

Rev Code
5415001

APN'S

011-440-021, 022

11/27/17

4:05pm

on

BID FOR SURPLUS LAND

LOCATION SITE # 1

10% Deposit
Required

DUPLICATE RECEIPT
CITY OF HANFORD
REC'D BY: AE 04000163938
PAYOR: NUMI, SAFWAN
TODAY'S DATE: 11/29/17
REGISTER DATE: 11/29/17 TIME: 16:22
DESCRIPTION AMOUNT
CUST ID: LOCH1 APN 011-440-021, 022
SALE OF REAL PROPERTY \$3,800.00

TOTAL DUE: \$3,800.00
CASH PAID: \$3,800.00
TENDERED: \$3,800.00
CHANGE: \$0.00

APPRAISAL REPORT

Water Department Facility – Irwin & 5th Street

APN -012-095-001, 011

Date: May 4, 2017

Client: City of Hanford

Note: This report is for the sole use of the client and is not intended to be used by third parties. The appraiser's opinions and conclusions set forth in this report may not be understood properly without additional information in the appraiser's workfile.

Real Property Interest Appraised: Fee Simple Estate

Pertinent Dates: The effective date of the appraisal is May 3, 2017, the date of inspection.

Intended Use: To establish market value as defined below for internal planning.

Scope of Work: As part of this appraisal, we have completed the following steps to gather, confirm, and analyze the data:

- Physically inspected the subject property, and toured the immediate environs and market area;
- Collected factual information about the subject and the surrounding market and confirmed that information with various sources;
- Prepared a highest and best use analysis of the subject site as though vacant and available for development, excluding existing water department improvements;
- Collected and confirmed market information needed to consider the risk position to the client of the collateral;
- Prepared a restricted use appraisal report for evaluation purposes setting forth the conclusion derived in this analysis.

Hypothetical Condition: The client has requested a prospective value of the property assuming all buildings and tanks are removed and the site is available for immediate development. This invokes a hypothetical condition. We have further assumed that the site do no suffer from environmental contamination.

Current Ownership, Sales History and Status:

Current Owner	City of Hanford
Sales in Prior 3 years	None
Listing History	Not listed recently

Comment: None

Definition Of Market Value: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

[Code of Federal Regulations, 12 CFR 34.42(g)]

Location Rating:

	Excellent	Good	Average	Fair	Poor
Location			X		
Accessibility			X		
Parking			X		
Condition of Surrounding Properties			X		

Location Comments: The subject is located on the southern fringe of the downtown Hanford market. The immediate area is in transition from heavy industrial to service commercial, office and downtown commercial uses. A new medical clinic is under construction on the north side of Fifth Street.

Market Trends & Conditions:

	Improving	Stable	Declining
Value Trend		X	
Vacancy Trend		X	
Rental Trend		X	
Local Economy Trend	X		

Comment: The market for service commercial land is steady. Several users per year purchase for projects. Prices have recovered from the 2008 recession and are stable.

Site Description:

Location	The east line of Irwin Street, between 4 th and 5 th Street in the downtown district of Hanford
Address	None
APN	012-095-001, 011
Zoning	PF Public Facilities per City of Hanford
Size	A total of 45,000 square feet or 1.03 acres, excluding the alley
General Description	Two contiguous rectangular-shaped parcels complete with curb, gutter and sidewalks and municipal utilities. Both parcels have corner configuration.

Building Description:

Size	Various structures
Age	Various
Renovations	N/A
General Description	Building and water tanks are excluded.

	Excellent	Good	Average	Fair	Poor
Exterior Condition				X	
Interior Condition				X	
Function/Utility				X	
Quality of Construction			X		
Parking				X	

Property Comments: None

Highest and Best Use Conclusions: It is our conclusion that the highest and best use of the site as though vacant is for service commercial uses.

VALUATION SECTION

Development of the sales comparison methodology was produced through reliable proprietary research and data base providers including loopnet.com and MLS. In this section we develop an opinion of value via the Sales Comparison Approach.

Sales Comparison Approach:

The downtown Hanford market was searched for comparable sales. Five sales are utilized for this comparison.

SUMMARY OF COMPARABLE LAND SALES					
	<u>Sale 1</u>	<u>Sale 2</u>	<u>Sale 3</u>	<u>Sale 4</u>	<u>Sale 5</u>
Location	NS of Fifth Street, b/t Redington & Douty, Hanford	NWC of Sixth & Phillips, Hanford	South side of 4th St at Green St., Hanford	808 Vaughn Street, Hanford	North side of 4th Street, east of Douty Street, Hanford
APN	012-086-007 & 012-091-006	012-064-005, 006	012-111-020	012-261-016	012-093-009
Buyer	Family Healthcare Network	City of Hanford	Stoll	Kings Medical Group	Gates
Seller	City of Hanford	Romero	St. James Inv.	Reznichenko	Oliveira
Date of Sale	April-2016	Feb-2016	Mar-2016	Feb-2015	Feb-2013
Sale Price	\$307,500	\$184,000	\$66,500	\$310,000	\$33,000
Price/S.F.	\$3.66	\$8.03	\$4.52	\$8.07	\$4.39
Size (Acres)	1.93	0.53	0.34	0.88	0.17
Size (S.F.)	84,081	22,913	14,722	38,400	7,510
Zoning	S-C	D-C	S-C	C-C	S-C
Off-sites	Yes	Yes	Yes	Yes	Yes
Utilities	Yes	Yes	Yes	Yes	Yes
Orientation	Corner	Corner	Interior	Interior	Interior

Sale 1 is located on the north side of 5th Street, to the north of the subject. It is under construction to a three-story 30,000 medical clinic. There were partial offsites in place. The site had a power line easement that provided some design challenges.

Sale 2 is at the corner of 6th and Phillips Street and was purchased by the city for a parking lot. At the time of sale, the property was improved with an older non-operating auto car wash which was removed by the seller. The parcel has offsites in place and access to city utilities.

Sale 3 is located at the south line of 4th Street at Green Street. It was purchased for development to a shop building. The parcel has offsites in place and access to city utilities.

Sale 4 is located at Vaughn and Garner Avenue, an area of several new office developments. The site was purchased for development to a medical office. There were partial offsites in place.

Sale 5 is an interior parcel located at along the north line of 4th Street, east of Douty Street. The parcel has offsites in place and access to city utilities.

The two higher sales have superior locations. Sale 2 is a half block south of 7th Street, the major east-west arterial in the downtown. Sale 4 is located in an area of new office development. These sales serve as secondary indicators for the subject.

The remaining sales are closer to the subject in location and range from \$3.66 to \$4.52 per square foot. These sales serve as primary indicators for the subject.

With primary emphasis to Sales 1, 3 and 5 and secondary weight to Sales 2 and 4, in my opinion the value of the subject parcels is \$4.50 per square foot. The value of the parcels as of May 3, 2017 is:

APN 012-095-001 – 22,500 SF @ \$4.50 =	\$101,250
APN 012-095-011 – 22,500 SF @ \$4.50 =	\$101,250
Total	\$202,500

Exposure Time: Within nine to twelve months.

Certification

The appraiser signing this report makes the following certifications:

- The statements of fact contained in this report are true and correct. Reported analyses, opinions, and conclusions are limited only by the assumptions and limiting conditions contained within this report, and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- The appraiser has no present or prospective interest in the property that is the subject of this report, or personal interest with the parties involved. The appraiser has no bias with respect to the property that is the subject of this report, or to the parties involved with this assignment.
- I have not performed any services as an appraiser or any other capacity, regarding the property that is the subject of the appraisal assignment within the three-year period immediately preceding acceptance of this assignment.
- This engagement was not contingent upon developing or reporting predetermined results. Compensation paid to the appraiser is not contingent upon the development or reporting of a predetermined value, or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of the appraisal.
- Reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) as promulgated by the Appraisal Foundation.
- The appraiser is a designated member of the Appraisal Institute who declares he has completed the continuing education program prior to this report's preparation date. The reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which includes the Uniform Standards of Professional Appraisal Practice.
- The appraiser personally inspected the subject property and has considered all of the pertinent facts affecting the value thereof. This viewing, if any, did not attempt to probe, investigate study, detect, or discover unfavorable physical features.



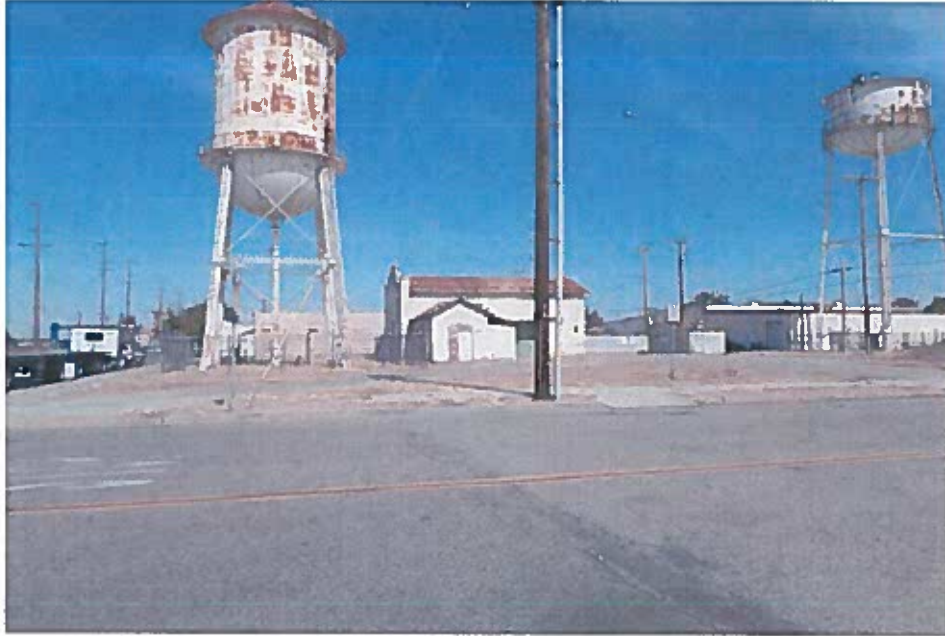
Timothy J. Simon, MAI
California License AG010007
Expiration Date: 5/7/2019

Basic Assumptions and Limiting Conditions

1. No survey was made of the property, and the dimensions are those taken from the maps in the Office of the County Assessor of the County of Kings. This appraisal is not an engineering, legal or architectural study. It is not an examination or survey of any kind. Expertise in these areas is not implied and should not be inferred by the reader.
2. No separation of land and building values may be used for any other purpose than that delineated elsewhere in this report.
3. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media without the written consent and approval of the author, particularly as to the valuation conclusion, the identity of the appraiser or firm with which it is connected, or any reference to the Appraisal Institute, or to the MAI or SRA designations.
4. No right to expert testimony is included with this report, and the fee for this appraisal does not include payment for pre-trial conferences or taking of depositions.
5. No responsibility is assumed for matters legal in nature.
6. No survey or soil tests of the land have been made by the appraiser.
7. This report and all information contained herein was prepared for the sole and exclusive benefit of the client, as specified herein, and is intended for his use only. No one except the client specified herein may rely on this report for any purpose. Any person or entity who obtained or reads this report, or a copy thereof, other than the client specified herein, expressly assumes all risk of damages to himself or third persons arising out of reliance thereon or use thereof and waives the right to bring any action based on the appraisal, directly or indirectly, and the appraiser shall have no liability to any such person or entity.
8. Possession of this report or any copy thereof does not carry with it the right of publication, nor may the same be used for any purpose by anyone except the appraiser's employer, without the previous written consent of the appraiser, and in any event, only in its entirety.
9. The information and data reported in this appraisal have been obtained from sources that are deemed to be reliable. They are believed to be correct, but cannot be guaranteed by the appraiser. This condition applies generally throughout the appraisal report and specifically to square footage calculations and descriptions of comparable properties.
10. This appraisal report sets forth all of the limiting conditions (imposed by the terms of the assignment or by the appraiser) affecting the analyses, opinions, and conclusions contained in this report.

11. During the course of this appraisal, the appraisers did not detect or attempt to discover any environmental hazard on, under, above, or within the subject real estate. No overt evidence of any environmental hazard is apparent to the untrained eye. It is beyond the expertise of the appraiser to detect or determine the chemical nature of any substance or gas. No effort was made to dismantle or probe any part of the property to discover enclosed, encased, or concealed hazards. The presence of any hazardous condition usually diminishes market value. The value opinion formed in this report assumes there is no environmental hazard affecting the subject real estate. No responsibility is assumed by the appraisers or Simon Company, Inc. for any hazard or for any expertise required discovering any environmentally hazardous condition. Our client is urged to retain an expert in this field, if desired.
12. The appraiser is not qualified to determine whether the subject building improvements are in compliance with the American with Disabilities Act (ADA) of 1992. Noncompliance with this act could have a negative effect upon the value of the property. An expert in this field should be retained for consultation, if desired.
13. All leading professional appraisal organizations, the U.S. Congress, all state legislatures, and numerous legal jurisdictions recognize the Uniform Standards of Professional Appraisal Practice (USPAP), promulgated by the Appraisal Foundation. Revised annually to keep it contemporary, these standards set forth ethical practices and proper procedures for a competent appraisal. This appraisal fully complies with all relevant portions of the USPAP version in effect on the date this report was prepared. It also complies with the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA), a federal law.
14. The person signing this report is licensed to appraise real property in the state the subject is located. I affirm I have the experience, knowledge, and education to value this type property. I have previously appraised similar real estate.
15. No liability is assumed, expressed, or implied by Simon Company, Inc., or the appraiser for unauthorized use of this report. Only those persons, parties, entities, companies, corporations, partnerships, associations, or groups that are clearly, specifically, and explicitly identified as an intended user on Page 1 may rely on, and use this report. There are no implied, suggested, inferred, consequential, or indirect intended users of this report. Unauthorized users should not use, or rely on any portion of this document. Unauthorized users do so at their own risk and peril.

Subject Photograph

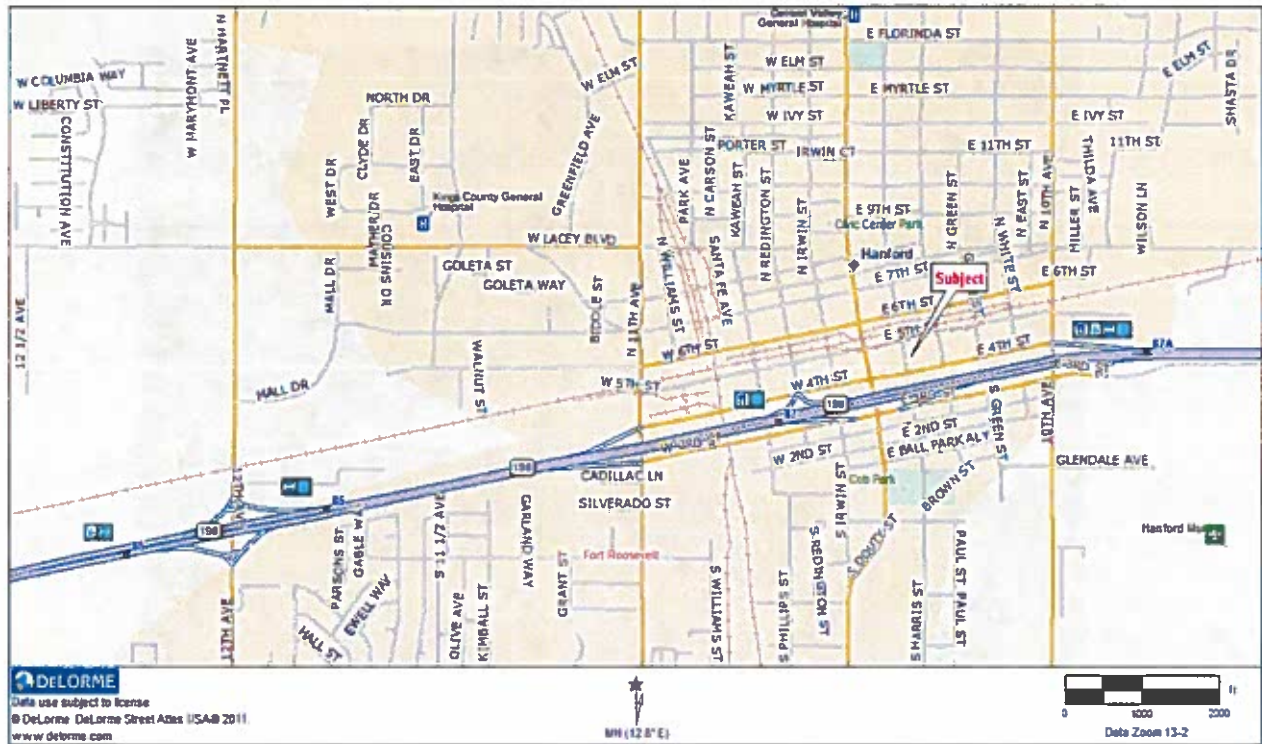


APN 012-095-001



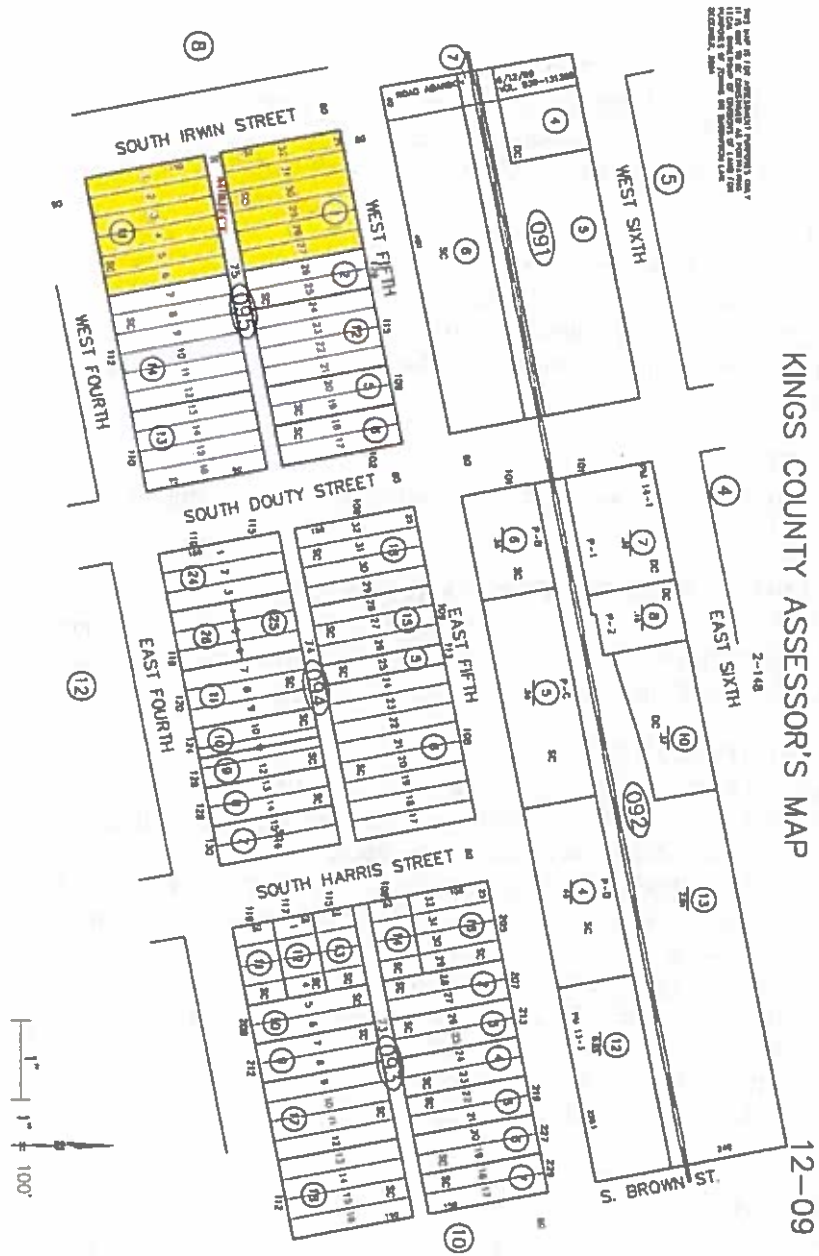
APN 012-095-011

Location Map



Parcel Map

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Qualifications of Timothy J. Simon, MAI

STATE OF CALIFORNIA CERTIFICATION

State of California Office of Real Estate Appraisers - Certified General Real Estate Appraiser. Certificate # AG010007, Expiration May 7, 2019.

PROFESSIONAL AFFILIATIONS

MAI - The Appraisal Institute. Member # 10,157 (October 1993)
1999 President - Central California Chapter
State of California Licensed Real Estate Broker # 01264078

EDUCATION

California State University, Fresno
Bachelor of Science, Industrial Technology - Construction, 1981
The Appraisal Institute (1986-Present)
The appraiser is a designated member of the Appraisal Institute and has completed the continuing education program

INSTRUCTOR

Instructor of appraisal classes at College of the Sequoias, a community college located in Visalia, CA. (1994)

PARTIAL LIST OF PROPERTY TYPES APPRAISED

Office Buildings	Industrial Properties	Shopping Centers
Apartment Buildings	Residential Subdivisions	Agricultural Properties
Eminent Domain/Right of Way	Special Purpose Properties	

APPRAISAL EXPERIENCE

American Appraisal Associates Walnut Creek, CA 1981-86
Building cost analyst and real estate appraiser. Clients included numerous corporations, business firms, lending institutions and government agencies.
Wells Fargo Bank Real Estate Industries Group Walnut Creek, CA 1986-88
Staff real estate appraiser. Clientele were medium to large developers for construction lending and permanent financing of existing and proposed construction.
Real Property Analysts Fresno, CA 1988-92
Independent fee appraiser. Proposed and existing income real property. Right of way appraisals for Government agencies.
Simon Company Hanford, CA 1992-Present
Independent fee appraiser, self-employed.

COURT EXPERIENCE

Qualified as an expert witness in Kings and Tulare County Superior Court

PARTIAL LIST OF CLIENTS SERVED

Lending Institutions:	Governmental Agencies:
Wells Fargo Bank	Kings County
Bank of America	Tulare County

Sanwa Bank California
 Bank of the West
 The California Stockmen's Bank
 Imperial Thrift & Loan
 Westamerica Bank
 Clovis Community Bank
 Bank of the Sierra
 United Security Bank
 Comercia Bank
 Stockton Savings Bank
 Sacramento State Bank
 Goleta National Bank
 Kaweah National Bank
 Heritage Bank of Commerce
 California Federal Bank
 Zion First National Bank
 Federal Land Bank
 Temucula Valley Bank
 Rabo Bank
 Valley Business Bank
 Premier Valley Bank
 Suncrest Bank

Corporations:

McDonald's Corporation
 JG Boswell Company
 Salyer American
 Chevron USA
 Principal Financial
 Adventist Health Systems

Law Firms:

Kahn, Soares & Conway – Hanford, CA
 Griswold, LaSalle, Cobb, Dowd & Gin – Hanford, CA
 Hatherley Law – Visalia, CA
 Lazano Smith – Fresno, CA
 Horesewill Mederos & Dorman – Tulare, CA
 Dias Law Firm – Hanford, CA
 Ruddell, Cochran, Stanton, Smith & Bixler, LLP – Visalia, CA
 Herr Pedersen and Berglund LLP – Visalia, CA
 Baker Manock and Jensen – Fresno, CA

City of Hanford
 City of Corcoran
 City of Lindsay
 City of Porterville
 City of Huron
 Visalia Redevelopment Agency
 Hanford Elementary School District
 Pioneer School District
 Riverdale Unified School District
 Central Unified School District
 Island Union School District
 College of the Sequoias
 West Hills College
 Lemoore Unified School District
 Sierra Kings District Hospital
 Hanford Community Medical Center
 California Dept. Of Transportation
 Southern California Edison Co.
 Southern California Gas Co.
 Kings County Water District
 Tulare Lake Drainage District
 Resolution Trust Company

Accounting Firms:

Brown, Neuman & Semas/Hanford, CA
 Gilman, Harris and Travoli/Visalia, CA
 M Green and Company/Hanford, Visalia
 and Tulare, CA

APPRAISAL REPORT

**City of Hanford Lots
Hanford, CA**

**As of:
July 3, 2017**

**Prepared For:
Lou Camara
City of Hanford
900 S. 10th Avenue
Hanford, CA 93230**

**Simon Company, Inc.
1306 North Irwin Street
Hanford, CA 93230**

**Phone: (559) 582-9112
Fax: (559) 582-9114
www.simonco.net**

Attachment: Property Appraisal Report - 7/3/17 (PW: Approval of City Surplus Property Sales)

Simon Company, Inc.

July 10, 2017

Lou Camara
City of Hanford
900 South 10th Avenue
Hanford, CA 93230

Re: City of Hanford Lots
Hanford, CA

At your request, we have appraised a real property interest for the above captioned real estate. Our objective was to form a value opinion about the market value for a 100% ownership interest in the subject property's fee simple estate, assuming no liens or encumbrances other than normal covenants and restrictions of record.

This valuation contains analyses, opinions, and conclusions along with market data and reasoning appropriate for the scope of work detailed later herein. It was prepared solely for the intended use and intended users explicitly identified in the attached report. Unauthorized users do so at their own risk. The appraisal is communicated in the attached narrative report, and conforms to the version of the Uniform Standards of Professional Appraisal Practice (USPAP) in effect on this report's preparation date.

This letter is not an appraisal report and only serves as an introduction to the attached appraisal. If this letter is disjoined from the attached appraisal report, then the value opinions set forth in this letter are invalid because the analyses, opinions, and conclusions cannot be properly understood. The value opinion must be placed in the context of the analysis.

The value opinion is affected by all the information, assumptions, hypotheses, general limiting conditions, facts, descriptions, and disclosures stated in the attached appraisal report. After careful consideration of all factors pertaining to and influencing value, the data and analysis thereof firmly supports the following fee simple value opinion for the subject property as of July 3, 2017:

Property 1 – Kensington Street Lot	\$32,000
Property 2 – Hanford-Armona Road Lot	\$71,000
Property 3 – 11 th Avenue Lot	\$25,000

Respectfully Submitted,



Timothy J. Simon, MAI

CA License AG010007

License Expiration Date: 5/7/2019

CERTIFICATION

- The statements of fact contained in this report are true and correct. Reported analyses, opinions, and conclusions are limited only by the assumptions and limiting conditions contained within this report, and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- The appraiser has no present or prospective interest in the property that is the subject of this report, or personal interest with the parties involved. The appraiser has no bias with respect to the property that is the subject of this report, or to the parties involved with this assignment.
- The appraiser has not performed any services as an appraiser or in any other capacity, regarding the subject property that is the subject the appraisal assignment within the three-year period immediately preceding acceptance of this assignment.
- This engagement was not contingent upon developing or reporting predetermined results. Compensation paid to the appraiser is not contingent upon the development or reporting of a predetermined value, or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of the appraisal.
- Reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) as promulgated by the Appraisal Foundation.
- The appraiser is a designated member of the Appraisal Institute who declares he has completed the continuing education program prior to this report's preparation date. The reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which includes the Uniform Standards of Professional Appraisal Practice.
- The appraiser personally inspected the subject property and has considered all of the pertinent facts affecting the value thereof. This viewing, if any, did not attempt to probe, investigate study, detect, or discover unfavorable physical features.
- Jeremy J. Hansen participated in the preparation of this report in the areas of research, field inspection, and analysis.



Timothy J. Simon, MAI
California License AG010007
Expiration Date: 5/7/2019

CONTINGENT & LIMITING CONDITIONS

1. No survey was made of the property. The dimensions are those taken from the maps in the Office of the County Assessor of the County of Kings and the County of San Luis Obispo. This appraisal is not an engineering, legal or architectural study. It is not an examination or survey of any kind. Expertise in these areas is not implied and should not be inferred by the reader.
2. No report of title was secured, and it is presumed to be marketable, and that any liens or encumbrances can be removed.
3. No separation of land and building values may be used for any other purpose than that delineated elsewhere in this report.
4. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media without the written consent and approval of the author, particularly as to the valuation conclusion, the identity of the appraiser or firm with which it is connected, or any reference to the Appraisal Institute, or to the MAI or SRA designations.
5. No right to expert testimony is included with this report, and the fee for this appraisal does not include payment for pre-trial conferences or taking of depositions.
6. No responsibility is assumed for matters legal in nature.
7. No survey or soil tests of the land have been made by the appraiser.
8. This report and all information contained herein was prepared for the sole and exclusive benefit of the client, as specified herein, and is intended for his use only. No one except the client specified herein may rely on this report for any purpose. Any person or entity who obtained or reads this report, or a copy thereof, other than the client specified herein, expressly assumes all risk of damages to himself or third persons arising out of reliance thereon or use thereof and waives the right to bring any action based on the appraisal, directly or indirectly, and the appraiser shall have no liability to any such person or entity.
9. Possession of this report or any copy thereof does not carry with it the right of publication, nor may the same be used for any purpose by anyone except the appraiser's employer, without the previous written consent of the appraiser, and in any event, only in its entirety.
10. The information and data reported in this appraisal have been obtained from sources that are deemed to be reliable. They are believed to be correct, but cannot be guaranteed by the appraiser. This condition applies generally throughout the appraisal report and specifically to square footage calculations and descriptions of comparable properties.
11. The appraiser has no personal interest or bias with respect to the subject matter of this appraisal or the parties involved.

12. This appraisal report sets forth all of the limiting conditions (imposed by the terms of the assignment or by the appraiser) affecting the analyses, opinions, and conclusions contained in this report.
13. During the course of this appraisal, the appraisers did **not** detect or attempt to discover any environmental hazard on, under, above, or within the subject real estate. No overt evidence of any environmental hazard is apparent to the untrained eye. It is beyond the expertise of the appraiser to detect or determine the chemical nature of any substance or gas. No effort was made to dismantle or probe any part of the property to discover enclosed, encased, or concealed hazards. The presence of any hazardous condition usually diminishes market value. The value opinion formed in this report assumes there is no environmental hazard affecting the subject real estate. No responsibility is assumed by the appraisers or Simon Company, Inc. for any hazard, or for any expertise required to discover any environmentally hazardous condition. Our client is urged to retain an expert in this field, if desired.
14. The appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
15. The appraiser is not qualified to determine whether the subject building improvements are in compliance with the American with Disabilities Act (ADA) of 1992. Noncompliance with this act could have a negative effect upon the value of the property. An expert in this field should be retained for consultation, if desired.
16. All leading professional appraisal organizations, the U.S. Congress, all state legislatures, and numerous legal jurisdictions recognize the Uniform Standards of Professional Appraisal Practice (USPAP), promulgated by the Appraisal Foundation. Revised annually to keep it contemporary, these standards set forth ethical practices and proper procedures for a competent appraisal. This appraisal fully complies with all relevant portions of the USPAP version in effect on the date this report was prepared. It also complies with the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA), a federal law.
17. The person signing this report is licensed to appraise real property in the state the subject is located. I affirm I have the experience, knowledge, and education to value this type property. I have previously appraised similar real estate.
18. No liability is assumed, expressed, or implied by Simon Company, Inc., or the appraiser for unauthorized use of this report. Only those persons, parties, entities, companies, corporations, partnerships, associations, or groups that are clearly, specifically, and explicitly identified as an intended user may rely on, and use this report. There are no implied, suggested, inferred, consequential, or indirect intended users of this report. Unauthorized users should not use, or rely on any portion of this document. Unauthorized users do so at their own risk.

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Scope of Work

<i>The Client:</i>	Lou Camara, City of Hanford
<i>Other Intended Users:</i>	None
<i>Intended Use of Report:</i>	To establish a value basis for the subject to be used in conjunction with internal planning.
<i>Effective Date:</i>	July 3, 2017
<i>Observation Date:</i>	July 3, 2017
<i>Report Date:</i>	July 10, 2017
<i>Standard of Value:</i>	Market Value "As Is"
<i>Property Rights Appraised:</i>	Fee Simple
<i>Extent of Report Preparation:</i>	Summary – cursory details of the subject property and market data are summarized briefly in this report. Detailed information is contained in the work-file.
<i>Report Complies:</i>	USPAP Standard 2-2(a), appraisal report
<i>Existing Property Use:</i>	Vacant Land
<i>Sources of Information About the Subject Property:</i>	Public Records; Personal Observation of Subject; Interview With Owner
<i>Data Sources:</i>	Public Records; Private Data Provider Service; Local MLS; Other Appraisers; Real Estate Agents; Buyers; Sellers
<i>Documents Considered:</i>	Legal Descriptions; Parcel Maps
<i>Data Verification:</i>	Direct Method
<i>Extent of Subject Observation:</i>	Land Observation; Sub-Market Area
<i>Appraiser's Prior Experience With Subject Property:</i>	The appraiser has not appraised the property in the three years prior to the acceptance of the assignment.
<i>Hypothetical Condition/Extraordinary Assumption:</i>	None invoked.

Definition of Market Value

The following definition of *market value* was taken from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989. This same definition is also cited in Advisory Opinion 22 of the current version of the Uniform Standards of Professional Appraisal Practice (USPAP).

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- 1. buyer and seller are both typically motivated;*
- 2. both parties are well informed or well advised and acting in what they consider their own best interests;*
- 3. a reasonable time is allowed for exposure in the open market;*
- 4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and*
- 5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."*

Definition of Estate Appraised

The fee simple estate was valued for the subject parcels, as they are not impacted by any long-term leases. The following definition is quoted from *The Dictionary of Real Estate Appraisal*, Fourth Edition:

Fee Simple Estate: "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Property 1 – Kensington Street Lot

Description

<i>Location:</i>	The subject is located in the central portion of Hanford on the west side of Kensington Street, just north of Leland Way. This is a mature residential neighborhood with homes that were built in the 1960's. Single-family residences flank the subject on all sides. The homes in this area are of average quality and tend to be in average condition and adequately maintained. Kensington Street and Leland Way are primary connector streets offering access to the surrounding areas and main arterial roadways through town.
<i>Assessor's Parcel Numbers:</i>	008-192-011; Kings County
<i>Legal Description:</i>	Reviewed and contained in work-file.
<i>Zoning:</i>	R-1-8 by the city of Hanford, which is intended for single-family residential development with a minimum lot size of 8,000 square feet.
<i>Size & Shape:</i>	The site consists of a single rectangular shaped parcel containing 10,019 square feet or 0.23 acres. It is level in topography and at street grade.
<i>Off-site Improvements:</i>	Kensington Street fronts the site and is improved with concrete curb, gutter and sidewalk.
<i>Utilities:</i>	The subject has access to all municipal utilities available through the City of Hanford such as water, sewer, and storm drainage while gas and electricity are supplied by public utility companies at prevailing rates.
<i>Exceptions to Title:</i>	We were not provided with a copy of a title report. The existence of adverse easements, encumbrances or encroachments cannot be verified. Review of a title report is a contingency of this appraisal report.
<i>Other Conditions:</i>	The subject is not located within a land preserve, wetlands area or environmentally sensitive area. No onsite hazardous waste conditions were noted by the appraiser during the observation. The reader is directed to the Item 13 of the <i>Contingent and Limiting Conditions</i> for the environmental limitations of this appraisal.
<i>Improvements:</i>	The site is a vacant lot that is contained by six-foot chain link fencing with access gate. There are no other improvements.
<i>Highest & Best Use:</i>	Residential development.

Exhibits

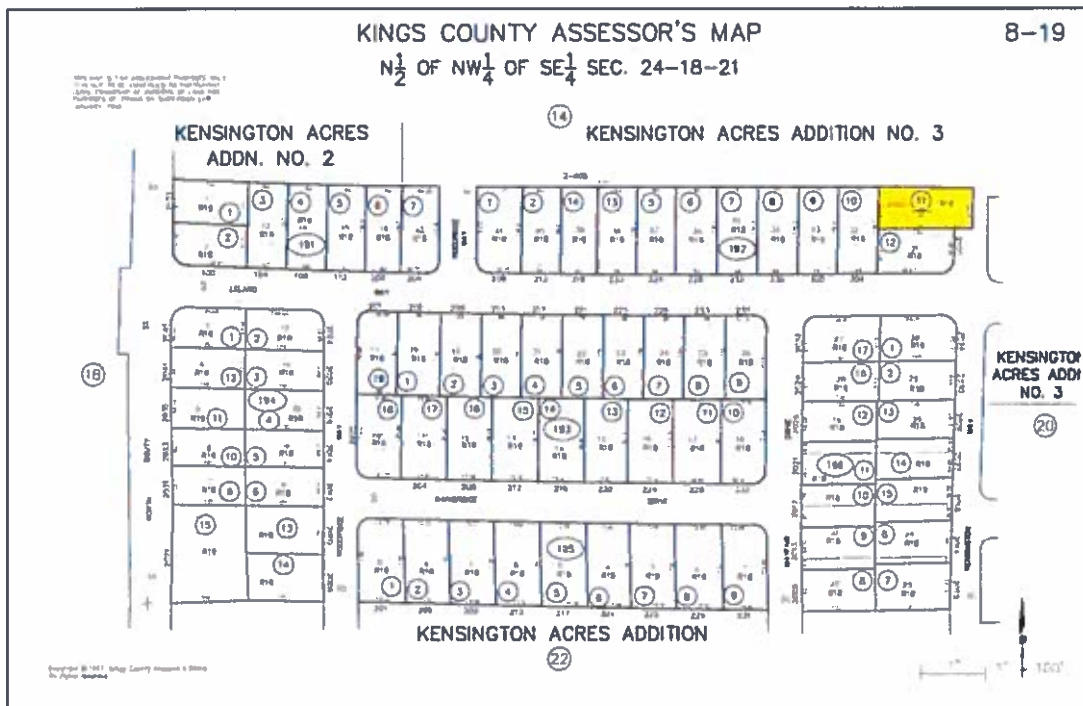


Location Map

Attachment: Property Appraisal Report - 7/3/17 (PW: Approval of City Surplus Property Sales)



Subject Photograph



Parcel Map

Valuation

The sales comparison approach was used, as it is the most applicable approach for valuing vacant land. The subject was compared with recent sales of vacant land parcels zoned for residential uses. A wide range of sales were found from throughout Hanford. Three sales were identified as being most comparable to the subject. They range from \$2.12 to \$3.37 per square foot. The sales are summarized in the chart below:

RESIDENTIAL LOT SALES				
	<u>Subject</u>	<u>Sale 1</u>	<u>Sale 2</u>	<u>Sale 3</u>
Location	<i>W.S. of Kensington Street, just north of Leland Way, Hanford</i>	N.S. of Katherine Street, west of Irwin Street, Hanford	S.S. of Myrtle Street, west of Redington Street, Hanford	E.S. of Gladys Way, just south of Florinda Street, Hanford
APN	008-192-011	010-102-003	010-187-005	014-184-002
Date of Sale	----	Aug-2016	Dec-2016	May-2016
Doc. Number	----	16-13779	16-23346	16-7163
Buyer	----	Central Valley Infill Dev.	Energy Homes	Teodo Holdings
Seller	----	Galloway	Kreiter	I-M-I Props.
Sale Price	---	\$22,000	\$30,000	\$18,500
Price/S.F.	---	\$3.37	\$3.13	\$2.12
Site Size (Ac.)	0.23	0.15	0.22	0.20
Site Size (S.F.)	10,019	6,534	9,583	8,712
Zoning	R-1-8	O-R	RM-3	R-1-6
Off-sites	C, G & SW	C, G & SW	C, G & SW	C, G & SW
Utilities	All Municipal	All Municipal	All Municipal	All Municipal
Orientation	Interior	Interior	Interior	Interior
On-Sites	Fencing	None	None	Fencing
Adjustments				
Time of Sale	Current	0%	0%	0%
Sale Conditions	Normal	0%	0%	0%
Location	Average	5%	5%	15%
Site Size, S.F.	10,019	-5%	0%	0%
Zoning	R-1-8	-5%	-5%	0%
Off-sites	Yes	0%	0%	0%
Utilities	Yes	0%	0%	0%
On-Sites	Fencing	0%	0%	0%
Total Adj. %	----	-5%	0%	15%
Price/Sq. Ft.		\$3.20	\$3.13	\$2.44

Sale 1 is located in the central portion of Hanford on Katherine Street between Irwin Street and Redington Street. It consists of a 0.15-acre infill lot improved with curb, gutter and sidewalk. It is surrounded by mature single-family housing. The lot is zoned Office-Residential, which allows single-family homes, offices, and multi-family. It was listed for sale at \$22,000 and sold at full price after four days on the market.

Sale 2 is located in the central portion of Hanford on Myrtle Street between Redington Street and Kaweah Street. This is a vacant lot in a mature neighborhood with single-family dwellings and small apartment complexes. The lot is zoned RM-3, but was previously improved with a single-family dwelling. The house had burned down and the site was cleared. It was listed for \$30,000 and sold at full price.

Sale 3 is located in the eastern portion of Hanford on Gladys Way, south of Florinda Street. This is an infill lot zoned for single-family residential uses. The site is partially fenced with wood fencing, which is shared with the adjacent home. The lot was listed for sale at \$23,500 and sold for \$18,500 after 71 days on the market.

Adjustments have been considered for time of sale, sale conditions, location, size, zoning, off-sites, utilities, and on-sites. The adjustments are summarized in the lower half of the sales chart on the previous page. After adjustment, the sales range from \$2.44 to \$3.20 per square foot.

Sales 1 and 2 are considered to be the better indicators. Both had some added value with regards to potential uses given the zoning. However, the subject rates superior in terms of location. A value of \$3.20 per square foot is supported. The subject is valued as follows:

$$10,019 \text{ Sq. Ft. @ } \$3.20/\text{Sq. Ft.} = \$32,061$$

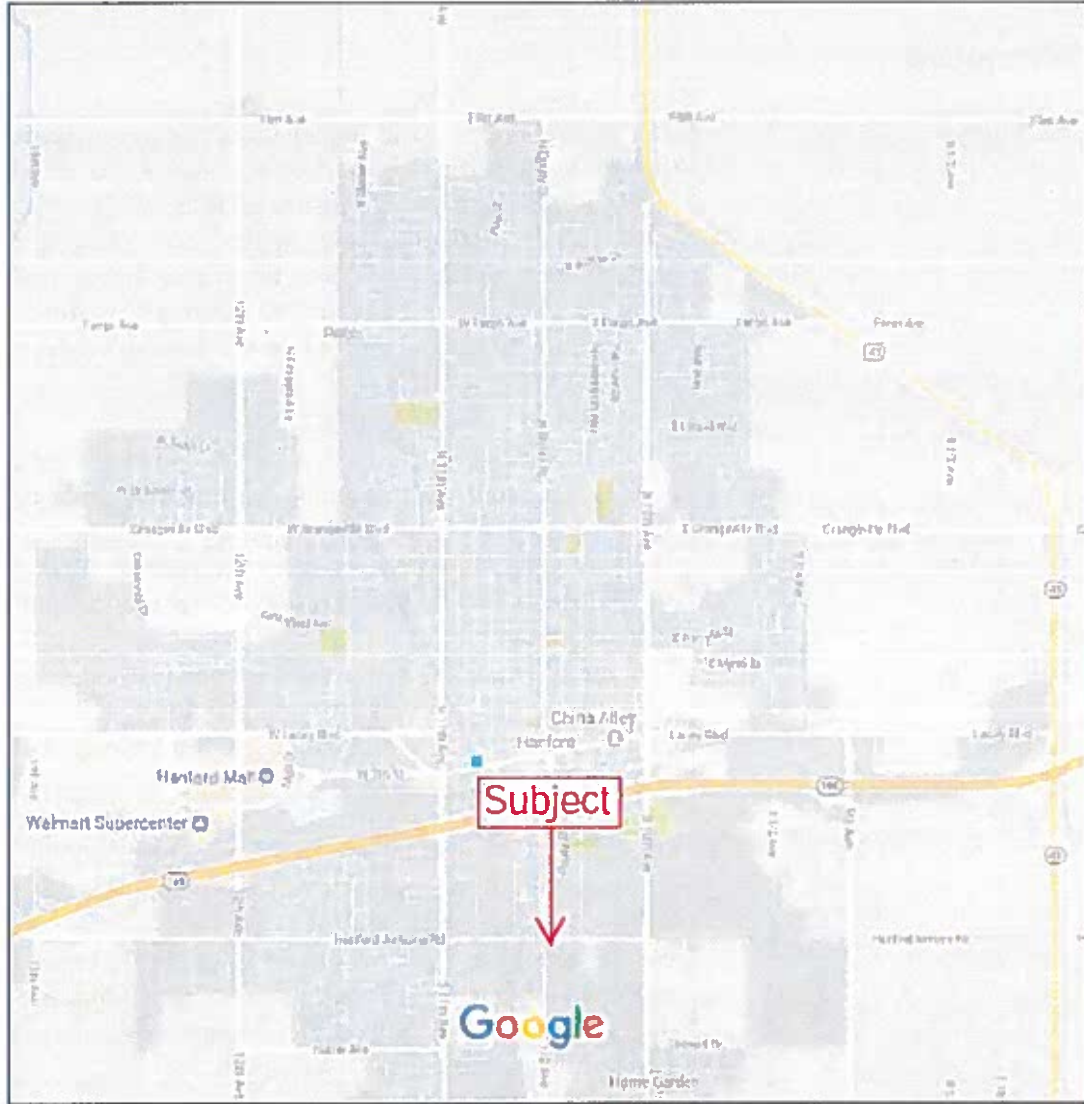
$$\text{Rounded} = \$32,000$$

Property 2 – Hanford-Armona Road Lot

Description

<i>Location:</i>	The subject is located in the southern portion of Hanford at the southeast corner of Hanford-Armona Road and 10-1/2 Avenue. This is a mixed-use district with residential, commercial, industrial, and public uses present. This location has good access due to Hanford-Armona Road, which is a primary arterial roadway through Hanford, while 10-1/2 Avenue extends north into the downtown district.
<i>Assessor's Parcel Numbers:</i>	011-440-021 & 022; Kings County
<i>Legal Description:</i>	Reviewed and contained in work-file.
<i>Zoning:</i>	RM-3 by the city of Hanford, which is intended for medium density residential development with one dwelling unit per 3,000 square feet of site area.
<i>Size & Shape:</i>	The site consists of a two-parcel assemblage containing 33,977 square feet or 0.78 acres. It is level in topography and at street grade.
<i>Off-site Improvements:</i>	The main frontage is Hanford-Armona Road, which is improved with concrete curb, gutter and sidewalk. The site also fronts 10-1/2 Avenue, which is not improved with curb or gutter.
<i>Utilities:</i>	The subject has access to all municipal utilities available through the City of Hanford such as water, sewer, and storm drainage while gas and electricity are supplied by public utility companies at prevailing rates.
<i>Exceptions to Title:</i>	We were not provided with a copy of a title report. The existence of adverse easements, encumbrances or encroachments cannot be verified. Review of a title report is a contingency of this appraisal report.
<i>Other Conditions:</i>	The subject is not located within a land preserve, wetlands area or environmentally sensitive area. No onsite hazardous waste conditions were noted by the appraiser during the observation. The reader is directed to the Item 13 of the <i>Contingent and Limiting Conditions</i> for the environmental limitations of this appraisal.
<i>Improvements:</i>	The site is a vacant lot that has no improvements.
<i>Highest & Best Use:</i>	Multi-family residential development.

Exhibits

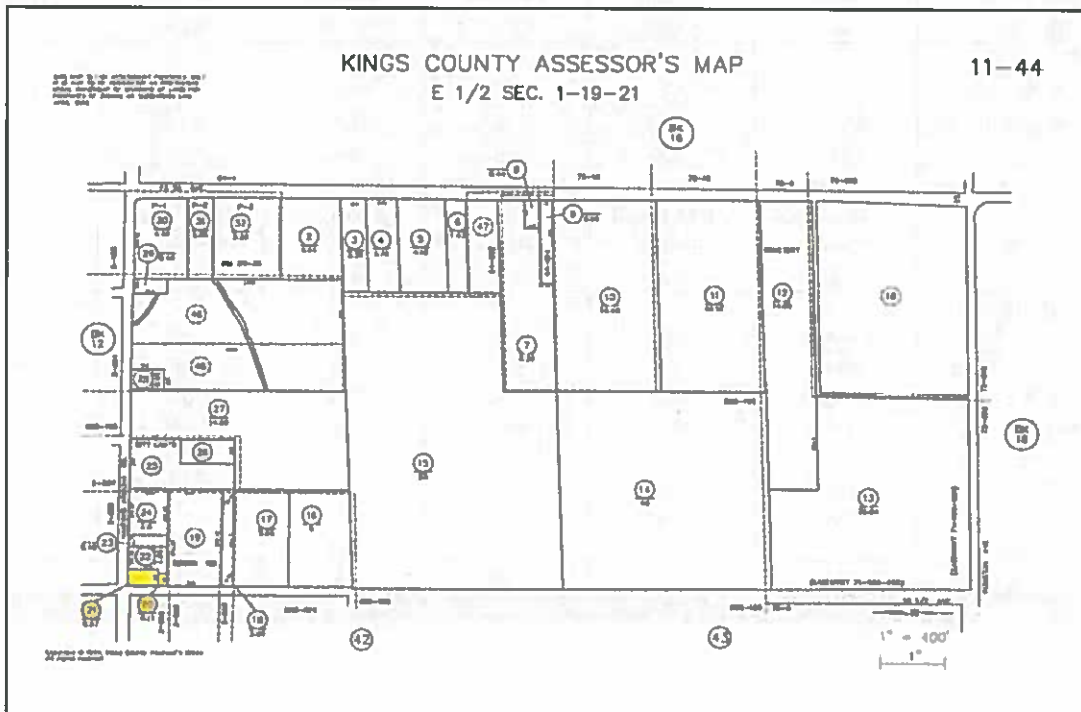


Location Map

Attachment: Property Appraisal Report - 7/3/17 (PW: Approval of City Surplus Property Sales)



Subject Photograph



Parcel Map

Valuation

The sales comparison approach was used, as it is the most applicable approach for valuing vacant land. The subject was compared with recent sales of vacant land parcels zoned for residential uses. A wide range of sales were found from throughout Hanford. Three sales were identified as being most comparable to the subject. They range from \$1.57 to \$3.13 per square foot with an average of \$2.22 per square foot. The sales are summarized in the chart below:

COMPARABLE MULTI-FAMILY LOT SALES						
	<u>Subject</u>	<u>Sale 1</u>	<u>Sale 2</u>	<u>Sale 3</u>	<u>Sale 4</u>	<u>Sale 5</u>
Location	SEC of Hanford Armona Road & 10-1/2 Avenue, Hanford	N S. of Malone Street at Brown Street, Hanford	S S. of Myrtle Street, west of Redington Street, Hanford	S S. of Hanford Armona Road at Phillips Street, Hanford	NEC of 9th Street & White Street, Hanford	NWC of Irwin Street & Scott Street, Hanford
APN	011-440-020 & 021	010-063-014	010-187-005	011-420-061	010-282-013	012-182-015
Date of Sale	-----	Nov-2016	Dec-2016	Jun-2016	Apr-2016	Jan-2016
Doc. Number	-----	16-20804	16-23346	16-9009	16-5446	16-892
Buyer	-----	Pal	Energy Homes	Numi	Gutierrez	Varo-Real Inv.
Seller	-----	Steward	Kreiter	JHS Family	Pierce	Smith
Sale Price	---	\$50,000	\$30,000	\$24,000	\$22,500	\$19,000
Price/S.F.	---	\$1.57	\$3.13	\$1.78	\$2.46	\$2.18
Site Size (Ac.)	0.78	0.73	0.22	0.31	0.21	0.20
Site Size (S.F.)	33,977	31,799	9,583	13,504	9,148	8,712
Zoning	RM-3	RM-3/R-1-6	RM-3	S-C	RM-3	RM-3
Off-sites	None	Partial	C, G & SW	C, G & SW	C, G & SW	C, G & SW
Utilities	All Municipal	All Municipal	All Municipal	All Municipal	All Municipal	All Municipal
Orientation	Corner	Interior	Interior	Interior	Corner	Corner
On-Sites	None	None	None	None	None	None
Adjustments						
Time of Sale	Current	0%	0%	0%	0%	0%
Sale Conditions	Normal	0%	0%	0%	0%	0%
Location	Average	5%	-5%	5%	0%	0%
Site Size, S.F.	33,977	0%	-5%	-5%	-5%	-5%
Zoning	RM-3	5%	0%	0%	0%	0%
Off-sites	None	0%	-5%	-5%	-5%	-5%
Utilities	Yes	0%	0%	0%	0%	0%
On-Sites	None	0%	0%	0%	0%	0%
Total Adj. %	-----	10%	-15%	-5%	-10%	-10%
Price/Sq. Ft.		\$1.73	\$2.66	\$1.69	\$2.21	\$1.96

Sale 1 is located in the central portion of Hanford on the north side of Malone Street at Brown Street. It consists of 0.73 acres of vacant land. The north half is zoned single-family with the south half zoned RM-3. It was listed for sale at \$70,005 and sold for \$50,000 after 39 days on the market.

Sale 2 is located in the central portion of Hanford on Myrtle Street between Redington Street and Kaweah Street. This is a vacant lot in a mature neighborhood with mature single-family dwellings and small apartment complexes. The lot is zoned RM-3, but was previously improved with a single-family dwelling. The house had burned down and the site was cleared. It was listed for \$30,000 and sold at full price.

Sale 3 is located in the southern portion of Hanford on the south side of Hanford-Armona Road near Phillips Street. It consists of a small 0.31-acre vacant lot that is zoned for service commercial uses. The lot was listed for \$24,900 and sold for \$23,000 after 8 days on the market. The property was later re-sold with the adjacent home.

Sale 4 is located in the central portion of Hanford at the northeast corner of 9th Street and White Street. This is a mature residential neighborhood with single-family dwellings and small apartments. The property is a 0.21 acre vacant lot that is zoned RM-3. It was listed for sale at \$27,500 and sold for \$22,500 after 129 days on the market.

Sale 5 is located in the southern portion of Hanford at the northwest corner of Irwin Street and Scott Street. It consists of a vacant 0.20-acre lot that is zoned RM-3. Surrounding uses include single-family and multi-family development. The site was listed for sale at \$23,000 and sold for \$19,000 after 106 days on the market. It was previously marketed at \$27,500.

Adjustments have been considered for time of sale, sale conditions, location, size, zoning, off-sites, utilities, and on-sites. The adjustments are summarized in the lower half of the sales chart on the previous page. After adjustment, the sales range from \$1.69 to \$2.66 per square foot.

Sales 4 and 5 are considered to be the better indicators due to their location. Sale 3 also has a similar location, but it is not a corner parcel and its small size limits development. A value of \$2.10 per square foot is supported. The subject is valued as follows:

$$33,977 \text{ Sq. Ft. @ } \$2.10/\text{Sq. Ft.} = \$71,352$$

$$\text{Rounded} = \$71,000$$

NOTE: A PORTION OF THE TWO LOTS WERE RETAINED BY THE CITY FOR PLANNED STREET RIGHT OF WAY. (HED-ARM & SIGNAL PROJECT. THE LOT(S) REMAINDER IS BEING SOLD AND VALUED AT \$37,500.

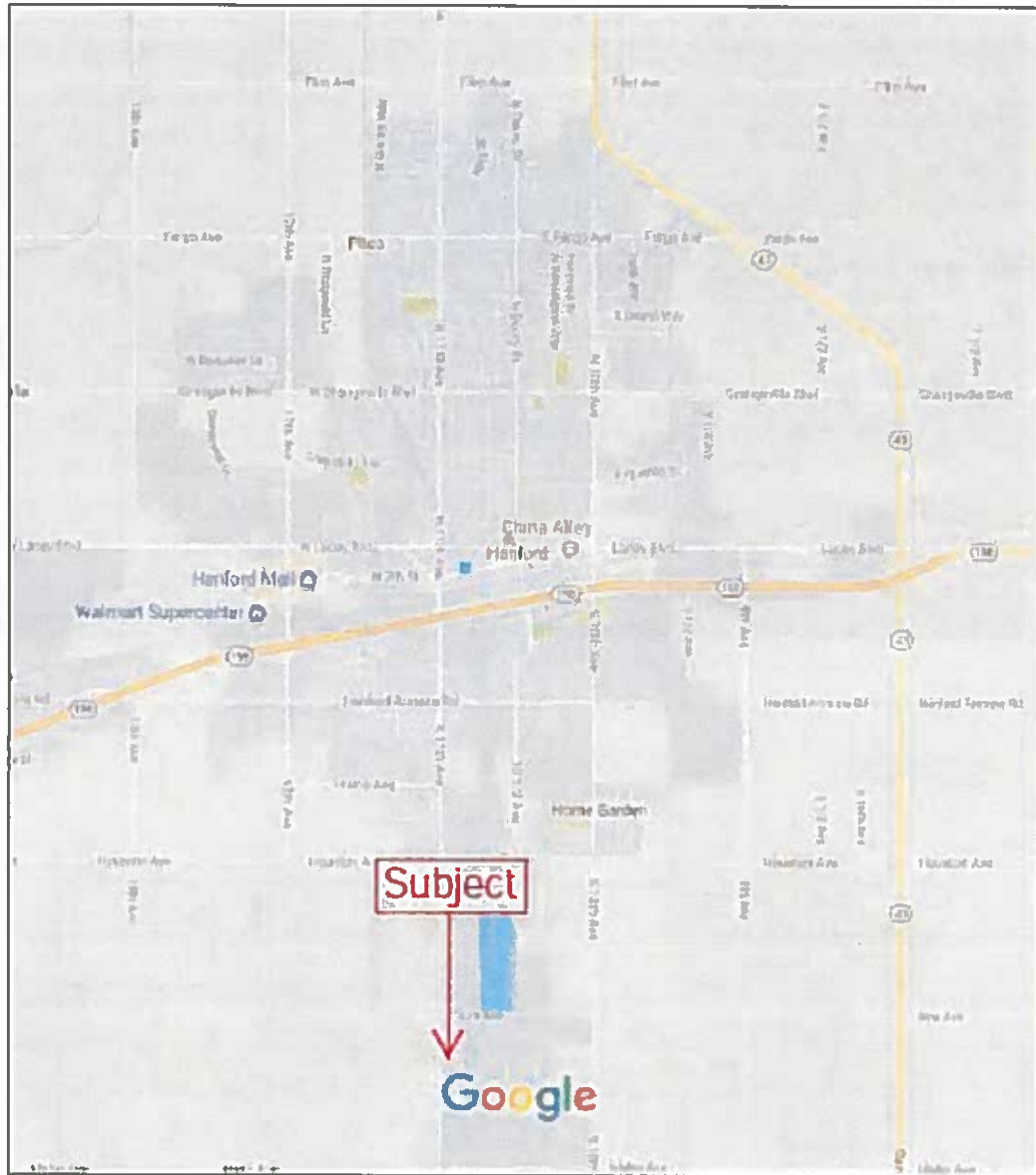
L. CAMARA

Property 3 – 11th Avenue Lot

Description

<i>Location:</i>	The subject is located in the southern portion of Hanford on the east side of 11 th Avenue between Iona Avenue and Industry Avenue. This location is part of Hanford's primary industrial park. Surrounding uses include manufacturing facilities, warehouses, and agricultural chemical companies. There is also a rail spur next to the subject that serves adjacent parcels within the industrial park.
<i>Assessor's Parcel Numbers:</i>	018-242-042; Kings County
<i>Legal Description:</i>	Reviewed and contained in work-file.
<i>Zoning:</i>	H-I by the city of Hanford, which is intended for heavy industrial uses.
<i>Size & Shape:</i>	The site consists of a single rectangular shaped parcel containing 12,632 square feet or 0.29 acres. It is level in topography and at street grade.
<i>Off-site Improvements:</i>	The site has frontage on 11 th Avenue, which is a two-lane asphalt paved roadway that is improved with concrete curb and gutter.
<i>Utilities:</i>	The subject has access to all municipal utilities available through the City of Hanford such as water, sewer, and storm drainage while gas and electricity are supplied by public utility companies at prevailing rates.
<i>Exceptions to Title:</i>	We were not provided with a copy of a title report. The existence of adverse easements, encumbrances or encroachments cannot be verified. Review of a title report is a contingency of this appraisal report.
<i>Other Conditions:</i>	The subject is not located within a land preserve, wetlands area or environmentally sensitive area. No onsite hazardous waste conditions were noted by the appraiser during the observation. The reader is directed to the Item 13 of the <i>Contingent and Limiting Conditions</i> for the environmental limitations of this appraisal.
<i>Improvements:</i>	The site is a vacant lot that is contained by six-foot chain link fencing with access gate. There is also a light pole.
<i>Highest & Best Use:</i>	Industrial development.

Exhibits

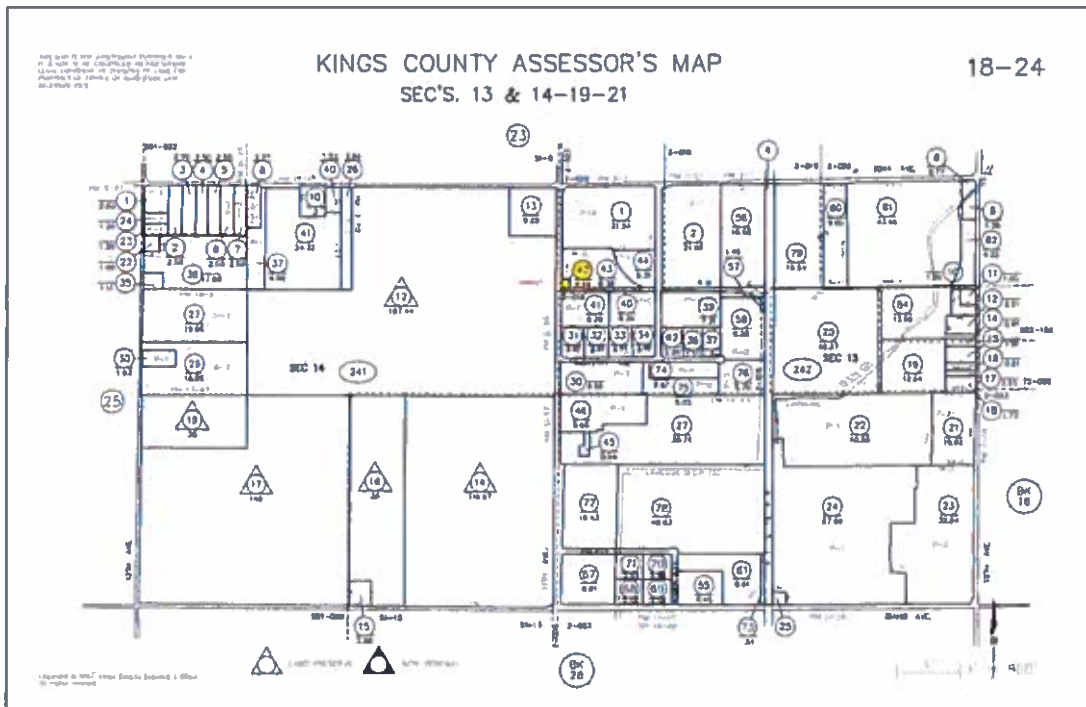


Location Map

Attachment: Property Appraisal Report - 7/3/17 (PW: Approval of City Surplus Property Sales)



Subject Photograph



Parcel Map

Valuation

The sales comparison approach was used, as it is the most applicable approach for valuing vacant land. The subject was compared with recent sales of vacant land parcels zoned for industrial uses. Given a lack of sales locally, the search was expanded to surrounding areas. Four sales and two pending sales were identified and compared with the subject. They range from \$0.94 to \$2.09 per square foot with an average of \$1.67 per square foot. The sales are summarized in the chart below:

COMPARABLE INDUSTRIAL LAND SALES						
	<u>Subject</u>	<u>Sale 1</u>	<u>Sale 2</u>	<u>Sale 3</u>	<u>Sale 5</u>	<u>Sale 6</u>
Location	<i>E.S. of 11th Avenue, south of Iona Avenue, Hanford</i>	NWC of Crown Avenue & Industrial Avenue, Hanford	N.S. of Hope Avenue, west of Newcomb Street, Porterville	S.S. of Terry Avenue, west of Farmersville Blvd, Farmersville	E.S. of "K" Street, north of Industrial Avenue, Tulare	W.S. of Commerce at Iona Avenue, Lemoore
APN	018-242-042	018-242-033	302-390-015 & 024	128-280-008 part	191-320-006	024-051-32, 33
Date of Sale	----	In Escrow	In Escrow	Jun-2015	Jun-2015	Jul-2014
Doc. Number	----	----	----	15-31406	15-34789	14-10296
Buyer	----	Not Disclosed	Green Power Motor Co.	Dunn	Troiani	Amker Investments
Seller	----	Koster	City of Porterville	Hayes	Witschi	Community Redevelopment Agency
Sale Price	----	\$256,000	\$660,000	\$132,500	\$75,000	\$125,000
Price/S.F.	----	\$2.09	\$1.63	\$2.03	\$1.66	\$0.94
Site Size (Ac.)	0.29	2.81	9.30	1.50	1.04	3.06
Site Size (S.F.)	12,632	122,404	405,108	65,340	45,302	133,294
Zoning	H-1	H-1	A-1	Ind.	M-2	M-L
Off-sites	Curb & gutter	Curb & gutter	Curb & gutter	Curb	None	Curb & gutter
Utilities	All Municipal	All Municipal	All Municipal	Water & Elect.	All Municipal	All Municipal
Orientation	Interior	Interior	Interior	Interior	Interior	Interior
On-Sites	Fencing, Light	None	None	None	None	None
Adjustments						
Time of Sale	Current	0%	0%	0%	0%	10%
Sale Conditions	Normal	-10%	0%	0%	0%	0%
Location	Average	0%	0%	0%	-5%	0%
Site Size, S.F.	12,632	5%	5%	5%	5%	5%
Zoning	H-1	0%	0%	0%	0%	0%
Off-sites	Yes	0%	0%	0%	5%	0%
Utilities	Yes	0%	0%	0%	0%	0%
On-Sites	None	0%	0%	0%	0%	0%
Total Adj. %	----	-5%	5%	5%	5%	15%
Price/Sq. Ft.		\$1.99	\$1.71	\$2.13	\$1.74	\$1.08

Sale 1 is located just southwest of the subject on the north side of Industry Avenue, west of Crown Avenue. It is part of a tract of industrial lots with primarily smaller to mid-size industrial users. The property consists of 2.81 acres that is improved with curb and gutter. All municipal utilities are available. This lot is currently in escrow at an undisclosed price. The asking price is \$256,000 or \$2.09 per square foot. The adjacent 2.81-acre lot is also available at the same price.

Sale 2 is located in the southwest portion of the city of Porterville. It is located on Hope Avenue, west of Newcomb Street within the airport industrial park. The property consists of 9.3 acres of land that is improved with curb and gutter. All municipal utilities are available. The property is currently in escrow. It is being purchased by a firm that plans to build a new 150,000 square foot manufacturing plant for environmentally friendly buses. The purchase price is \$660,000 or \$70,968 per acre. The seller is the City of Porterville.

Sale 3 is located in a small industrial park in Farmersville. It was formerly a portion of a larger 3.01-acre parcel that was split. The site was improved with curb and municipal water was available. Septic had been approved by the city, but was not in place. It was originally listed at \$165,000 and was on the market for over two years. The most recent asking price was \$159,900.

Sale 4 is located in the southern portion of Tulare along "K" Street near Industrial Avenue. It consists of a small industrial lot with all municipal utilities available, but no off-site improvements. The lot was listed for sale with an asking price of \$89,900. The listing price was later lowered to \$84,900. It sold for \$75,000 after 467 days on the market.

Sale 5 is located in the neighboring city of Lemoore. It consists of 3.03 acres of land that is located on the west side of Commerce Street at Iona Avenue. The property has frontage along Highway 198 and has all municipal utilities available. It is finished with curb and gutter. This property was purchased from the City of Lemoore by a neighboring property owner for future expansion. The purchase price was \$125,000 or \$40,850 per acre.

Adjustments have been considered for time of sale, sale conditions, location, size, zoning, off-sites, utilities, and on-sites. The adjustments are summarized in the lower half of the sales chart on the previous page. After adjustment, the sales range from \$1.08 to \$2.13 per square foot.

Sale 5 sets the low end by a substantial margin. While having a comparable location, this sale is dated and given less weight. The remaining sales bracket a more consistent range. Sale 1 is a good indicator, but is used cautiously lacking the closing price. Given the small size of the subject, a unit value in the upper tier is supported, or \$2.00 per square foot. The subject is valued as follows:

$$\begin{aligned} 12,632 \text{ Sq. Ft. @ } \$2.00/\text{Sq. Ft.} &= \$25,264 \\ \text{Rounded} &= \$25,000 \end{aligned}$$

Addenda

Qualifications of Timothy J. Simon, MAI

STATE OF CALIFORNIA CERTIFICATION

State of California Office of Real Estate Appraisers - Certified General Real Estate Appraiser. Certificate # AG010007, Expiration May 7, 2019.

PROFESSIONAL AFFILIATIONS

MAI - The Appraisal Institute. Member # 10,157 (October 1993)
1999 President - Central California Chapter
State of California Licensed Real Estate Broker # 01264078

EDUCATION

California State University, Fresno
Bachelor of Science, Industrial Technology - Construction, 1981
The Appraisal Institute (1986-Present)
1A1, Real Estate Appraisal Principles
1A2, Basic Valuation Procedures
1BA, Capitalization Theory and Techniques A
1BB, Capitalization Theory and Techniques B
2-1 Case Studies in Real Estate
2-2, Report Writing and Valuation Analysis
SPP-A, B and C, Standards of Professional Practice
International Right of Way Association
Course 403 Easement Valuation
Course 214 Skills of Expert Testimony
Numerous Appraisal Seminars and Workshops

INSTRUCTOR

Instructor of appraisal classes at College of the Sequoias, a community college located in Visalia, CA. (1994)

PARTIAL LIST OF PROPERTY TYPES APPRAISED

Office Buildings	Industrial Properties	Shopping Centers
Apartment Buildings	Residential Subdivisions	Agricultural Properties
Eminent Domain/Right of Way	Special Purpose Properties	

APPRAISAL EXPERIENCE

American Appraisal Associates Walnut Creek, CA 1981-86
Building cost analyst and real estate appraiser. Clients included numerous corporations, business firms, lending institutions and government agencies.
Wells Fargo Bank Real Estate Industries Group Walnut Creek, CA 1986-88
Staff real estate appraiser. Clientele were medium to large developers for construction lending and permanent financing of existing and proposed construction.
Real Property Analysts Fresno, CA 1988-92

Independent fee appraiser. Proposed and existing income real property. Right of way appraisals for Government agencies.

Simon Company Hanford, CA 1992-Present

Independent fee appraiser, self-employed.

COURT EXPERIENCE

Qualified as an expert witness in Kings and Tulare County Superior Court

PARTIAL LIST OF CLIENTS SERVED

Lending Institutions:

Wells Fargo Bank
Bank of America
Sanwa Bank California
Bank of the West
The California Stockmen's Bank
Imperial Thrift & Loan
Westamerica Bank
Clovis Community Bank
Bank of the Sierra
United Security Bank
Comercia Bank
Stockton Savings Bank
Sacramento State Bank
Goleta National Bank
Kaweah National Bank
Heritage Bank of Commerce
California Federal Bank
Zion First National Bank
Federal Land Bank
Temucula Valley Bank
Rabobank
Valley Business Bank
Suncrest Bank
Premier Valley Bank

Corporations:

McDonald's Corporation
Chevron USA
Principal Financial
Adventist Health Systems

Law Firms:

Kahn, Soares & Conway – Hanford, CA
Griswold, LaSalle, Cobb, Dowd & Gin – Hanford, CA
Maroot, Hardcastle & Hatherley – Hanford & Visalia, CA
Lazano Smith – Fresno, CA
Horsewill Mederos & Dorman – Tulare, CA

Governmental Agencies:

Kings County
Tulare County
City of Hanford
City of Corcoran
City of Lindsay
City of Porterville
City of Huron
Visalia Redevelopment Agency
Hanford Elementary School District
Pioneer School District
Riverdale Unified School District
Central Unified School District
Island Union School District
College of the Sequoias
West Hills College
Lemoore Unified School District
Sierra Kings District Hospital
Hanford Community Medical Center
California Dept. Of Transportation
Southern California Edison Co.
Southern California Gas Co.
Kings County Water District
Tulare Lake Drainage District
Resolution Trust Company

Accounting Firms:

Brown, Neuman & Semas/Hanford, CA
Gilman, Harris and Travoli/Visalia, CA
M Green and Company/Hanford, Visalia
and Tulare, CA

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Hanford, California 93230
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All opinions, analyses, and conclusions stated herein are intended for the exclusive use of our client and other specifically identified intended users. Only the client and other specifically identified intended users may use this report for the sole purpose and intended use stated herein.

End of Report

Attachment: Property Appraisal Report - 7/3/17 (PW: Approval of City Surplus Property Sales)

Bryan Company Demolition, Inc.
P.O. Box 2565
Visalia, CA 93279-2565
Contractors Lic. #361346

Estimate

Date	Estimate #
10/24/2017	17-1165

Name / Address
City of Hanford 315 N. Dooty St. Hanford, CA 93230

Description	Qty	Rate	Total
APN 012-095-001 Remove abandoned above ground water tank and tower Demolish and remove approx 1,750 sf brick/block building and foundation Demolish and remove approx 200 sf utility building and foundation APN 012-095-011 Remove abandoned above ground water tank and tower Demolish and remove approx 2,250 sf brick building and foundation Demolish and remove approx 450 sf metal utility building and foundation Including: Method of removal of tanks is based on collapsing legs and dropping tank to ground Take (4) tower leg footings down to -5' max below ground level If tank leg footing is monolithic, change order may be required Removal of all plumbing -5' max Prevailing wage rates Excluding: Nextel modular building Water well abandonment Asbestos survey/APCD notification Lead based paint survey/abatement (if required) Utility disconnect Permits	1	262,000.00	262,000.00
Thank you for your business.		Total	\$262,000.00

Phone #	Fax #	Signature
(559) 732-3516	(559) 732-3522	

Attachment: Demolition Quote (PW: Approval of City Surplus Property Sales)



AGENDA STAFF REPORT

MEETING DATE: 12/19/2017	AGENDA SECTION: D
---------------------------------	--------------------------

SUBJECT:

Utilities & Engineering: Waive the second reading and adopt Ordinance 17-22 approving an amendment to Municipal Code Section 10.16.130(b) to prohibit parking at any time at Fifth Street - on the north side, from 482' west of the centerline of Douty Street and extending 118' west.

RECOMMENDATION:

That the Council, by motion, waive the second reading and adopt Ordinance 17-22.

BACKGROUND:

Ordinance 17-22 was introduced and the first reading waived at the December 5, 2017 City Council meeting. There were no changes made to the proposed ordinance.

FISCAL IMPACT:

ATTACHMENTS:

Ordinance 17-22

ORDINANCE NO. 17-22

AN ORDINANCE OF THE CITY OF HANFORD AMENDING
SECTION 10.16.130(B) OF THE HANFORD MUNICIPAL CODE
PERTAINING TO PROHIBITED PARKING

The City Council of Hanford does hereby ordain as follows:

Section 1. Section 10.16.130(B), Prohibited Parking, of the Hanford Municipal Code is hereby amended to read as follows:

1. A new Subparagraph (6) shall be added to read as follows: “6. Fifth Street - The north side, from 482’ west of the centerline of Douty Street to 118’ west.
2. Existing Subparagraph (6) is hereby renumbered as Subparagraph (7) in accordance with re-alphabetizing of existing Subparagraphs.
3. Subparagraphs (6) through (15), inclusive, are hereby renumbered (7), through (16) inclusive, in accordance with the above addition and re-alphabetizing.

Section 2. This Ordinance shall take effect thirty (30) days after its passage and shall be published once in the Hanford Sentinel within fifteen (15) days after its passage.

Passed and adopted at a regular meeting of the City Council of the City of Hanford, duly called and held on the ____ day of _____, 2017, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

APPROVED

DAVID G. AYERS,
MAYOR of the City of Hanford

Attachment: Ordinance 17-22 (Ordinance 17-22)

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 17-22 (Ordinance 17-22)



AGENDA STAFF REPORT

MEETING DATE: 12/19/2017	AGENDA SECTION: E
---------------------------------	--------------------------

SUBJECT:

Utilities & Engineering: Authorize staff to advertise for bids for the Lacey Boulevard from Mall Drive to Magna Carta Avenue, and Grangeville Boulevard from 12th Avenue to Centennial Drive Pavement Overlay Resurfacing Project.

RECOMMENDATION:

That the City Council, by motion, authorize staff to advertise for bids for the Lacey Boulevard from Mall Drive to Magna Carta Avenue, and Grangeville Boulevard from 12th Avenue to Centennial Drive Pavement Overlay Resurfacing Project.

BACKGROUND:

This project involves the resurfacing of street pavement within Grangeville Boulevard from 12th Avenue to Centennial Drive, and Lacey Boulevard from Mall Drive to Magna Carta Avenue. Improvements will include installation of ADA accessibility ramps, asphalt concrete paving, and restriping of the roadway.

Improvement plans and specifications for the Lacey Boulevard from Mall Drive to Magna Carta Avenue, and Grangeville Boulevard from 12th Avenue to Centennial Drive Pavement Resurfacing Project are complete. With Council approval, staff will solicit bids for the construction of this project. If awarded, construction is anticipated to begin in March 2018.

FISCAL IMPACT:

The Capital Improvement Program Budget provides \$1,100,000.00 for construction including contingency, for Lacey Boulevard Resurfacing, Mall Drive to Magna Carta Ave, and \$660,000.00 for construction including contingency, for Grangeville Boulevard Resurfacing from 12th Avenue to Centennial Drive. A copy of Budget Pages 229 and 234 are attached for Council review.

ATTACHMENTS:

Budget Page 229 - Lacey Blvd
Budget Page 234 - Grangeville Blvd (FY Amended)
Vicinity Map

Lacey Boulevard Resurfacing (CIR), Mall Drive to Magna Carta Avenue

Project Background:

This project will involve the resurfacing of street pavement within Lacey Boulevard, from Mall Drive to Magna Carta Avenue. Improvements to include recycling of existing pavement, adjusting manhole and gate valve covers, installation of accessibility ramps, asphalt concrete paving and restriping of the roadway.

Existing Conditions:

Lacey Boulevard is a four lane arterial street with a protected left turn lane. Current average daily traffic volume is approximately 15,000 vehicles per day. The existing roadway surface is deteriorating due to traffic loads and weather impacts and is in need of resurfacing.

Project Justification:

This project will extend the useful life of the street by approximately 12-15 years.

Fiscal Implications:

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

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project	Construction					
	Engineering / Inspection	30,000					
	Construction	1,000,000					
	Contingency	100,000					
	Department Overhead	10,000					
Total Expenditure		\$1,140,000	\$0	\$0	\$0	\$0	\$0
Revenue	Funding						
	044 Gas Tax (2103)	650,000					
	050 Gas Tax (TDA Transportation)	490,000					
Total Funding		\$1,140,000	\$0	\$0	\$0	\$0	\$0

FISCAL YEAR 2017 "AMENDED"**Grangeville Boulevard Resurfacing (CIR), 12th Avenue to Centennial Drive****Project Background:**

This project will involve the resurfacing of street pavement within Grangeville Boulevard, from 12th Avenue to Centennial Drive. Improvements to include recycling of existing pavement, adjusting manhole and gate valve covers, installation of accessibility ramps, asphalt concrete paving and restriping of the roadway.

Existing Conditions:

Grangeville Boulevard is a two lane arterial street with a protected left turn lane. Current average daily traffic volume is approximately 10,000 vehicles per day. The existing roadway surface is deteriorating due to traffic loads and weather impacts and is in need of resurfacing.

Project Justification:

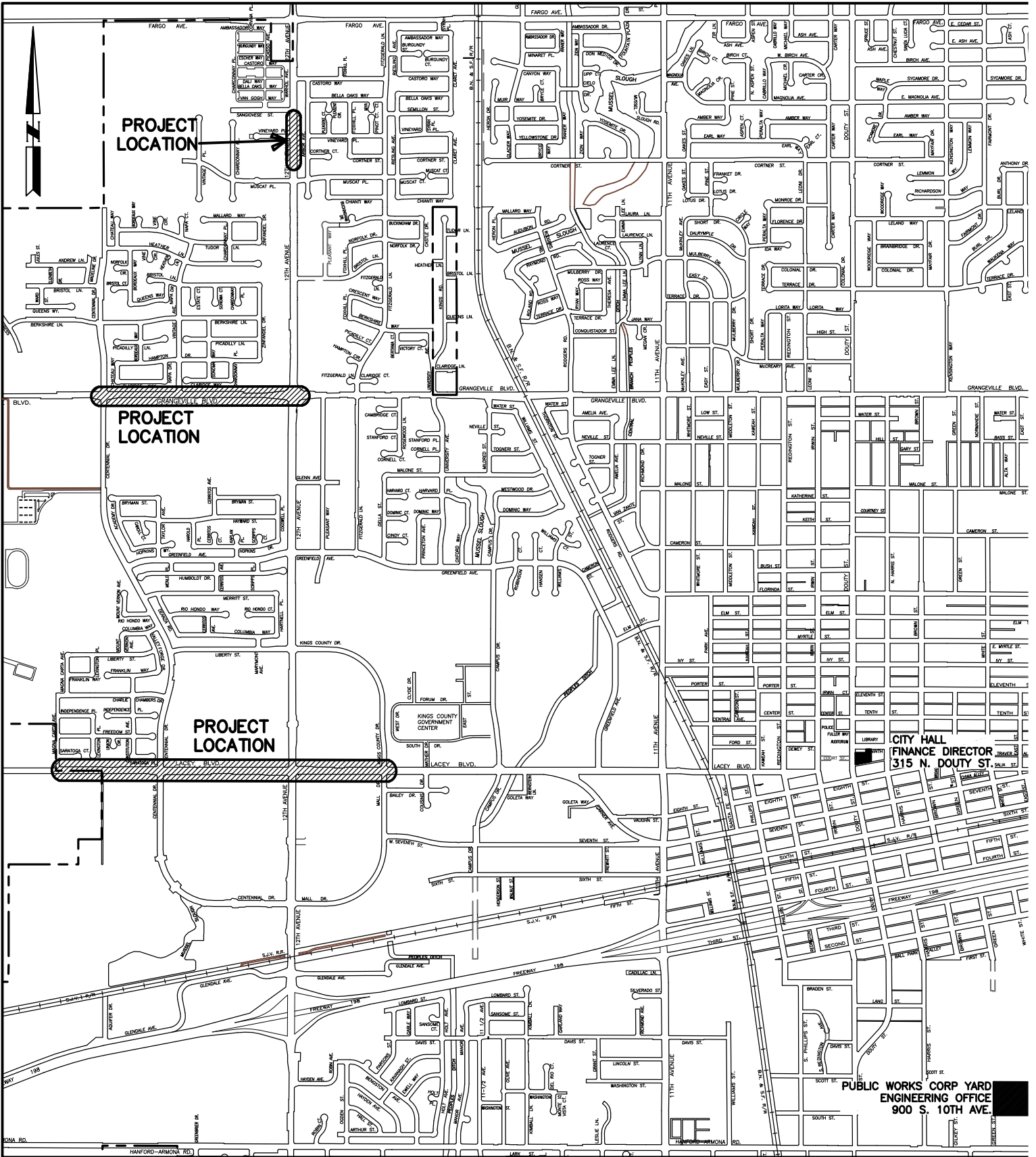
This project will extend the useful life of the street by approximately 12-15 years.

Fiscal Implications:

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

Project Budget Summary:

		Amended					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project	Construction	Construction				
	Engineering / Inspection	25,000	0				
	Construction	600,000	0				
	Contingency	60,000	0				
	Department Overhead	5,000	0				
Total Expenditure		\$690,000	\$0	\$0	\$0	\$0	\$0
Revenue	Funding						
	044 Gas Tax (2103)	350,000	0				
	052 RSTP Reserves	340,000	0				
Total Funding		\$690,000	\$0	\$0	\$0	\$0	\$0



Attachment: Vicinity Map (UE: PTA the Lacey Boulevard and Grangeville Boulevard Pavement Overlay Project)



AGENDA STAFF REPORT

MEETING DATE: 12/19/2017	AGENDA SECTION: F
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SUBJECT:

Public Works: Adopt the attached Resolution 17-64-R establishing the restructuring of Landscape Assessment District No. 16-02-A and confirming the levy and collection of annual assessments for Tract 914, Mynderup Subdivision, Units I and II. (12th Ave and Hume Ave)

RECOMMENDATION:

That the City Council by motion, adopt the attached Resolution 17-64-R establishing the restructuring of Landscape Assessment District No. 16-02-A and confirming the levy and collection of annual assessments for Tract 914, Mynderup Subdivision, Units I and II. (12th Ave and Hume Ave)

BACKGROUND:

Conditions of approval for the development of Tract No. 914, Mynderup Subdivision, require the developer to form a Landscape Assessment District in conformance with the Landscape and Lighting Act of 1972, to provide a funding mechanism for the maintenance of common area landscape and decorative wall improvements located along and adjacent to the street frontages of 12th Ave and Hume Ave. In addition to common area landscape maintenance, the district will also maintain all interior street lights located within the subdivision.

The final map for Unit 2 of this subdivision was approved by the City Council on November 7, 2017. In addition to that approval, the restructure of the Landscape Assessment District is required.

At the June 20, 2017 meeting, the Council approved Resolution No.17-37-R which established the creation of Landscape Assessment District No. 16-02 and approved an engineer's report detailing an estimate of district maintenance costs. The attached resolution authorizes the restructuring of Landscape Assessment District No. 16-02 and the levy and collection of annual assessments.

This subdivision is being developed by Presidio JJR Chandler Park, L.L.C., a Delaware Limited Liability Company. Presidio JJR Chandler Park is requesting the restructuring of the district. Joseph A. Leal, as Managing Member of Presidio JJR Chandler Park has signed the landowner's consent to restructure form.

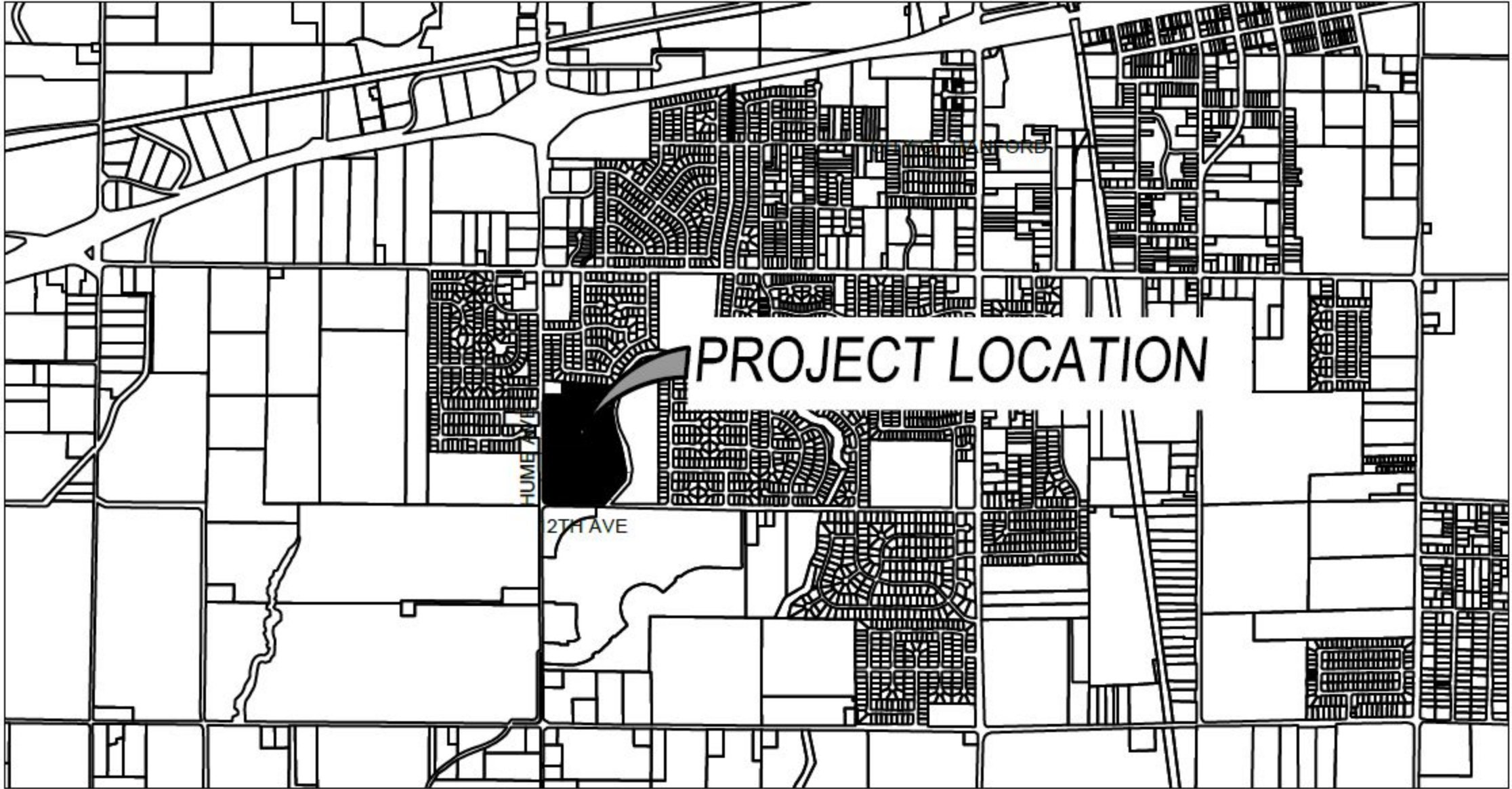
FISCAL IMPACT:

Approval of the district will create a funding mechanism to maintain common area landscape and interior street lights located adjacent to and within the Tract No. 914, Mynderup Subdivision, Unit I & II. The City of Hanford will be responsible for coordinating maintenance for the district and administering the district's funding account.

ATTACHMENTS:

Tract 914 Location Map Unit I and II
Tract 914 Restructure Consent & Waiver incl. Units I & II
TR 914 Mynderup Engineer's Report Restructure
T-914 Unit I & II LAD Restructure Resolution
Tract 914 Unit I & II LAD Exhibits

Tract 914 Mynderup Subdivision



VICINITY MAP

SCALE: 1"=1/2 MILE

LANDOWNER CONSENT TO RESTRUCTURE
LANDSCAPE MAINTENANCE DISTRICT NO. 16-02

ASSESSMENT DISTRICT RESTRUCTURE NO. 16-02-A
(Pursuant to the Landscape and Lighting Act of 1972)

NOTE: Assessment District Restructure No. 16-02-A is the First Restructuring Of Tract Lots within original Landscape Assessment District No. 16-02.

The undersigned is/are the owner(s) of the land described as follows:

Tract No. 914 – Mynderup Subdivision, Unit I (Lots 1 through 68) and Unit II (Lots 69 through 113).

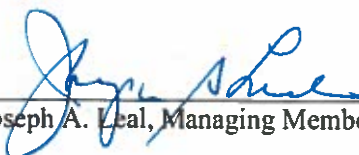
1. The undersigned hereby request and consent to the inclusion of Tract 914, Mynderup Subdivision, Unit I, pursuant to Assessment District Restructure No. 16-02-A, within previously formed Landscape Maintenance Assessment District No. 16-02, pursuant to the Landscaping and Lighting Act of 1972, (Sections 22500 and following of the California Streets and Highway Code) for the purpose of assessing the costs of interior street lights operation and maintenance of the following improvements:

Decorative masonry block fencing, and landscaping & irrigation system improvements located along 12th Ave. and Hume Ave. adjacent to Tract No. 914, Mynderup Subdivision, Unit I and II contiguous to the subdivision.

2. The undersigned hereby waive the Notice of Public Hearing otherwise required by the Landscaping and Lighting Act of 1972 for the Restructuring of Lots in Landscape Maintenance Assessment District No. 16-02 and the adoption of the annual budget.

OWNER:

Presidio JJR Chandler Park, LLC, A Delaware Limited Liability Company

By: 
Joseph A. Leal, Managing Member

Attachment: Tract 914 Restructure Consent & Waiver incl. Units I & II (UE: Tract No. 914, Mynderup Subdivision Landscape Assessment District

ATTACHMENT "A"

ENGINEER'S REPORT
ASSESSMENT DISTRICT RESTRUCTURE NO. 16-02-A
(Pursuant to the Landscaping and Lighting Act of 1972)

TRACT NO. 914 – MYNDERUP SUBDIVISION, UNITS I AND II

NOTE: Assessment District Restructure No. 16-02-A is the first Restructure of Landscape Assessment District No. 16-02

Johnathan L. Doyel, P.E., P.L.S., Director of Public Utilities and Engineering/City Engineer and Engineer of Work for Landscape Assessment District 16-02, City of Hanford, Kings County, California, makes this report for the inclusion of Assessment District Restructure No. 16-02-A into Landscape Assessment District No. 16-02 as directed by City Council, pursuant to Section 22585 of the Streets and Highways Code (Landscaping and Lighting Act of 1972).

The improvements which are the subject of this report are briefly described as follows:

1. Decorative masonry block fencing, and landscaping & irrigation system improvements located along 12th Ave. and Hume Ave. adjacent to Tract No. 914, Mynderup Subdivision, Unit I and II;
2. Interior street lighting within Tract No. 914, Mynderup Subdivision, Unit I and II.

This report consists of six parts as follows:

Exhibit "A": Plans and specifications for the improvements are filed with the City Clerk. Although separately bound, the plans and specifications are a part of this report and are incorporated herein by reference.

Exhibit "B": An estimate of costs to maintain the improvements.

Exhibit "C": An assessment of the estimated maintenance costs on each benefited parcel of land within the Assessment District.

Exhibit "D": A statement of the method by which the undersigned has determined the amount proposed to be assessed against each parcel.

Exhibit "E": A list of the names and addresses of the property owners of real property within each assessment district as shown on the last equalized assessment roll for taxes, or known to the Clerk. The list is keyed to Exhibit "C" by assessment number.

Exhibit "F": A diagram showing all of the parcels of real property within this assessment district. The diagram is keyed to Exhibit "C" by lot number.

Respectfully submitted,

Johnathan L. Doyel, P.E., P.L.S.
Director of Public Utilities and Engineering
And City Engineer

ENGINEER'S REPORT

ASSESSMENT DISTRICT RESTRUCTURE NO. 16-02-A
(Pursuant to the Landscaping and Lighting Act of 1972)

TRACT NO. 914 – MYNDERUP SUBDIVISION, UNITS I AND II

The undersigned hereby respectfully submits the enclosed Engineer's Report as directed by the City Council.

DATED: _____

Johnathan L. Doyel, P.E., P.L.S.
Director of Public Utilities and Engineering
And City Engineer

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessments and Assessment Diagram thereto attached was filed with me on the _____ day of _____, 20__.

Jennifer Gomez
City of Hanford
Kings County, California

By _____

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessments and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Hanford, California, on the _____ day of _____, 20__.

Jennifer Gomez
City of Hanford
Kings County, California

By _____

EXHIBIT "A"

ASSESSMENT DISTRICT RESTRUCTURE NO. 16-02-A
(Pursuant to the Landscaping and Lighting Act of 1972)

TRACT NO. 914 – MYNDERUP SUBDIVISION, UNITS I AND II

NOTE: Assessment District Restructure No. 16-02-A is the first Restructure of Landscape Assessment District No. 16-02

Plans and specifications for the improvements are those prepared by Zumwalt-Hansen & Associates and San Joaquin Valley Homes for the City Engineer. These plans and specifications have been filed separately with the Clerk of the Legislative Body and are incorporated in this report by reference.

EXHIBIT "B"

CITY OF HANFORD
ENGINEER'S REPORTASSESSMENT DISTRICT NO. 16-02-A
FISCAL YEAR 2018-2019

NOTE: Assessment District Restructure No. 16-02-A is the first Restructure of Landscape Assessment District No. 16-02

ESTIMATED ASSESSMENTS
TRACT NO. 914 – MYNDERUP SUBDIVISION, UNITS I AND II

ITEM NO.	DESCRIPTION	FY 2018-2019 ESTIMATE UNITS	RATE	AMOUNT
A. MAINTENANCE COSTS				
1.	Landscape and Irrigation System along 12 th Ave and Hume Ave. (Labor and Materials)	31,363 SF ±	\$ 0.35/SF	\$ 10,977.05
2.	Decorative Block Walls along 12 th Ave and Centennial Drive. (Labor and Materials)	2,138 LF ±	\$ 0.50/LF	\$ 1,069.00
3.	Water Usage (\$35/mo./Service x 12 = \$420.00/Service)	Two services	\$ 420.00/ea	\$ 840.00
4.	Electricity Usage (\$30/mo./Meter x 12 = \$360.00/Meter)	Two meters	\$ 360.00/ea	\$ 720.00
5.	Street Light Usage (\$12/Lt./Mo. x 12 = \$144.00/Lt./Yr.)	16 St. Lights	\$ 144.00/Lt./Yr	\$ 2,304.00
B. INCIDENTAL COSTS/FORMATION COSTS				
1.	Staff Preparation of Documents		\$ 325.00	\$ 325.00
2.	Collection of Assessment		\$ 121.00	\$ 121.00
TOTAL ANNUAL SUBDIVISION ASSESSMENT AMOUNT				<u>\$ 16,356.05</u>
TRACT NO. 914, MYNDERUP SUBDIVISION, UNITS I AND II LOTS 1 THROUGH 113 SHALL BE ASSESSED:				<u>\$ 144.74</u>

C. ADJUSTMENT FOR INFLATION IN ACCORDANCE WITH CALIFORNIA GOVERNMENT CODE SECTION 53739(b)(1).

The Annual Total Subdivision Assessment Amount will be adjusted for inflation on an annual basis in accordance with the following formula:

Commencing with the calendar year 2018-2019, and January 1 of each calendar year (“Adjustment Date”) thereafter during the life of the District, the Total Annual Subdivision Assessment Amount for the next fiscal year shall be an amount equal to the greater of:

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

The term “Index” means the Consumer Price Index for Urban Wage Earners and Clerical Workers, San Francisco-Oakland-San Jose Consolidated Statistical Area, 1982-1984, equals 100, published by the Bureau of Labor Statistics of the United States Department of Labor. If the Bureau of Labor Statistics revises the Index, the Bureau of Labor Statistics will be the sole judge of the comparability of successive indexes, but if that agency fails to supply indexes that it deems comparable or if no succeeding index is published, the City shall determine an appropriate alternative published price index.

EXHIBIT "C"

ASSESSMENT ROLL AND
ESTIMATED ASSESSMENTS

TRACT NO. 914 – MYNDERUP SUBDIVISION, UNITS I AND II

<u>ASSESSMENT NUMBER</u>	<u>AMOUNT OF ASSESSMENT</u>	<u>PROPERTY DESCRIPTION OR ASSESSOR PARCEL NUMBER</u>
1 Through 68	\$144.74	Lot 1 through 68, Tract 914, Unit I
69 Through 113	\$144.74	Lot 69 through 113, Tract 914, Unit II

Total Assessment: \$ 16,356.05

* NOTE: Assessment amount for Lots 1 Thru 68 have been previously included in Landscape Assessment District No. 16-02 (Tract No. 914, Unit I).

EXHIBIT "D"

METHOD OF APPORTIONMENT OF ASSESSMENT

ASSESSMENT DISTRICT RESTRUCTURE NO. 16-02-A
(Pursuant to the Landscaping and Lighting Act of 1972)

TRACT NO. 914 – MYNDERUP SUBDIVISION, UNITS I AND II

NOTE: Assessment District Restructure No. 16-02-A is the first Restructure of Landscape Assessment District No. 16-02.

The method of apportionment of Landscape Assessment District 16-02 maintenance cost is as follows:

100% of the maintenance costs divided equally between Lots 1 through 113 of Tract 914, Units I and II.

EXHIBIT “E”

PROPERTY OWNERS LIST

ASSESSMENT DISTRICT NO. 16-02-A

TRACT NO. 914 – MYNDERUP SUBDIVISION, UNITS I AND II

<u>ASSESSMENT NUMBERS</u>	<u>PROPERTY DESCRIPTIONS</u>	<u>OWNERS NAME AND ADDRESS</u>
1 through 68	Lots 1 through 68 of Tract 914, Unit I	Presidio JJR Chandler Park, LLC. 222 N Garden St., Suite 100 Visalia, CA 93791
69 through 113	Lots 69 through 113 of Tract 914, Unit II	Presidio JJR Chandler Park, LLC. 222 N Garden St., Suite 100 Visalia, CA 93791

* NOTE: Assessment amount for Lots 1 Thru 68 have been previously included in Landscape Assessment District No. 16-02 (Tract No. 914, Unit I).

RECORDING REQUESTED BY:

CITY OF HANFORD
319 North Douty Street
Hanford, California 93230

WHEN RECORDED RETURN TO:

City Clerk
319 N. Douty Street
Hanford, California 93230

RESOLUTION NO. 17-64-R

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
HANFORD RESTRUCTURING ASSESSMENT DISTRICT NO. 16-02
(Assessment District Restructure No. 16-02-A)**

At a regular meeting of the City Council of the City of Hanford, duly called and held on December 19, 2017, it was moved by Council Member _____, seconded by Council Member _____, and duly carried that the following resolution be adopted:

WHEREAS, on June 20, 2017, the City Council of the City of Hanford adopted Resolution No. 17-37-R, establishing the formation of Assessment District No. 16-02 pursuant to the Landscaping and Lighting Act of 1972 ("District"), for Tract No. 914, Mynderup Subdivision, within the City of Hanford, County of Kings, California;

WHEREAS, Tract No. 914 is to be developed in multiple phases: The first phase of the Subdivision is known as Tract No. 914, Mynderup Subdivision, Unit I, and the second phase of the Subdivision is known as Tract No. 914, Mynderup Subdivision, Unit II.

1 WHEREAS, the District was formed for assessment purposes including, but not
2 limited to, interior street lighting and maintenance of various improvements in the form of
3 decorative masonry block fencing, street frontage landscape improvements, and irrigation
4 systems along and adjacent to 12th Ave and Hume Ave located contiguous to the
5 Subdivision;

6 WHEREAS, the City Council of the City of Hanford previously adopted
7 Resolution No. 17-24-R confirming the City Engineer's Report for Landscape Assessment
8 District No. 16-02 and, based upon the City Engineer's Report, the City Council of the
9 City of Hanford adopted resolutions which approved the annual levy of assessments for
10 the District;

12 WHEREAS, each lot or parcel in the first and second phases of the Subdivision,
13 Tract 914, Mynderup Subdivision, Units I and II, will receive a special benefit from the
14 District's public improvements and maintenance thereof above and beyond any general
15 benefit to the general public;

17 WHEREAS, the lots of Tract 914, Mynderup Subdivision, Units I and II, which
18 are identified in Attachment "A", attached hereto and made a part hereof, will share in the
19 cost of the special benefit received by said lots from the maintenance of the District's
20 improvements through the payment of District assessments, which special benefit is
21 proportionate to the amount of assessment paid by each such lot;

23 WHEREAS, the current assessment amount will not increase as a result of
24 restructuring Landscaping Assessment No. 16-0 to add the lots of Tract 914, Mynderup,
25 Units I and II to the District and approving the attached City Engineer's Report for
26 Landscape Assessment District Restructure No. 16-02-A;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Hanford hereby restructures Landscape Assessment District No. 16-02 to identify the lots of Tract No. 914, Mynderup Subdivision, Units I and II, as being within the District and receiving a special benefit from the District's public improvements and maintenance thereof above and beyond any benefit to the general public, and also approves the attached City Engineer's Report for Landscape Assessment District Restructure No. 16-02-A, containing revised assessment amounts for each lot within the District.

RESOLVED FURTHER: that the lots of Tract 914, Mynderup Subdivision, Units I and II, shall share in the cost of the special benefit received by said lots from the maintenance of the District's public improvements through the payment of District Assessments, which special benefit is proportionate to the amount of assessment paid by each such lot.

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

1 STATE OF CALIFORNIA)
 2 COUNTY OF KINGS) ss
 3 CITY OF HANFORD)

4 I, Jennifer Gomez, City Clerk of the City of Hanford, do hereby certify the
 5 foregoing Resolution was duly passed and adopted at a regular meeting of the City
 6 Council of the City of Hanford held on the ____ day of _____, 2017.

7 Date: _____

_____ City Clerk

EXHIBIT A

Area 1

That portion of the Northwest quarter of Section 2, Township 19 South, Range 21 East, Mount Diablo Base and Meridian, in the City of Hanford, County of Kings, State of California, described as follows;

Commencing at the West quarter corner of said Section 2;
 Thence North 32°25'03" East, 79.28 feet, to the TRUE POINT OF BEGINNING;
 Thence North 00°00'00" East, 501.15 feet;
 Thence North 90°00'00" East, 7.50 feet;
 Thence, southerly 57.33 feet, along a non-tangent curve, concave to the East, with a radius of 1000.00 feet, a central angle of 3°17'04", and a beginning radial which bears South 89°26'25" West;
 Thence, southerly 134.19 feet, along a reverse curve, concave to the West, with a radius of 1000.00 feet, and a central angle of 07°41'19";
 Thence, southerly 138.27 feet, along a reverse curve, concave to the East, with a radius of 1000.00 feet, and a central angle of 07°55'20";
 Thence, southerly 171.86 feet, along a reverse curve, concave to the West, with a radius of 1000.00 feet, and a central angle of 9°50'48";
 Thence North 90°00'00" West, 7.45 feet, to the TRUE POINT OF BEGINNING;

(Consisting of 0.12 acres more or less)

Area 2

That portion of the Northwest quarter of Section 2, Township 19 South, Range 21 East, Mount Diablo Base and Meridian, in the City of Hanford, County of Kings, State of California, described as follows;

Commencing at the West quarter corner of said Section 2;
 Thence North 44°02'20" East, 78.36 feet, to the TRUE POINT OF BEGINNING;
 Thence North 00°00'00" East, 10.59 feet;
 Thence, northerly 172.17 feet, along a non-tangent curve, concave to the West, with a radius of 1004.50 feet, a central angle of 9°49'15", and a beginning radial which bears South 84°15'27" East;
 Thence, northerly 137.65 feet, along a reverse curve, concave to the East, with a radius of 995.50 feet, and a central angle of 07°55'20";
 Thence, northerly 134.79 feet, along a reverse curve, concave to the West, with a radius of 1004.50 feet, and a central angle of 07°41'19";
 Thence, southerly 57.02 feet, along a reverse curve, concave to the East, with a radius of 995.50 feet, and a central angle of 3°16'55";
 Thence North 90°00'00" East, 6.64 feet;
 Thence North 45°00'00" East, 1.92 feet, to a point hereinafter referred to as Point C;
 Thence North 90°00'00" East, 96.56 feet;
 Thence South 0°00'00" East, 6.00 feet

Thence North 90°00'00" West, 70.00 feet;
 Thence South 45°00'00" West, 28.87 feet;
 Thence South 0°00'00" East, 474.86 feet;
 Thence South 44°19'59" East, 30.84 feet;
 Thence South 89°08'15" East, 326.19 feet,
 Thence North 45°25'52" East, 28.50 feet;
 Thence North 0°00'00" East, 770.24 feet;
 Thence North 90°00'00" East, 1.92 feet, to a point hereinafter referred to as Point A;
 Thence South 0°00'00" East, 92.64 feet;
 Thence South 45°25'52" West, 7.30 feet;
 Thence, westerly 73.41 feet, along a non-tangent curve, concave to the South, with a radius of 1000.00 feet, a central angle of 04°12'22", a beginning radial which bears North 02°54'56" East;
 Thence, westerly 100.38 feet, along a reverse curve, concave to the North, with a radius of 1000.00 feet, and a central angle of 05°46'39";
 Thence, westerly 127.08 feet, along a reverse curve, concave to the South, with a radius of 1004.50 feet, and a central angle of 07°14'55";
 Thence, westerly 57.48 feet, along a reverse curve, concave to the North, with a radius of 995.50 feet, and a central angle of 03°18'30";
 Thence North 90°00'00" West, 5.97 feet;
 Thence North 44°34'08" West, 15.99 feet, to the TRUE POINT OF BEGINNING;

(Consisting of 0.15 acres more or less)

Area 3

That portion of the Northwest quarter of Section 2, Township 19 South, Range 21 East, Mount Diablo Base and Meridian, in the City of Hanford, County of Kings, State of California, described as follows;

Commencing at the West quarter corner of said Section 2;
 Thence North 62°23'18" East, 80.75 feet, to the TRUE POINT OF BEGINNING;
 Thence North 00°17'25" East, 3.02 feet;
 Thence, easterly 57.77 feet, along a non-tangent curve, concave to the North, with a radius of 1000.00 feet, a central angle of 3°18'35", and a beginning radial which bears South 00°32'53" West;
 Thence, easterly 126.51 feet, along a reverse curve, concave to the South, with a radius of 1000.00 feet, and a central angle of 07°41'55";
 Thence, easterly 100.84 feet, along a reverse curve, concave to the North, with a radius of 1000.00 feet, and a central angle of 05°46'39";
 Thence, easterly 70.27 feet, along a reverse curve, concave to the South, with a radius of 995.50 feet, and a central angle of 04°02'39";
 Thence South 00°51'45" West, 3.87 feet;
 Thence North 89°08'15" West, 355.16 feet, to the TRUE POINT OF BEGINNING;

(Consisting of 0.03 acres more or less)

Area 4

That portion of the Northwest quarter of Section 2, Township 19 South, Range 21 East, Mount Diablo Base and Meridian, in the City of Hanford, County of Kings, State of California, described as follows;

Commencing at the aforementioned "Point A";
 Thence North 20°33'22" East, 12.82 feet, to the TRUE POINT OF BEGINNING;
 Thence North 90°00'00" East, 7.00 feet;
 Thence South 00°00'00" East, 98.50 feet, to a point hereinafter referred to as "Point B";
 Thence North 90°00'00" West, 7.00 feet;
 Thence North 00°00'00" East, 98.50 feet, to the TRUE POINT OF BEGINNING;

(Consisting of 0.02 acres more or less)

Area 5

That portion of the Northwest quarter of Section 2, Township 19 South, Range 21 East, Mount Diablo Base and Meridian, in the City of Hanford, County of Kings, State of California, described as follows;

Commencing at the aforementioned "Point B";
 Thence South 88°13'46" East, 37.05 feet, to the TRUE POINT OF BEGINNING;
 Thence North 00°00'00" East, 99.64 feet;
 Thence North 90°00'00" East, 7.00 feet;
 Thence South 00°00'00" West, 99.64 feet;
 Thence North 89°59'47" West, 7.00 feet, to the TRUE POINT OF BEGINNING;

(Consisting of 0.02 acres more or less)

Area 6

That portion of the Northwest quarter of Section 2, Township 19 South, Range 21 East, Mount Diablo Base and Meridian, in the City of Hanford, County of Kings, State of California, described as follows;

Commencing at the aforementioned "Point B";
 Thence South 69°50'03" East, 59.88 feet, to the TRUE POINT OF BEGINNING;
 Thence North 00°51'45" East, 4.99 feet;
 Thence, easterly 122.15 feet, along a non-tangent curve, concave to the South, with a radius of 995.50 feet, a central angle of 07°01'50", and a beginning radial which bears North 02°46'41" West;
 Thence, easterly 59.43 feet, along a reverse curve, concave to the North, with a radius of 1004.50 feet, and a central angle of 03°23'24";
 a central angle of 04°02'39";
 Thence South 89°08'15" East, 62.44 feet;
 Thence South 41°39'18" East, 4.62 feet;

Thence North 89°08'15" West, 240.90 feet, to the TRUE POINT OF BEGINNING;

(Consisting of 0.03 acres more or less)

Area 7

That portion of the Northwest quarter of Section 2, Township 19 South, Range 21 East, Mount Diablo Base and Meridian, in the City of Hanford, County of Kings, State of California, described as follows;

Commencing at the aforementioned "Point B";

Thence South 81°30'24" East, 49.04 feet, to the TRUE POINT OF BEGINNING;

Thence North 00°00'00" East, 93.74 feet;

Thence North 90°00'00" East, 5.00 feet;

Thence South 00°00'00" East, 71.89 feet;

Thence South 44°34'08" East, 28.07 feet;

Thence South 89°08'15" East, 237.54 feet;

Thence South 41°39'18" West, 9.91 feet;

Thence North 89°08'15" West, 66.32 feet;

Thence, westerly 59.17 feet, along a tangent curve, concave to the North, with a radius of 1000.00 feet, a central angle of 03°23'24", and a beginning radial which bears North 02°46'41" West;

Thence, westerly 122.42 feet, along a reverse curve, concave to the South, with a radius of 1000.00 feet, and a central angle of 07°00'51";

Thence North 89°08'15" West, 4.10 feet;

Thence North 44°34'08" West, 5.39 feet, to the TRUE POINT OF BEGINNING;

(Consisting of 0.05 acres more or less)

Area 8

That portion of the Northwest quarter of Section 2, Township 19 South, Range 21 East, Mount Diablo Base and Meridian, in the City of Hanford, County of Kings, State of California, described as follows;

Commencing at the aforementioned "Point C";

Thence North 53°46'19" East, 7.61 feet, to the TRUE POINT OF BEGINNING;

Thence North 00°00'00" East, 7.00 feet;

Thence North 90°00'00" East, 102.00 feet;

Thence South 00°00'00" East, 7.00 feet;

Thence North 90°00'00" West, 102.00 feet, to the TRUE POINT OF BEGINNING;

(Consisting of 0.02 acres more or less)

Area 9

That portion of the Northwest quarter of Section 2, Township 19 South, Range 21 East, Mount Diablo Base and Meridian, in the City of Hanford, County of Kings, State of California, described as follows;

Commencing at the aforementioned "Point D";

Thence North 07°13'03" East, 48.89 feet, to the TRUE POINT OF BEGINNING;

Thence North 45°00'00" West, 1.92 feet;

Thence North 00°00'00" East, 6.64 feet;

Thence, northerly 67.25 feet, along a tangent curve, concave to the East, with a radius of 1004.50 feet, and a central angle of 03°50'08";

Thence, northerly 134.64 feet, along a reverse curve, concave to the West, with a radius of 1004.50 feet, and a central angle of 07°40'47";

Thence, northerly 133.59 feet, along a reverse curve, concave to the East, with a radius of 995.50 feet, and a central angle of 07°41'19";

Thence, northerly 134.79 feet, along a reverse curve, concave to the West, with a radius of 1004.50 feet, and a central angle of 07°41'19";

Thence, northerly 66.79 feet, along a reverse curve, concave to the East, with a radius of 995.50 feet, and a central angle of 03°50'39";

Thence, northerly 17.11 feet, along a reverse curve, concave to the West, with a radius of 504.50 feet, and a central angle of 01°56'33";

Thence, northerly 73.03 feet, along a reverse curve, concave to the East, with a radius of 995.50 feet, and a central angle of 04°12'11";

Thence, northerly 65.29 feet, along a reverse curve, concave to the West, with a radius of 112.50 feet, and a central angle of 33°15'10";

Thence, northerly 4.38 feet, along a reverse curve, concave to the East, with a radius of 10.00 feet, and a central angle of 25°04'24";

Thence South 89°10'54" East, 24.94 feet;

Thence South 00°00'00" East, 675.89 feet;

Thence South 45°00'00" East, 28.28 feet;

Thence North 90°00'00" East, 70.00 feet;

Thence South 00°00'00" East, 5.00 feet;

Thence North 90°00'00" West, 96.14 feet, to the TRUE POINT OF BEGINNING;

(Consisting of 0.12 acres more or less)

Area 10

That portion of the Northwest quarter of Section 2, Township 19 South, Range 21 East, Mount Diablo Base and Meridian, in the City of Hanford, County of Kings, State of California, described as follows;

Commencing at the aforementioned "Point D";

Thence North 19°02'28" East, 59.77 feet, to the TRUE POINT OF BEGINNING;

Thence North 00°00'00" East, 631.20 feet;

Thence, northerly 31.97 feet, along a tangent curve, concave to the West, with a radius of 100.50 feet, and a central angle of 18°13'27";

Thence, northerly 15.93 feet, along a reverse curve, concave to the East, with a radius of 99.50 feet, and a central angle of 09°10'15";

Thence North 90°00'00" East, 5.58 feet;

Thence, southerly 52.77 feet, along a non-tangent curve, concave to the West, with a radius of 108.00 feet, a central angle of 27°59'35", and a beginning radial which bears North 64°16'03" East;

Thence, southerly 73.36 feet, along a reverse curve, concave to the East, with a radius of 1000.00 feet, and a central angle of 04°12'11";

Thence, southerly 16.95 feet, along a reverse curve, concave to the West, with a radius of 500.00 feet, and a central angle of 01°56'33";

Thence, southerly 67.09 feet, along a reverse curve, concave to the East, with a radius of 1000.00 feet, and a central angle of 03°50'39";

Thence, southerly 134.19 feet, along a reverse curve, concave to the West, with a radius of 1000.00 feet, and a central angle of 07°41'19";

Thence, southerly 134.19 feet, along a reverse curve, concave to the East, with a radius of 1000.00 feet, and a central angle of 07°41'19";

Thence, southerly 134.04 feet, along a reverse curve, concave to the West, with a radius of 1000.00 feet, and a central angle of 07°40'47";

Thence, southerly 67.55 feet, along a reverse curve, concave to the East, with a radius of 1009.00 feet, and a central angle of 03°50'08";

Thence North 90°00'00" West, 7.50 feet, to the TRUE POINT OF BEGINNING;

(Consisting of 0.14 acres more or less)

Area 11

That portion of the Northwest quarter of Section 2, Township 19 South, Range 21 East, Mount Diablo Base and Meridian, in the City of Hanford, County of Kings, State of California, described as follows;

Commencing at the aforementioned "Point D";

Thence North 00°00'00" East, 37.00 feet, to the TRUE POINT OF BEGINNING;

Thence North 00°00'00" East, 7.00 feet;

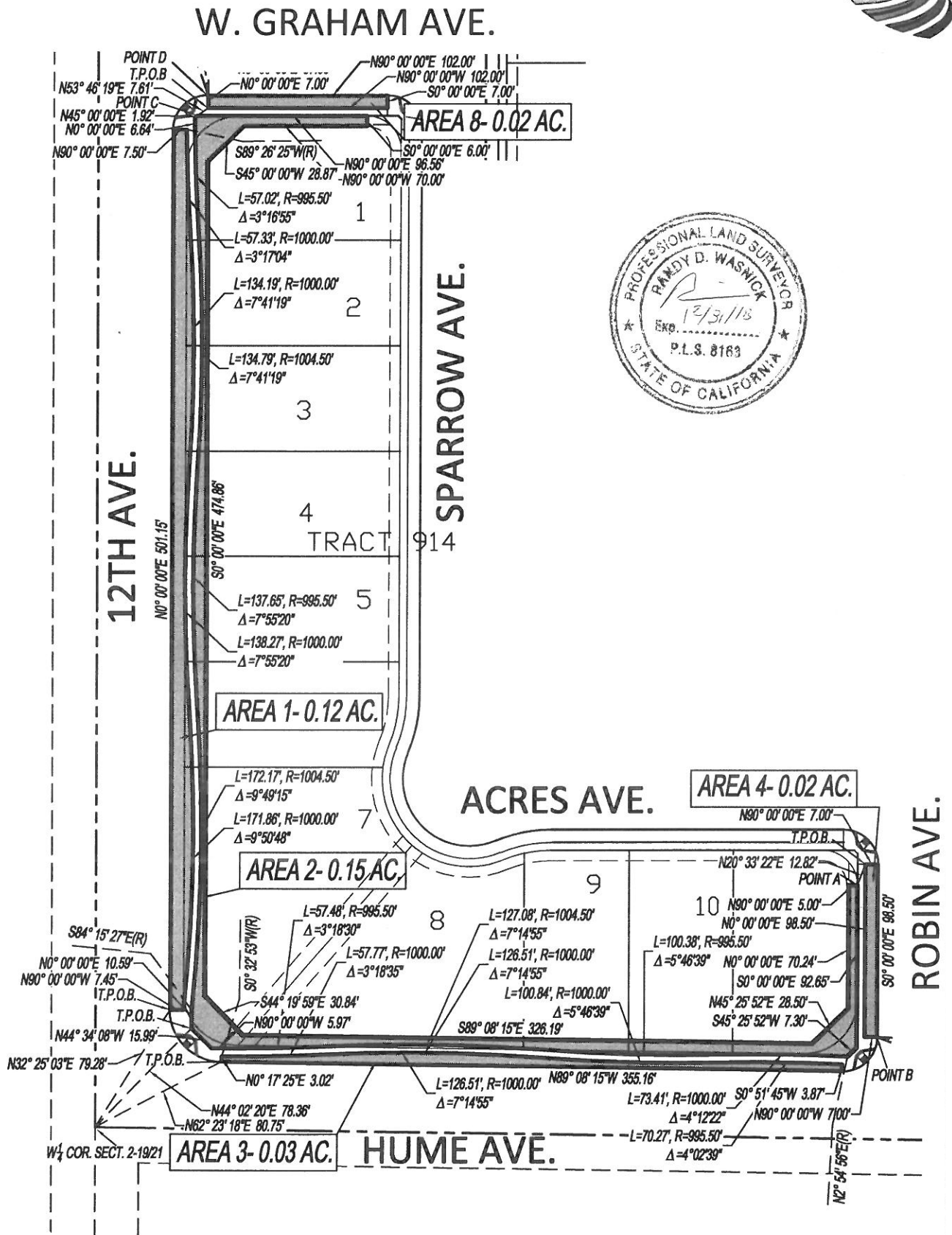
Thence North 90°00'00" East, 102.00 feet;

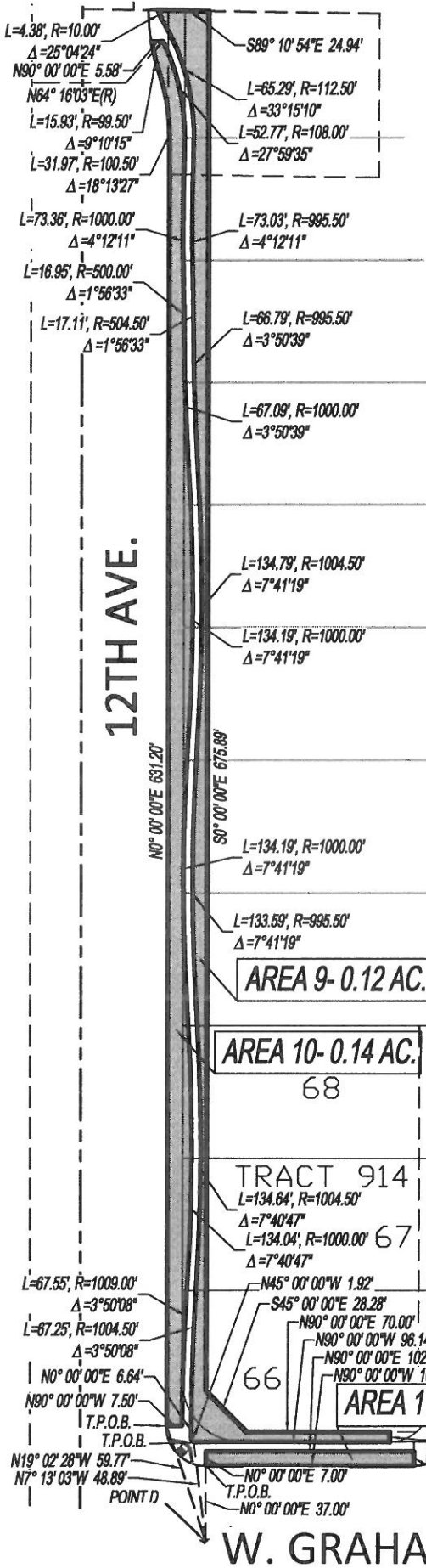
Thence South 00°00'00" East, 7.00 feet;

Thence North 90°00'00" West, 102.00 feet, to the TRUE POINT OF BEGINNING;

(Consisting of 0.02 acres more or less)









AGENDA STAFF REPORT

MEETING DATE: 12/19/2017	AGENDA SECTION: G
---------------------------------	--------------------------

SUBJECT:

Utilities and Engineering: Permission to Advertise the Hanford Fire Station No. 1 Bathroom Renovation Project and Pre-Authorize the City Manager to award and execute the contract on behalf of the City.

RECOMMENDATION:

That the City Council, by motion,

1. Authorize staff to advertise for bids for the Hanford Fire Station No. 1 Bathroom Renovation Project.
2. Pre-Authorize the City Manager to award and execute the contract on behalf of the City to the lowest responsible bidder providing project bid is within current budget appropriation.

BACKGROUND:

This project will involve a renovation required to meet current ADA standards after leaks from shower plumbing caused significant damage. The bathroom was constructed in 1989 and has not been remodeled since the original construction. The bathrooms are now showing signs of deterioration including damage caused by water leaks. The renovation will convert the current two multi-occupancy restrooms into three single occupancy restrooms meeting all current ADA standards.

After bid opening, Staff will examine the bids, validate the lowest bidder's contractor's license status, and verify the contractor is in good standing. Staff is requesting the pre-authorization to award and execute the contract in order to expedite the process of delivery of projects.

Improvement plans are near completion, with Council approval, staff will solicit bids for this project. If awarded, construction is anticipated to begin in February 2018.

FISCAL IMPACT:

The Capital Improvement Program Budget provides \$82,500 for construction including contingency, for this project. A copy of the budget page is attached for Council review.

ATTACHMENTS:

Budget Page 190

Fire Station No. 1 Bathroom Renovation

Project Background:

A leak was discovered in the wall separating the two bathrooms in the crew quarters at Station No. 1. The leak caused extensive damage to the wall and the tile surrounding floor and walls in both bathrooms. Building maintenance isolated the leak to prevent further damage. The bathroom was constructed in 1989 and has not been remodeled since the original construction. This project includes updating the bathroom to current ADA standards.

Existing Conditions:

One of the three showers has been inoperable since the leak was detected. There is damage in the wall and flooring tiles of both bathrooms. The bathrooms are currently not up to current ADA standards and must be remodeled. Two additional existing showers remain in service.

Project Justification:

The bathrooms are showing signs of deterioration including a water leak that caused significant damage. The bathrooms also need to be brought up to current ADA standards. This project will also provide portable showers and toilets to be utilized by the staff during the construction.

Fiscal Implications:

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

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project	Construction					
	Engineering / Inspection	3,000					
	Construction	75,000					
	Contingency	7,500					
	Temporary Facility Rental	3,000					
	Department Overhead	1,500					
Total Expenditure		\$90,000	\$0	\$0	\$0	\$0	\$0
Revenue	Funding						
	004 Accumulated Capital Outlay	90,000					
Total Funding		\$90,000	\$0	\$0	\$0	\$0	\$0



AGENDA STAFF REPORT

MEETING DATE: 12/19/2017

AGENDA SECTION: H

SUBJECT:

Utilities and Engineering: Award a contract to Serna Construction, Inc., of Fresno, CA in the amount of \$75,870.00 for the Courthouse Brick Area Site Improvements Project and establish a construction contingency of \$7,600.00 for this project.

RECOMMENDATION:

That the City Council, by motion:

1. Award a contract to Serna Construction, Inc., of Fresno, CA in the amount of \$75,870.00 for the Courthouse Brick Area Site Improvements Project.
2. Establish a construction contingency of \$7,600.00 for this project.

BACKGROUND:

In accordance with bidding procedures, bids were solicited and opened on December 12, 2017 for the Courthouse Brick Area Site Improvements Project. A total of two (2) responsive bids were received ranging from a low base bid of \$75,870.00 from Serna Construction, Inc., to a high base bid of \$93,800.00. A copy of the bid tabulations is 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. If approved, work on this project is expected to begin in February of 2018.

FISCAL IMPACT:

The FY 16/17 Facilities Capital Budget provides \$600,000.00 for the Bastille Building Renovation Project. Council has previously directed staff to allocate \$500,000 of this project to the Courthouse renovations. Attached for Council review is a copy of budget page.

ATTACHMENTS:

Bid Tabulation

Budget Page

Courthouse Brick Area Site Improvements
004-2104-817604

731834

823836

Engineers Estimate

Serna Construction, Inc.

Gary Interrante
Construciton Co.

ITEM	QUANTITY	UNIT	Unit Cost	Subtotal	Unit Cost	Subtotal	Unit Cost	Subtotal
1 Written Proposal Amount	1	LS	\$76,000.00	\$76,000.00	75,870.00	\$75,870.00	\$93,800.00	\$93,800.00
				\$76,000.00		\$75,870.00		\$93,800.00

Total written in Bid if discrepancy exists

Attachment: Bid Tabulation (UE: Award a Contract for the Courthouse Brick Area Site Improvements)

Bastille Building Renovations

Project Background:

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

Existing Conditions:

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

Project Justification:

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

Fiscal Implications:

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

Project Budget Summary:

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



AGENDA STAFF REPORT

MEETING DATE: 12/19/2017	AGENDA SECTION: I
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SUBJECT:

Utilities and Engineering: Notice of Completion for Hanford Police Department and Longfield Center Reroofing Project

RECOMMENDATION:

That the City Council, by motion, approve a Notice of Completion for the Hanford Police Department and Longfield Center Reroofing Project, and authorize the Mayor to execute and the City Clerk to attest and file said Notice with the Kings County Recorder's Office.

BACKGROUND:

On July 18th, 2017, the Council awarded the Hanford Police Department and Longfield Center Reroofing Project to Fresno Roofing Company, Inc., of Fresno, CA. The new roof system was comprised of a cold-process SBS modified built-up asphalt roofing system. The new roofing system has a warranty life of 30 years.

There were four contract change orders on the Longfield Center portion of the project which included installing insulation board to allow space for unforeseen electrical conduits, and replacing large sections of water damaged plywood and bracing boards discovered during demolition. The total for all Change Orders was \$54,042.00.

FISCAL IMPACT:

The FY 16/17 Capital Improvement Program Budget provides \$515,350.00 for construction, including contingencies, for this project. An additional appropriation of \$29,498.00 from Accumulated Capital Outlay (ACO) Reserves was also approved by the Council.

The purchase price for new roofing system materials, purchased by City directly from manufacturer, was \$211,637.40.

The total cost to complete the project construction was \$524,042.40. Attached is a Final Project Construction and Finance History Report for Council review.

ATTACHMENTS:

NOC - Recording Original

Final Project Construction and Finance History Report

RECORDING REQUESTED BY:
CITY OF HANFORD

When recorded return to:

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

G.C. 27361.3 - Fee NIL

NOTICE OF COMPLETION

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED AS FOLLOWS:

1. The work of Improvement is located on: Hanford Police Department and Longfield Center buildings in the City of Hanford
2. The Improvement is particularly described as: Hanford Police Department and Longfield Center Reroofing
3. The date of completion of the work of Improvement: October 25, 2017
4. The Owner of the work of Improvement: City of Hanford.
5. The nature of the owner's interest or estate: Fee Simple Title.
6. The name of the original contractor for the work of Improvement: Fresno Roofing Company, Inc.
7. The surety for the work of Improvement: Western Surety Co.
8. All work for this project has been completed.
9. Accepted by minute action of the City Council of the City of Hanford on: December 19, 2017

I certify under penalty of perjury that the foregoing is true and correct.
Dated this 19th day of December, 2017.

BY: _____
David G. Ayers, Mayor
City of Hanford, County of Kings, State of California

Attachment: NOC - Recording Original (UE: NOC for Hanford PD and Longfield Center Reroofing Project)

I, the undersigned, say:

I am the person who signed the foregoing notice. I have read the above notice and know its contents, and the facts stated therein are true of my own knowledge.

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

Executed at Hanford, California, this ____ day of _____, 2017.

BY: _____

David G. Ayers, Mayor

City of Hanford, County of Kings, State of California

Authority: Section 1181 Civil Code

FINAL PROJECT CONSTRUCTION AND FINANCE HISTORY

PROJECT: Hanford Police Department and Longfield Center Reroofing
 CONTRACTOR: Fresno Roofing Company, Inc.
 PO Box 7676
 Fresno, CA 93747

CONTRACT DATES:	Bid Date	July 6, 2017
	Council Award	July 18, 2017
	Contractor Started Work	August 14, 2017
	Contract Time of Completion	October 25, 2017
	Contractor Completed Work	October 25, 2017

CONTRACT CHANGE ORDERS:

Contract Change Order No.1: Increase scope to include the installation of 2" Polyiso Insulation board with screws over the entire upper level of the Longfield Center roof.
 For a total Increase of \$24,280.00.

Contract Change Order No.2: Extra labor and materials to replace 816' of rotted wooden board, 192' of rotted bracing boards, and 34 sheets of rotted plywood on the upper level of the Longfield Center roof.
 For a total Increase of \$15,264.00.

Contract Change Order No.3: Extra labor and materials to install one layer of 2" Polyiso Insulation board with screws and one layer of ½" Plywood where existing plywood was too thin to meet code on the lower level of the Longfield Center roof.
 For a total Increase of \$8,495.00.

Contract Change Order No.4: Extra labor and materials to replace 256' of rotted wooden board and 20 sheets of rotted plywood on the lower level of the Longfield Center roof.
 For a total Increase of \$6,003.00.

FINANCIAL HISTORY:

<u>SOURCE OF BUDGET FUNDING</u>	<u>AMOUNT</u>
FY 16/17 Capital Improvement Program Budget	\$ 515,350.00
Accumulated Capital Outlay (ACO) Reserves	\$ 29,498.00
Total Budget Funding	\$ <u>544,848.00</u>

CONSTRUCTION COSTS

Contract – Total Bid Award	\$ 258,363.00
CCO # 1	\$ 24,280.00

CCO # 2	\$ 15,264.00
CCO # 3	\$ 8,495.00
CCO # 4	\$ 6,003.00

Total Installation Construction Cost	\$ <u>312,405.00</u>
Total Materials Cost Purchased by the City	\$ <u>211,637.40</u>
Total Project Cost	\$ <u>524,042.40</u>

Fund Balance	\$ <u>20,805.60</u>
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AGENDA STAFF REPORT

MEETING DATE: 12/19/2017	AGENDA SECTION: J
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SUBJECT:

Utilities and Engineering: Approve the purchase of new water meter boxes and meter box lids, in conjunction with the flat to meter conversion project from Ferguson Enterprises for a price not to exceed \$102,337.70.

RECOMMENDATION:

That the City Council, by motion, approve the purchase of new water meter boxes and meter box lids, in conjunction with the flat to meter conversion project from Ferguson Enterprises for a price not to exceed \$102,337.70.

BACKGROUND:

This project will involve the installation of water meters and automated meter reading devices on the City's 2586 flat rate accounts. City staff inventoried the flat meter accounts and prepared specifications that include multiple installation requirements depending on the status of the current water service.

The City is providing all of the equipment for this project to the contractor to minimize costs. The boxes and lids are the last remaining items to purchase.

Construction on this project is anticipated to start in February 2018.

FISCAL IMPACT:

The FY17/18 Water Capital Improvement Budget allocates \$1,942,500 for equipment and installation of this project.

ATTACHMENTS:

Flat to Meter Conversion Budget Page 275

Ferguson Enterprises Quote

Flat to Meter Conversion

Project Background:

This project will replace all of the old flat rate accounts within the City to metered services.

Existing Conditions:

The City has approximately 2500 non-metered connections that are still within the City's service area. The City has been required by the State of California to expedite the installation of meters on all accounts.

Project Justification:

Fiscal Implications:

Funding for the Flat to Meter Conversion will be allocated from water capital reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project		Construction				
	Engineering / Inspection		50,000				
	Construction		1,850,000				
	Contingency		92,500				
	Department Overhead		7,500				
Total Expenditure		\$0	\$2,000,000	\$0	\$0	\$0	\$0
Revenue	Funding						
	391 Water Capital		2,000,000				
Total Funding		\$0	\$2,000,000	\$0	\$0	\$0	\$0

Mike Cosenza

Subject:

FW: Email Bid# B323623

Price Quotation # B323623

FERGUSON #3303 (FRESNO)

2812 S ORANGE AVE
FRESNO, CA 93725-1922Phone : 559-442-3333
Fax : 559-266-0858Bid No.....: B323623
Bid Date....: 11/22/17
Quoted By: BAH
Customer.: CITY OF HANFORD
900 S 10TH AVENUE
HANFORD, CA 93230Cust Phone: 559-585-2550
Terms.....: NET 10TH PROX
Ship To.....: CITY OF HANFORD
900 S 10TH AVENUE
HANFORD, CA 93230

Cust PO#..: ED

Job Name.: B40 BOX

Item	Description	Quantity	Net Price	UM	Total
CB40BOX	B-40BOX MTR BX L/LID	13	129.850	EA	1688.05
CB40M	B40M CNCRT LID	13	134.440	EA	1747.72
CB16BOX	MTR BX	1310	22.250	EA	29147.50
CB16GP	B16GP CNCRT LID W/ PROBE	2570	24.450	EA	62836.50
	THIS QUOTE IS ONLY GOOD FO				
	FOR THE QTY OF LIDS AND				
	BOXES QUOTED. E				

Subtotal: \$95419.77
Inbound Freight: \$0.00
Tax: \$6917.93
Order Total: \$102337.70

Quoted prices are based upon receipt of the total quantity for immediate shipment (48 hours). SHIPMENTS BEYOND 48 HOURS SHALL BE AT THE PRICE IN EFFECT AT TIME OF SHIPMENT UNLESS NOTED OTHERWISE. QUOTES FOR PRODUCTS SHIPPED FOR RESALE ARE NOT FIRM UNLESS NOTED OTHERWISE.

CONTACT YOUR SALES REPRESENTATIVE IMMEDIATELY FOR ASSISTANCE WITH DBE/MBE/WBE/SMALL BUSINESS REQUIREMENTS.

Seller not responsible for delays, lack of product or increase of pricing due to causes beyond our control, and/or based upon Local, State and Federal laws governing type of products that can be sold or put into commerce. This Quote is offered contingent upon the Buyer's acceptance of Seller's terms and conditions, which are incorporated by reference and found either following this document, or on the web at http://wolseleyna.com/terms_conditionsSale.html. Govt Buyers: All items quoted are open market unless noted otherwise.



**AGENDA
STAFF REPORT**

MEETING DATE: 12/19/2017

AGENDA SECTION: K

SUBJECT:

Finance: Warrant Register

RECOMMENDATION:

Approve warrant register for \$693,355.43

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

WARRANT REGISTER-12-13-17

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
001 GENERAL FUND	4250 MISCELLANEOUS PERMITS	12/13/17	125082	FUN STUFF FUN STUFF	350.00	26816 11/17	RFD XMAS PARADE PERM	
	4250 MISCELLANEOUS PERMITS	12/13/17	125103	HDEZ TOYS HDEZ TOYS	200.00	3741	RFD XMAS PARADE PERM	
	4250 MISCELLANEOUS PERMITS	12/13/17	125113	ITOYZ ITOYZ	150.00	2655	RFD XMAS PARADE PERM	
	4120 SALES TAX	12/13/17	125160	MUNI SERVICES, LLC MUNI SERVICES, LLC	500.00	INV06-00119	STARS CY17 QTR2	
	4250 MISCELLANEOUS PERMITS	12/13/17	125250	WILLIAM KIKER NOVELTIES WILLIAM KIKER NOVELTIES	200.00	98006348	RFD XMAS PARADE PERM	
Division Total 001 GENERAL FUND					1,400.00			
1100 CITY COUNCIL	7770 TRAINING/TRAVEL/MEETING	12/13/17	125027	DAVID AYERS AYERS, DAVID	48.00	EXP 11/17	EXP/MERCED/11/17	
	7902 CONTRIB-KINGS ECON DEVELOPMENT	12/13/17	125126	KINGS CO ECON DEVELOPMENT CORP KINGS CO ECON DEVELOPMENT CORP	6,559.83	1967	2017-12	
	7700 EMPLOYEE SVC AWARD DINNER	12/13/17	125189	DANIELE REYES REYES, DANIELE	3,950.00		EMPLOYEE SVC AWARDS	
	7495 PROF AND SPEC SERVICES	12/13/17	125199	SAMPSON, SAMPSON & PATTERSON, LLP SAMPSON, SAMPSON & PATTERSON, LLP	20,000.00		FY17 AUDIT 2017/07-09	
	7770 TRAINING/TRAVEL/MEETING	12/13/17	125212	SMART & FINAL CORP SMART & FINAL CORP	58.94	010647	BLANKET PURCHASE ORDER	
Division Total 1100 CITY COUNCIL					30,616.77			
1110 CITY MANAGER-CITY CLERK	7450 PUBLICATIONS AND DUES	12/13/17	125097	HANFORD SENTINEL CLASSIFIED HANFORD SENTINEL CLASSIFIED	287.57		52 WK SUBSCRIPTION	
	7560 ADVERTISING & PUBLIC REL	12/13/17	125099	HANFORD SENTINEL 234-60007669 HANFORD SENTINEL LEGAL	103.85	76946	BLANKET PURCHASE ORDER	

Attachment: WARRANT REGISTER-12-13-17 (FIN: WARRANT REGISTER)

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1110 CITY MANAGER-CITY CLERK	7560 ADVERTISING & PUBLIC REL	12/13/17	125099	HANFORD SENTINEL 234-60007669 HANFORD SENTINEL LEGAL	103.85	76947	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	12/13/17	125164	NICK CHAMPI ENTERPRISES INC NICK CHAMPI ENTERPRISES INC	48.26	19753	TEMP FENCE 426 LACEY	
	7440 OFFICE EXPENSE	12/13/17	125167	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	174.91	8817175	BLANKET PURCHASE ORDER	
	7320 COMMUNICATIONS	12/13/17	125222	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	53.91	97327708-0	2017-11	
	7460 DUPLICATING EXPENSE	12/13/17	125254	XEROX CORP XEROX CORP	151.31	091480351	COPIES 10/21-11/21/17	
	7460 DUPLICATING EXPENSE	12/13/17	125254	XEROX CORP XEROX CORP	158.43	091480351	LEASE/CITY MGR	
Division Total 1110 CITY MANAGER-CITY CLERK					1,082.09			
1111 PERSONNEL	7496 GRP INSUR ADM EXPENSE	12/1/17	124987	ADMINISTRATIVE SOLUTIONS INC ADMINISTRATIVE SOLUTIONS INC	4,625.00	118118 A	2017-11 REISSUE124878	
	7496 GRP INSUR ADM EXPENSE	12/13/17	125018	ADMINISTRATIVE SOLUTIONS INC ADMINISTRATIVE SOLUTIONS INC	102.00	119142	RETIREEES 2017-12	
	7496 GRP INSUR ADM EXPENSE	12/13/17	125021	FRANK ALVISO ALVISO, FRANK	119.00		RETIREE INSUR/CITY COST	
	7496 GRP INSUR ADM EXPENSE	12/13/17	125033	GENE BASSETT BASSETT, GENE	119.00		RETIREE INSUR/CITY COST	
	7496 GRP INSUR ADM EXPENSE	12/13/17	125041	RICHARD BUTTS BUTTS, RICHARD	119.00		RETIREE INSUR/CITY COST	
	7496 GRP INSUR ADM EXPENSE	12/13/17	125043	JOHN M CAIN CAIN, JOHN M	119.00		RETIREE INSUR/CITY COST	
	7496 GRP INSUR ADM EXPENSE	12/13/17	125052	TERRY CARR CARR, TERRY	119.00		RETIREE INSUR/CITY COST	
	7496 GRP INSUR ADM EXPENSE	12/13/17	125053	DEBORAH CASSERA CASSERA, DEBORAH	119.00		RETIREE INSUR/CITY COST	

Attachment: WARRANT REGISTER-12-13-17 (FIN: WARRANT REGISTER)

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1111 PERSONNEL	7496	12/13/17	125056	JERRY CHOW	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			CHOW, JERRY				
	7496	12/13/17	125069	BRIAN DECUIR	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			DECUIR, BRIAN				
	7496	12/13/17	125084	DOLORES GALLEGOS	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			GALLEGOS, DOLORES				
	7496	12/13/17	125085	DAVID E GARCIA	119.00		RETIREE INCUR/CITY COST	
	GRP INSUR ADM EXPENSE			GARCIA, DAVID E				
	7496	12/13/17	125087	JOHN L GOMES	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			GOMES, JOHN L				
	7496	12/13/17	125091	DON GREEN	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			GREEN, DON				
	7496	12/13/17	125105	ROBERT HERNANDEZ	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			HERNANDEZ, ROBERT				
	7495	12/13/17	125121	RUDY LOPEZ DBA	1,476.00		2017-11 MBRSHIP	
	PROF AND SPEC SERVICES			JUST LIFT/V Q FITNESS				
	7496	12/13/17	125133	ARTHUR KNIGHT	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			KNIGHT, ARTHUR				
	7450	12/13/17	125141	LIEBERT CASSIDY WHITMORE	630.00	1449422	2017-10 LEGAL SERVICE	
	PUBLICATIONS AND DUES			LIEBERT CASSIDY WHITMORE				
	7496	12/13/17	125142	JOHN LOBOA	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			LOBOA, JOHN				
	7496	12/13/17	125144	GLORIA LOPEZ	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			LOPEZ, GLORIA				
	7496	12/13/17	125154	MANUEL MEDRANO	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			MEDRANO, MANUEL				
	7495	12/13/17	125177	RICHARD PONTECORVO	1,000.00		TUIT-POST 10/11-11/28	
	PROF AND SPEC SERVICES			PONTECORVO, RICHARD				
	7496	12/13/17	125186	JOE H RAMSEY	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			RAMSEY, JOE H				

Attachment: WARRANT REGISTER-12-13-17 (FIN: WARRANT REGISTER)

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	12/13/17	125187	DAVID REBELO REBELO, DAVID	119.00		RETIREE INSUR/CITY COST	
	7496 GRP INSUR ADM EXPENSE	12/13/17	125188	JERRY REED REED, JERRY	119.00		RETIREE INSUR/CITY COST	
	7496 GRP INSUR ADM EXPENSE	12/13/17	125191	JAN REYNOLDS REYNOLDS, JAN	119.00		RETIREE INSUR/CITY COST	
	7496 GRP INSUR ADM EXPENSE	12/13/17	125206	GEORGE SEPEDA SEPEDA, GEORGE	119.00		RETIREE INSUR/CITY COST	
	7770 TRAINING/TRAVEL/MEETING	12/13/17	125212	SMART & FINAL CORP SMART & FINAL CORP	88.57	0172780	BLANKET PURCHASE ORDER	
	7320 COMMUNICATIONS	12/13/17	125222	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	44.65	97327708-0	2017-11	
	7460 DUPLICATING EXPENSE	12/13/17	125254	XEROX CORP XEROX CORP	151.31	091480351	COPIES 10/21-11/21/17	
	7460 DUPLICATING EXPENSE	12/13/17	125254	XEROX CORP XEROX CORP	158.43	091480351	LEASE/PERS	
	7496 GRP INSUR ADM EXPENSE	12/13/17	125255	WES YEARY YEARY, WES	119.00		RETIREE INSUR/CITY COST	
Division Total 1111 PERSONNEL					11,012.96			
1201 FINANCE-ACCOUNTING	7450 PUBLICATIONS AND DUES	12/13/17	125042	C M R T A C M R T A	100.00	574	CY18 ANNUAL DUES	
	7600 SPECIAL DEPARTMENTAL EX	12/13/17	125111	INTERBANK-EXCHANGE, LLC INTERBANK-EXCHANGE, LLC	1,269.90	12367	NIGHT DROP BOX (MODEL #50	
	7440 OFFICE EXPENSE	12/13/17	125167	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	811.41	8817175	BLANKET PURCHASE ORDER	
	7460 DUPLICATING EXPENSE	12/13/17	125167	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	258.49	8817175	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	12/13/17	125208	SHRED-IT US JV LLC DBA SHRED-IT USA LLC	61.63	8123621799	SHREDDING 11/30	

Attachment: WARRANT REGISTER-12-13-17 (FIN: WARRANT REGISTER)

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1201 FINANCE-ACCOUNTING	7320 COMMUNICATIONS	12/13/17	125222	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	53.58	97327708-0	2017-11	
	7999 CAL CARD CLEARING	12/13/17	125228	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	15,275.43		CAL CARD 2017-11	
	7460 DUPLICATING EXPENSE	12/13/17	125254	XEROX CORP XEROX CORP	37.86	091480350	COPIES/10/21-11/21/17	
	7460 DUPLICATING EXPENSE	12/13/17	125254	XEROX CORP XEROX CORP	331.14	091480353	LEASE/COPIES C8055H	
	7460 DUPLICATING EXPENSE	12/13/17	125254	XEROX CORP XEROX CORP	322.36	091480350	LEASE/FINANCE	
Division Total 1201 FINANCE-ACCOUNTING					18,521.80			
1210 FINANCE-UTILITY BILLING	7495 PROF AND SPEC SERVICES	12/13/17	125086	GARDA CL WEST INC GARDA CL WEST INC	565.22	10354387	2017-12	
	7455 POSTAGE AND FREIGHT	12/13/17	125162	NEOPOST USA INC NEOPOST USA INC	245.33	55362626	WJ150 RENT FY18 QTR3	
	7440 OFFICE EXPENSE	12/13/17	125167	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	167.11	8817175	BLANKET PURCHASE ORDER	
	7455 POSTAGE AND FREIGHT	12/13/17	125179	REBECCA KOZLOWSKI DBA PRESORT CENTER OF FRESNO, LLC	7.16	410041600	10/30-11/03/17	
	7455 POSTAGE AND FREIGHT	12/13/17	125179	REBECCA KOZLOWSKI DBA PRESORT CENTER OF FRESNO, LLC	6.77	410042066	11/13-11/17-17	
	7455 POSTAGE AND FREIGHT	12/13/17	125179	REBECCA KOZLOWSKI DBA PRESORT CENTER OF FRESNO, LLC	6.70	410042272	11/20-11/22/17	
	7455 POSTAGE AND FREIGHT	12/13/17	125179	REBECCA KOZLOWSKI DBA PRESORT CENTER OF FRESNO, LLC	6.21	410041858	11-06-11/09/17	
	7455 POSTAGE AND FREIGHT	12/13/17	125179	REBECCA KOZLOWSKI DBA PRESORT CENTER OF FRESNO, LLC	1,088.38	410041773	2017-10 FLAT	
	7455 POSTAGE AND FREIGHT	12/13/17	125179	REBECCA KOZLOWSKI DBA PRESORT CENTER OF FRESNO, LLC	1,441.90	410041700	2017-11 DELINQ	

Attachment: WARRANT REGISTER-12-13-17 (FIN: WARRANT REGISTER)

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	12/13/17	125179	REBECCA KOZLOWSKI DBA PRESORT CENTER OF FRESNO, LLC	6,189.33	410041773	2117-10 METER	
	7470 PRINTING	12/13/17	125179	REBECCA KOZLOWSKI DBA PRESORT CENTER OF FRESNO, LLC	1,700.99	410041773	2017-10 PRINTING	
	7470 PRINTING	12/13/17	125179	REBECCA KOZLOWSKI DBA PRESORT CENTER OF FRESNO, LLC	265.88	410041700	2017-11 PRINTING	
	7320 COMMUNICATIONS	12/13/17	125222	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	53.58	97327708-0	2017-11	
	7320 COMMUNICATIONS	12/13/17	125240	VERIZON WIRELESS VERIZON WIRELESS	10.46	9796226083	2017-11	
Division Total 1210 FINANCE-UTILITY BILLING					11,755.02			
1300 CITY ATTORNEY/LEGAL SVCS	7490 CONTRACTED LEGAL SERVICE	12/13/17	125092	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	25.00		AIRPORT	
	7490 CONTRACTED LEGAL SERVICE	12/13/17	125092	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	1,715.45		CITY CLERK	
	7490 CONTRACTED LEGAL SERVICE	12/13/17	125092	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	682.75		ENG & UTIL	
	7490 CONTRACTED LEGAL SERVICE	12/13/17	125092	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	1,274.05		FINANCE	
	7490 CONTRACTED LEGAL SERVICE	12/13/17	125092	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	2,982.50		MEETINGS	
	7490 CONTRACTED LEGAL SERVICE	12/13/17	125092	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	211.76		POLICE	
	7490 CONTRACTED LEGAL SERVICE	12/13/17	125092	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	3,274.83		PROPERTY MGMT	
	7490 CONTRACTED LEGAL SERVICE	12/13/17	125092	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	339.74		RECREATION	
	7518 SPECIAL LEGAL SERVICES	12/13/17	125092	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	25.00		COSTCO	

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1300 CITY ATTORNEY/LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	12/13/17	125092	GRISWOLD, LASALLE, COBB, DOWD & GIN	600.75		EDA GRANT	
				GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7518 SPECIAL LEGAL SERVICES	12/13/17	125092	GRISWOLD, LASALLE, COBB, DOWD & GIN	752.35		LABOR FIRE CAPT/FF	
				GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7518 SPECIAL LEGAL SERVICES	12/13/17	125092	GRISWOLD, LASALLE, COBB, DOWD & GIN	323.90		LABOR MID MGMT	
				GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7518 SPECIAL LEGAL SERVICES	12/13/17	125092	GRISWOLD, LASALLE, COBB, DOWD & GIN	7,502.70		LITIG HEAT2	
				GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7518 SPECIAL LEGAL SERVICES	12/13/17	125092	GRISWOLD, LASALLE, COBB, DOWD & GIN	12,056.77		LITIG HELENA	
				GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7518 SPECIAL LEGAL SERVICES	12/13/17	125092	GRISWOLD, LASALLE, COBB, DOWD & GIN	2,962.71		LITIG SJVEDC	
				GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7518 SPECIAL LEGAL SERVICES	12/13/17	125092	GRISWOLD, LASALLE, COBB, DOWD & GIN	2,171.70		LITIG TRANSFARENT CA	
				GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7518 SPECIAL LEGAL SERVICES	12/13/17	125092	GRISWOLD, LASALLE, COBB, DOWD & GIN	863.00		MARIJUANA	
				GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7519 LIABILITY RISK MANAGEMENT	12/13/17	125092	GRISWOLD, LASALLE, COBB, DOWD & GIN	461.25		LITIG GHIGLIA	
				GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7519 LIABILITY RISK MANAGEMENT	12/13/17	125092	GRISWOLD, LASALLE, COBB, DOWD & GIN	1,882.20		LITIG SO CAL EDISON	
				GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7519 LIABILITY RISK MANAGEMENT	12/13/17	125092	GRISWOLD, LASALLE, COBB, DOWD & GIN	3,598.05		LITIG VALDEZ	
				GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7519 LIABILITY RISK MANAGEMENT	12/13/17	125092	GRISWOLD, LASALLE, COBB, DOWD & GIN	2,273.05		LITIG VILLARRUEL	
				GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7519 LIABILITY RISK MANAGEMENT	12/13/17	125092	GRISWOLD, LASALLE, COBB, DOWD & GIN	97.20		LITIG ZARAGOZA	
				GRISWOLD, LASALLE, COBB, DOWD & GIN				
Division Total 1300 CITY ATTORNEY/LEGAL SVCS					46,076.71			
1309 LIABILITY INSURANCE	7330 LIABILITY INSURANCE	12/13/17	125256	YORK RISK SERVICES GROUP, INC	2,673.00	6207 11/17	SVC FEE 2017-11	
				YORK RISK SERVICES GROUP, INC-LIAB				

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Division Total 1309 LIABILITY INSURANCE					2,673.00			
1310 WORKERS' COMPENSATION	7169 WORKERS' COMP INSURANCE	12/13/17	125016	ACCLAMATION INSURANCE MGMT SVC-WC ACCLAMATION INSURANCE MGMT SVC	33,844.54		FY18 REPLENISH TRUST	
	7169 WORKERS' COMP INSURANCE	12/13/17	125047	CALIF DEPT OF INDUSTRIAL RELATIONS CALIF DEPT OF INDUSTRIAL RELATIONS	20,959.40	OSIP 64713	FY18 WC SELF INS ASMT	
	Division Total 1310 WORKERS' COMPENSATION				54,803.94			
1315 COMPUTER MAINTENANCE	7013 PART-TIME EMPLOYEES	12/8/17	125006	JUAN ROA ROA, JUAN	61.19		CY17 PP25 NO DIR DEP	
	7495 PROF AND SPEC SERVICES	12/13/17	125061	COMCAST BUSINESS COMCAST BUSINESS	2,852.56	59494230	939068019 ETHERNET	
	7495 PROF AND SPEC SERVICES	12/13/17	125063	COMPUTER SYSTEMS PLUS INC COMPUTER SYSTEMS PLUS INC	1,632.95	96445	2017-11 EMAIL/SCAN	
	7495 PROF AND SPEC SERVICES	12/13/17	125221	SWAGIT PRODUCTIONS, LLC SWAGIT PRODUCTIONS, LLC	50.00	9976	2017-11 AUDIO STREAM	
	7320 COMMUNICATIONS	12/13/17	125222	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	35.72	97327708-0	2017-11	
	7320 COMMUNICATIONS	12/13/17	125243	VERIZON WIRELESS VERIZON WIRELESS	38.01	9797283110	2017-11 AIRCARD	
	Division Total 1315 COMPUTER MAINTENANCE				4,670.43			
1411 PLANNING	7560 ADVERTISING & PUBLIC REL	12/13/17	125099	HANFORD SENTINEL 234-60007669 HANFORD SENTINEL LEGAL	147.05	76942	BLANKET PURCHASE ORDER	
	7440 OFFICE EXPENSE	12/13/17	125167	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	183.02	8817175	BLANKET PURCHASE ORDER	
	7320 COMMUNICATIONS	12/13/17	125222	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	35.72	97327708-0	2017-11	

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1411 PLANNING	7460 DUPLICATING EXPENSE	12/13/17	125254	XEROX CORP XEROX CORP	74.88	091480354	LEASE/COPIES	
Division Total 1411 PLANNING					440.67			
1412 BUILDING INSPECTION	7450 PUBLICATIONS AND DUES	12/13/17	125045	CALIF ASSC OF CODE ENFORCEMENT CALIF ASSC OF CODE ENFORCEMENT	95.00	300006288	2018 BELMONTE DUES	
	7495 PROF AND SPEC SERVICES	12/13/17	125112	INTERWEST CONSULTING GROUP INC INTERWEST CONSULTING GROUP INC	1,298.25	37183	FY18-0519 PLAN CHECK	
	7440 OFFICE EXPENSE	12/13/17	125167	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	80.68	8817175	BLANKET PURCHASE ORDER	
	7320 COMMUNICATIONS	12/13/17	125222	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	98.23	97327708-0	2017-11	
	7460 DUPLICATING EXPENSE	12/13/17	125254	XEROX CORP XEROX CORP	136.81	091480354	LEASE/COPIES	
Division Total 1412 BUILDING INSPECTION					1,708.97			
1413 CITY HFD PUBLIC HSG AUTH	7440 OFFICE EXPENSE	12/13/17	125167	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	90.34	8817175	BLANKET PURCHASE ORDER	
	7440 OFFICE EXPENSE	12/13/17	125217	STAPLES STAPLES	84.97	64703	BLANKET PURCHASE ORDER	
	7320 COMMUNICATIONS	12/13/17	125222	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	26.79	97327708-0	2017-11	
	7460 DUPLICATING EXPENSE	12/13/17	125254	XEROX CORP XEROX CORP	86.03	091480354	LEASE/COPIES	
Division Total 1413 CITY HFD PUBLIC HSG AUTH					288.13			
1431 CENTRL PRKNG & BUS ID-OP	818647 PKNG LOT/ALLEY SEAL COAT	12/13/17	125107	HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE	655.54	6121805	LUMBER PARADE TRALR	

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1431 CENTRL PRKNG & BUS ID-OP	7904-001 CONTRIB-MAIN ST HANFORD	12/13/17	125146	MAIN STREET HANFORD MAIN STREET HANFORD	20,272.50		FY18 QTR3	
Division Total 1431 CENTRL PRKNG & BUS ID-OP 20,928.04								
1450-001 CDBG ENTITLEMENT REUSE FD	7495 PROF AND SPEC SERVICES	12/13/17	125083	G M S, INC G M S, INC	245.00	204170	11/17 LIC & WARRANTY	
	7495 PROF AND SPEC SERVICES	12/13/17	125083	G M S, INC G M S, INC	65.00	204171	11/17 SERV & SUPPORT	
Division Total 1450-001 CDBG ENTITLEMENT REUSE FD 310.00								
1450-016 CDBG ENTITLEMENT 2016/17	817662 HOUSING REHAB-17 ENT	12/13/17	125123	KENNIES INDOOR COMFORT SPECIALIST KENNIES INDOOR COMFORT SPECIALIST	8,150.00	58767	HVAC 720 KIMBALL LN	
Division Total 1450-016 CDBG ENTITLEMENT 2016/17 8,150.00								
1450-017 CDBG ENTITLEMENT 2017/18	818661 KCAO-18	12/13/17	125131	KINGS COMMUNITY ACTION ORGANIZTN KINGS COMMUNITY ACTION ORGANIZTN	3,309.17	#1 17-18	2017-07	
Division Total 1450-017 CDBG ENTITLEMENT 2017/18 3,309.17								
1511 POLICE-SUPPORT SERVICE	7770 TRAINING/TRAVEL/MEETING	12/1/17	124988	CALIF PEACE OFFICERS ASSOCIATION CALIF PEACE OFFICERS ASSOCIATION	90.00	TR CANO2	REG/FRESNO/12/12	
	7770 TRAINING/TRAVEL/MEETING	12/1/17	124988	CALIF PEACE OFFICERS ASSOCIATION CALIF PEACE OFFICERS ASSOCIATION	90.00	TR JIMENEZ	REG/FRESNO/12/12	
	7780 UTILITIES-ELECTRICITY	12/1/17	124991	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	1,808.53		2017-11	
	7780 UTILITIES-ELECTRICITY	12/5/17	124996	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	1,808.53		2017-11	
	7010 REGULAR EMPLOYEES	12/8/17	125010	PARKER SEVER SEVER, PARKER	1,115.43		CY17 PP25A OFF CYC	

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1511 POLICE-SUPPORT SERVICE	7320 COMMUNICATIONS	12/13/17	125013	A T & T A T & T (11349)	374.44	0602231280	80008961114 CA DEPT OF JU	
	7495 PROF AND SPEC SERVICES	12/13/17	125015	DAVID B JONES DBA ABSOLUTE RESOLUTION INVESTIGATIONS	750.00		BCKGRND INV-M ORTEGA	
	7580 RENTS AND LEASES-EQUIP	12/13/17	125024	AMERIPRIDE UNIFORM SERVICE AMERIPRIDE UNIFORM SERVICE	64.03	1502021360	RUGS 11/14/17	
	7580 RENTS AND LEASES-EQUIP	12/13/17	125024	AMERIPRIDE UNIFORM SERVICE AMERIPRIDE UNIFORM SERVICE	64.03	1502031135	RUGS 11/28/17	
	7450 PUBLICATIONS AND DUES	12/13/17	125046	CALIF ASSOC POLICE TRAINING OFFICER CALIF ASSOC POLICE TRAINING OFFICER	50.00	143	2017 DUES FREINER	
	7495 PROF AND SPEC SERVICES	12/13/17	125048	CALIF DEPT OF JUSTICE CALIF DEPT OF JUSTICE	730.00	271840	LIVE SCAN/FINGERPRINTS	
	7495 PROF AND SPEC SERVICES	12/13/17	125062	COMCAST CABLE COMMUNICATIONS, INC COMCAST CABLE COMMUNICATIONS, INC	12.73	014669912/1	8155500390146699	
	7600 SPECIAL DEPARTMENTAL EX	12/13/17	125100	C & J TOWING DBA HANFORD TOWING SERVICE	95.00	12765	CASE 17-6388	
	7770 TRAINING/TRAVEL/MEETING	12/13/17	125148	FRANK J MARTINEZ MARTINEZ, FRANK J	93.00	EXP 12/5-7	EXP/FRESNO/12/5-7	
	7600 SPECIAL DEPARTMENTAL EX	12/13/17	125205	SELECT FIRE GROUP INC SELECT FIRE GROUP INC	3,303.30	114	DEPT AMMO/AMMO DOGS AMMO	
	7600 SPECIAL DEPARTMENTAL EX	12/13/17	125205	SELECT FIRE GROUP INC SELECT FIRE GROUP INC	3,346.20	114	MAGECH .40 S&W 180GR FMJ	
	7602 SNIPER	12/13/17	125205	SELECT FIRE GROUP INC SELECT FIRE GROUP INC	257.40	116	MAGTECH .40 S&W 180GR FMJ	
	7602 SNIPER	12/13/17	125205	SELECT FIRE GROUP INC SELECT FIRE GROUP INC	300.30	116	SNIPER AMMO/AMMO DOGS AMO	
	7603 SWAT	12/13/17	125205	SELECT FIRE GROUP INC SELECT FIRE GROUP INC	1,544.40	115	MAGTECH .40 S&W 180 FMJ 1	
	7603 SWAT	12/13/17	125205	SELECT FIRE GROUP INC SELECT FIRE GROUP INC	3,603.60	115	SWAT AMMO/AMMO DOGS/ AMMO	

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1511 POLICE-SUPPORT SERVICE	7785 UTILITIES-GAS	12/13/17	125216	SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	16.27		2017-11 1889156144	
	7320 COMMUNICATIONS	12/13/17	125222	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	491.89	97327708-0	2017-11	
	7320 COMMUNICATIONS	12/13/17	125239	MCI NETWORK SERV, INC DBA VERIZON BUSINESS SERVICES	612.61	70614238	CLETS SYSTEM SV100362	
	7320 COMMUNICATIONS	12/13/17	125242	VERIZON WIRELESS VERIZON WIRELESS	3,198.51	9797190289	381-0944 INVESTIGATIONS C	
	7320 COMMUNICATIONS	12/13/17	125244	VERIZON WIRELESS VERIZON WIRELESS	131.11	9797283210	771937214 AIR CARD	
	7320 COMMUNICATIONS	12/13/17	125245	VERIZON WIRELESS VERIZON WIRELESS	20.04	9797301928	872315009 TRACKER	
Division Total 1511 POLICE-SUPPORT SERVICE					23,971.35			
1512-1 POLICE-RECORDS	7460 DUPLICATING EXPENSE	12/1/17	124990	MARLIN LEASING CORP DBA MARLIN BUSINESS BANK	609.14	15486933	LEASE-KYOCERA 401-1217419	
	7440 OFFICE EXPENSE	12/13/17	125167	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	962.42	8817175	BLANKET PURCHASE ORDER	
	7460 DUPLICATING EXPENSE	12/13/17	125167	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	400.39	8817175	BLANKET PURCHASE ORDER	
	7770 TRAINING/TRAVEL/MEETING	12/13/17	125218	MARIBEL V STINSON STINSON, MARIBEL V	133.75	EXP 11/12-1	EXP/PSMO BCH/11/12-17	
Division Total 1512-1 POLICE-RECORDS					2,105.70			
1512-2 POLICE-COMMUNICATIONS	7770 TRAINING/TRAVEL/MEETING	12/1/17	124988	CALIF PEACE OFFICERS ASSOCIATION CALIF PEACE OFFICERS ASSOCIATION	90.00	TR STINSON	REG/FRESNO/12/12	
Division Total 1512-2 POLICE-COMMUNICATIONS					90.00			

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1513 POLICE-OPERATIONS	7018 INCENTIVE PAY	12/8/17	125009	STEPHANIE HUDDLESTON HUDDLESTON, STEPHANIE	212.25		CY17 PP25A OFFCYC	
	7600-022 PAL PROGRAM EXPENSE	12/13/17	125049	CALIF MILITARY DEPT ACCOUNTING CALIF MILITARY DEPT ACCOUNTING	800.00		2018-01 RENT 902 11TH	
	7495 PROF AND SPEC SERVICES	12/13/17	125101	HANFORD VETERINARY HOSPITAL, INC HANFORD VETERINARY HOSPITAL, INC	242.23	1070798	K-9 ARGOS/ EXAM	
	7495 PROF AND SPEC SERVICES	12/13/17	125101	HANFORD VETERINARY HOSPITAL, INC HANFORD VETERINARY HOSPITAL, INC	129.40	1071182	K-9 FLEA CARE/FOOD	
	7495 PROF AND SPEC SERVICES	12/13/17	125101	HANFORD VETERINARY HOSPITAL, INC HANFORD VETERINARY HOSPITAL, INC	49.48	1073892	K-9 FOOD	
Division Total 1513 POLICE-OPERATIONS					1,433.36			
1610 FIRE-ADMIN/SUPPRESSION	7780 UTILITIES-ELECTRICITY	12/1/17	124991	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	612.30		2017-11 #1	
	7780 UTILITIES-ELECTRICITY	12/1/17	124991	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	1,141.14		2017-11 #2	
	7010 REGULAR EMPLOYEES	12/8/17	125005	THOMAS LEE LEE, THOMAS	2,724.26		CY17 PP25 NO DIR DEP	
	818309 1-TRUCK, F150 (FIRE)	12/13/17	125065	COOK'S COMMUNICATIONS CORP COOK'S COMMUNICATIONS CORP	9,366.79	135296	OUTFIT-2017 FORD F150	
	7600 SPECIAL DEPARTMENTAL EXP	12/13/17	125107	HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE	69.36	11212017	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EXP	12/13/17	125138	THE LAWNMOWER MAN LAWN MOWER MAN, THE	151.13	4723150	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EXP	12/13/17	125153	CONSOLIDATED ELEC DIST, INC DBA MEDALLION SUPPLY	56.36	2877-471926	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EXP	12/13/17	125153	CONSOLIDATED ELEC DIST, INC DBA MEDALLION SUPPLY	56.36	2877-472035	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EXP	12/13/17	125153	CONSOLIDATED ELEC DIST, INC DBA MEDALLION SUPPLY	328.82	2877-472652	BLANKET PURCHASE ORDER	

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1610 FIRE-ADMIN/SUPPRESSION	7440 OFFICE EXPENSE	12/13/17	125167	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	141.26	8817175	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	12/13/17	125184	TAYLOR BROTHERS, INC DBA R E S COM	52.00	1590573	MONTHLY PEST CONTROL	
	7785 UTILITIES-GAS	12/13/17	125216	SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	97.29		2017-11 0711175100	
	7600 SPECIAL DEPARTMENTAL EX	12/13/17	125220	INTERLINE BRANDS INC DBA SUPPLYWORKS	226.98	418078168	BLANKET PURCHASE ORDER	
	7320 COMMUNICATIONS	12/13/17	125222	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	205.39	97327708-0	2017-11	
	7320 COMMUNICATIONS	12/13/17	125241	VERIZON WIRELESS VERIZON WIRELESS	502.44	9796405346	342019390 DATA PORTS	
	7460 DUPLICATING EXPENSE	12/13/17	125254	XEROX CORP XEROX CORP	287.41	091480355	2017-11 LEASE/COPIES	
Division Total 1610 FIRE-ADMIN/SUPPRESSION					16,019.29			
1611 FIRE-FIRE PREVENTION	7495 PROF AND SPEC SERVICES	12/13/17	125112	INTERWEST CONSULTING GROUP INC INTERWEST CONSULTING GROUP INC	420.00	34820	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	12/13/17	125112	INTERWEST CONSULTING GROUP INC INTERWEST CONSULTING GROUP INC	780.00	34999	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	12/13/17	125112	INTERWEST CONSULTING GROUP INC INTERWEST CONSULTING GROUP INC	1,680.00	35101	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	12/13/17	125112	INTERWEST CONSULTING GROUP INC INTERWEST CONSULTING GROUP INC	330.00	35966	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	12/13/17	125112	INTERWEST CONSULTING GROUP INC INTERWEST CONSULTING GROUP INC	270.00	33828	FY17-0907 PLN CK	
	7600 SPECIAL DEPARTMENTAL EX	12/13/17	125168	LOWE'S HOME CENTERS INC ORCHARD SUPPLY COMPANY LLC	199.24	12022017	BLANKET PURCHASE ORDER	
Division Total 1611 FIRE-FIRE PREVENTION					3,679.24			

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1710 PARKS & REC-ADMIN	7440 OFFICE EXPENSE	12/13/17	125064	ROSA CONTRERAS CONTRERAS, ROSA	5.53		OFFC DECORATIONS DEC	
	7440 OFFICE EXPENSE	12/13/17	125064	ROSA CONTRERAS CONTRERAS, ROSA	38.61		OFFC DECORATIONS-DEC	
	7440 OFFICE EXPENSE	12/13/17	125064	ROSA CONTRERAS CONTRERAS, ROSA	21.45		OFFC DECORATIONS-NOV	
	7440 OFFICE EXPENSE	12/13/17	125167	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	203.08	8817175	BLANKET PURCHASE ORDER	
	7320 COMMUNICATIONS	12/13/17	125222	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	35.72	97327708-0	2017-11	
Division Total 1710 PARKS & REC-ADMIN					304.39			
1711 PARKS & REC-SPORTS	7780 UTILITIES-ELECTRICITY	12/1/17	124991	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	1,555.57		2017-11 BABE RUTH	
	7780 UTILITIES-ELECTRICITY	12/1/17	124991	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	209.44		2017-11 CAMPUS	
	7780 UTILITIES-ELECTRICITY	12/1/17	124991	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	853.52		2017-11 GREENFIELD	
	7780 UTILITIES-ELECTRICITY	12/1/17	124991	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	91.55		2017-11 HARRIS	
	7780 UTILITIES-ELECTRICITY	12/1/17	124991	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	1,006.80		2017-11 LACEY	
	7780 UTILITIES-ELECTRICITY	12/1/17	124991	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	1,213.88		2017-11 SOFTBALL COMP	
	7600 SPECIAL DEPARTMENTAL EX	12/5/17	124994	LAWRENCE TRACTOR CO LAWRENCE TRACTOR CO	113.77	251498	GATOR TIRE	
	7600 SPECIAL DEPARTMENTAL EX	12/13/17	125030	B S N SPORTS, INC B S N SPORTS, INC	130.99	901018575	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	12/13/17	125073	RAYMOND ELIZONDO ELIZONDO, RAYMOND	110.00		SFTBALOFFCL11/12-12/7	

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1711 PARKS & REC-SPORTS	7495 PROF AND SPEC SERVICES	12/13/17	125124	CHRISTINE KEPPE KEPPER, CHRISTINE	77.00		SFTBLOFFCL 11/28-12/5	
	7495 PROF AND SPEC SERVICES	12/13/17	125140	WARREN LEASURE LEASURE, WARREN	220.00		SFTBLOFFCL11/27-12/7	
	7600 SPECIAL DEPARTMENTAL EX	12/13/17	125145	LOWE'S LOWE'S	53.81	12022017	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	12/13/17	125147	TONI MARIN MARIN, TONI	110.00		SFTBLOFFCL11/27-12/7	
	7495 PROF AND SPEC SERVICES	12/13/17	125149	JOSEPH MARTINEZ MARTINEZ, JOSEPH	44.00		SFTBL OFFCL 12/07	
	7495 PROF AND SPEC SERVICES	12/13/17	125155	RYAN MERCER MERCER, RYAN	154.00		SFTBALOFFCL11/28-12/7	
	7495 PROF AND SPEC SERVICES	12/13/17	125173	KELLY PERREIRA PERREIRA, KELLY	180.00		SFTBLOFFCL11/27-12/9	
	7495 PROF AND SPEC SERVICES	12/13/17	125174	ZANE PERREIRA PERREIRA, ZANE	44.00		SFTBL OFFCL 11/28-30	
	7495 PROF AND SPEC SERVICES	12/13/17	125193	CHUCK RIDDLE RIDDLE, CHUCK	418.00		SFTBLOFFCL11/2-12/5	
	7495 PROF AND SPEC SERVICES	12/13/17	125203	ANTHONY SANCHEZ SANCHEZ, ANTHONY	335.50		SFTBLOFFCL11/25-12/9	
	7600 SPECIAL DEPARTMENTAL EX	12/13/17	125219	SUNSHINE MONTOYA-KENTON DBA SUNCO DESIGNS	157.66	201708104	DIV WINNER TSHIRTS	
	7600 SPECIAL DEPARTMENTAL EX	12/13/17	125219	SUNSHINE MONTOYA-KENTON DBA SUNCO DESIGNS	138.35	201708105	DIV WINNER TSHIRTS	
	7600 SPECIAL DEPARTMENTAL EX	12/13/17	125220	INTERLINE BRANDS INC DBA SUPPLYWORKS	129.52	419462528	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	12/13/17	125249	WEST VALLEY SUPPLY INC WEST VALLEY SUPPLY INC	121.62	90177	IRRIGATION SUPPLIES	
Division Total 1711 PARKS & REC-SPORTS					7,468.98			

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1713 PARKS & REC-LONGFIELD	7785 UTILITIES-GAS	12/13/17	125216	SOUTHERN CALIF GAS CO	43.28		2017-11 1949155800	
				SOUTHERN CALIF GAS CO				
Division Total 1713 PARKS & REC-LONGFIELD					43.28			
1714 PARKS & REC-POOL/SKATE	7780 UTILITIES-ELECTRICITY	12/1/17	124991	SOUTHERN CALIF EDISON CO	1,175.88		2017-11	
				SOUTHERN CALIF EDISON CO				
	7495 PROF AND SPEC SERVICES	12/13/17	125057	CLARK PEST CONTROL, INC	65.00	0091611412	2017-12 PLUNGE	
				CLARK PEST CONTROL, INC				
	7495 PROF AND SPEC SERVICES	12/13/17	125150	MATSON ALARM COMPANY, INC	24.50	1662387	2017-12	
				MATSON ALARM COMPANY, INC				
Division Total 1714 PARKS & REC-POOL/SKATE					1,265.38			
1716 PARKS & REC-FACILITIES	7495 PROF AND SPEC SERVICES	12/13/17	125048	CALIF DEPT OF JUSTICE	64.00	272016	FINGERPRINTS	
				CALIF DEPT OF JUSTICE				
Division Total 1716 PARKS & REC-FACILITIES					64.00			
1719 PARKS & REC-YOUTH SERV	5017-701 TR-CONTRACTED CLASSES	12/13/17	125035	ADRIANNA BERRIOS	10.00	2003145	REFUND 2 DAYS KARATE	
				BERRIOS, ADRIANNA				
	5017-701 TR-CONTRACTED CLASSES	12/13/17	125036	MITCHELL, BIANCA	10.00	2003155	REFUND 2 DAYS KARATE	
				BIANCA MITCHELL				
	5017-701 TR-CONTRACTED CLASSES	12/13/17	125036	MITCHELL, BIANCA	7.78	2003156	REFUND 2 DAYS KARATE	
				BIANCA MITCHELL				
	5017-701 TR-CONTRACTED CLASSES	12/13/17	125038	JEAN BOLZE	2.55	2003141	REFUND SR AEROBICS	
				BOLZE, JEAN				
	5017-701 TR-CONTRACTED CLASSES	12/13/17	125038	JEAN BOLZE	11.00	2003142	REFUND SR AEROBICS	
				BOLZE, JEAN				
	7495 PROF AND SPEC SERVICES	12/13/17	125048	CALIF DEPT OF JUSTICE	32.00	266139	FINGERPRINT-V LLOYD	
				CALIF DEPT OF JUSTICE				

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1719 PARKS & REC-YOUTH SERV	7495 PROF AND SPEC SERVICES	12/13/17	125071	DIRECTV LLC DIRECTV LLC	135.48	3298430516	014877658 BLNKT PO	
	5017-701 TR-CONTRACTED CLASSES	12/13/17	125075	ANGEL FARIA FARIA, ANGEL	10.00	2003146	REFUND 2 DAYS KARATE	
	5017-701 TR-CONTRACTED CLASSES	12/13/17	125075	ANGEL FARIA FARIA, ANGEL	7.78	2003147	REFUND 2 DAYS KARATE	
	5017-701 TR-CONTRACTED CLASSES	12/13/17	125134	DARREL KNIGHT KNIGHT, DARREL	10.00	2003151	REFUND 2 DAYS KARATE	
	5017-701 TR-CONTRACTED CLASSES	12/13/17	125134	DARREL KNIGHT KNIGHT, DARREL	7.78	2003152	REFUND 2 DAYS KARATE	
	5017-701 TR-CONTRACTED CLASSES	12/13/17	125134	DARREL KNIGHT KNIGHT, DARREL	7.78	2003153	REFUND 2 DAYS KARATE	
	5017-701 TR-CONTRACTED CLASSES	12/13/17	125135	BRADY KONG KONG, BRADY	10.00	2003148	REFUND 2 DAYS KARATE	
	7495 PROF AND SPEC SERVICES	12/13/17	125137	TAMMY L LAWLEY LAWLEY, TAMMY L	400.00		SPECIAL EVENT 12/09	
	5017-701 TR-CONTRACTED CLASSES	12/13/17	125165	IJEOMA NNADI NNADI, IJEOMA	10.00	2003154	REFUND 2 DAYS KARATE	
	5017-701 TR-CONTRACTED CLASSES	12/13/17	125197	LUIS RUIZ RUIZ, LUIS	7.78	2003143	REFUND 2 DAYS KARATE	
	5017-701 TR-CONTRACTED CLASSES	12/13/17	125197	LUIS RUIZ RUIZ, LUIS	10.00	2003144	REFUND 2 DAYS KARATE	
	7680 CONCESSION SUPPLIES	12/13/17	125212	SMART & FINAL CORP SMART & FINAL CORP	714.67	014736	TEEN CTR SNACK BAR	
	7680 CONCESSION SUPPLIES	12/13/17	125212	SMART & FINAL CORP SMART & FINAL CORP	157.60	019419	TEEN CTR SNACK BAR	
	7320 COMMUNICATIONS	12/13/17	125222	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	17.86	97327708-0	2017-11	
	5017-701 TR-CONTRACTED CLASSES	12/13/17	125235	COURTNEY VAN ZUYEN VAN ZUYEN, COURTNEY	10.00	2003149	REFUND 2 DAYS KARATE	

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1719 PARKS & REC-YOUTH SERV	5017-701	12/13/17	125235	COURTNEY VAN ZUYEN VAN ZUYEN, COURTNEY	7.78	2003150	REFUND 2 DAYS KARATE	
	5017-701	12/13/17	125236	JOYCE VANDEBEEK VANDEBEEK, JOYCE	11.00	2003140	RFND SR AEROBIC DEC	
	5017-701	12/13/17	125236	JOYCE VANDEBEEK VANDEBEEK, JOYCE	2.55	2003139	RFND SR AEROBICS NOV	
	7470	12/13/17	125254	XEROX CORP XEROX CORP	249.10	091480356	LEASE/COPIES 2017-11	
	PRINTING							
Division Total 1719 PARKS & REC-YOUTH SERV					1,860.49			
1720 PARKS & REC-ADULT/SPCL	7495	12/13/17	125077	GARY FEINSTEIN FEINSTEIN, GARY	200.00	107	PHOTOGRAPHER 12/16	
	7600	12/13/17	125212	SMART & FINAL CORP SMART & FINAL CORP	83.19	011250	OTM DANCES BLANKET PO	
	7600	12/13/17	125212	SMART & FINAL CORP SMART & FINAL CORP	117.47	037439	OTM DANCES BLANKET PO	
	7320	12/13/17	125222	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	8.93	97327708-0	2017-11	
	COMMUNICATIONS							
Division Total 1720 PARKS & REC-ADULT/SPCL					409.59			
1721 PARKS & REC-COMM PROM/EVT	7320	12/13/17	125222	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	8.93	97327708-0	2017-11	
	7470	12/13/17	125254	XEROX CORP XEROX CORP	249.09	091480356	LEASE/COPIES 2017-11	
	PRINTING							
Division Total 1721 PARKS & REC-COMM PROM/EVT					258.02			
1722 PARKS & REC-PARKS	7300	12/13/17	125026	ARAMARK UNIFORM SERVICES, INC ARAMARK UNIFORM SERVICES, INC	82.50	60150925	UNIFORMS	
	UNIFORM EXPENSE							

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1722	7600	12/13/17	125030	B S N SPORTS, INC	646.95	900952364	BASES, PEGS, HM PLATE	
PARKS & REC-PARKS	SPECIAL DEPARTMENTAL EX			B S N SPORTS, INC				
	7650	12/13/17	125066	CROP PRODUCTION SERVICES INC	575.00	34704743	BLANKET PURCHASE ORDER	
	CHEMICALS			CROP PRODUCTION SERVICES INC				
	7650	12/13/17	125066	CROP PRODUCTION SERVICES INC	644.00	34704744	BLANKET PURCHASE ORDER	
	CHEMICALS			CROP PRODUCTION SERVICES INC				
	7650	12/13/17	125066	CROP PRODUCTION SERVICES INC	386.10	34801023	BLANKET PURCHASE ORDER	
	CHEMICALS			CROP PRODUCTION SERVICES INC				
	7650	12/13/17	125066	CROP PRODUCTION SERVICES INC	230.00	34801024	BLANKET PURCHASE ORDER	
	CHEMICALS			CROP PRODUCTION SERVICES INC				
	7600	12/13/17	125076	FASTENAL INDUSTRIAL & CONST SUPP	4.29	CAHAN6576	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			FASTENAL INDUSTRIAL & CONST SUPP				
	7600	12/13/17	125076	FASTENAL INDUSTRIAL & CONST SUPP	3.22	CAHAN6577	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			FASTENAL INDUSTRIAL & CONST SUPP				
	7600	12/13/17	125107	HOME DEPOT U S A INC DBA	344.90	11212017	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			HOME DEPOT STORES, THE				
	7600	12/13/17	125138	THE LAWNMOWER MAN	378.86	4723092	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			LAWN MOWER MAN, THE				
	7600	12/13/17	125145	LOWE'S	125.99	12022017	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			LOWE'S				
	7600	12/13/17	125153	CONSOLIDATED ELEC DIST, INC DBA	11.93	2877-472870	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			MEDALLION SUPPLY				
	7600	12/13/17	125153	CONSOLIDATED ELEC DIST, INC DBA	6.81	2877-472965	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			MEDALLION SUPPLY				
	7600	12/13/17	125156	MILLER'S RENTALAND	90.00	753236	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			MILLER'S RENTALAND				
	7780	12/13/17	125170	P G & E	9.86		2017-11 6476476966-7	
	UTILITIES-ELECTRICITY			P G & E				
	7550	12/13/17	125192	RICHARD K GONZALES DBA	4,000.00	1324	PRUNE STREET TREES	
	OTHER CONTRACTUAL SERV			RICHARD'S TREE SERVICE				

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1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EX	12/13/17	125220	INTERLINE BRANDS INC DBA SUPPLYWORKS	940.57	418864583	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	12/13/17	125220	INTERLINE BRANDS INC DBA SUPPLYWORKS	444.93	420949729	BLANKET PURCHASE ORDER	
	7320 COMMUNICATIONS	12/13/17	125222	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	17.86	97327708-0	2017-11	
	7600 SPECIAL DEPARTMENTAL EX	12/13/17	125249	WEST VALLEY SUPPLY INC WEST VALLEY SUPPLY INC	16.09	90066	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	12/13/17	125249	WEST VALLEY SUPPLY INC WEST VALLEY SUPPLY INC	14.81	90068	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	12/13/17	125249	WEST VALLEY SUPPLY INC WEST VALLEY SUPPLY INC	15.12	90069	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	12/13/17	125249	WEST VALLEY SUPPLY INC WEST VALLEY SUPPLY INC	429.34	90143	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	12/13/17	125249	WEST VALLEY SUPPLY INC WEST VALLEY SUPPLY INC	69.43	90164	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	12/13/17	125249	WEST VALLEY SUPPLY INC WEST VALLEY SUPPLY INC	32.01	90197	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	12/13/17	125249	WEST VALLEY SUPPLY INC WEST VALLEY SUPPLY INC	59.98	90210	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	12/13/17	125249	WEST VALLEY SUPPLY INC WEST VALLEY SUPPLY INC	27.78	90213	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	12/13/17	125249	WEST VALLEY SUPPLY INC WEST VALLEY SUPPLY INC	1.50	90214	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	12/13/17	125249	WEST VALLEY SUPPLY INC WEST VALLEY SUPPLY INC	360.85	90248	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	12/13/17	125249	WEST VALLEY SUPPLY INC WEST VALLEY SUPPLY INC	516.86	90333	BLANKET PURCHASE ORDER	
Division Total 1722 PARKS & REC-PARKS					10,487.54			

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2010 PW-ADMINISTRATION & ENGR	7600 SPECIAL DEPARTMENTAL EX	12/13/17	125118	JAMAR TECHNOLOGIES INC JAMAR TECHNOLOGIES INC	368.14	0038619	TRAFFIC COUNT BELTS	
	7440 OFFICE EXPENSE	12/13/17	125167	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	180.05	8817175	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	12/13/17	125208	SHRED-IT US JV LLC DBA SHRED-IT USA LLC	62.95	8123503694	DOC SHREDDING	
	7320 COMMUNICATIONS	12/13/17	125222	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	160.74	97327708-0	2017-11	
	7320 COMMUNICATIONS	12/13/17	125240	VERIZON WIRELESS VERIZON WIRELESS	40.97	9796226083	2017-11	
	7460 DUPLICATING EXPENSE	12/13/17	125254	XEROX CORP XEROX CORP	335.28	091480352	COPIES 10/21-11/21/17	
	7460 DUPLICATING EXPENSE	12/13/17	125254	XEROX CORP XEROX CORP	317.39	091480352	LEASE/PUBLIC WKS	
Division Total 2010 PW-ADMINISTRATION & ENGR					1,465.52			
2011 PW-STREET MAINTENANCE	7720 STREET CONST & MAINT MTR	12/13/17	125044	CALAVERAS MATERIALS INC CALAVERAS MATERIALS INC	441.89	1853464	ASPHALT 8.25 TONS	
	7600 SPECIAL DEPARTMENTAL EX	12/13/17	125107	HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE	11.13	11212017	BLANKET PURCHASE ORDER	
	7300 UNIFORM EXPENSE	12/13/17	125116	J H TACKETT INC DBA J H TACKETT MARKETING	5.36	1136	SEW CITY LOGO PATCH	
	7600 SPECIAL DEPARTMENTAL EX	12/13/17	125145	LOWE'S LOWE'S	78.94	12022017	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	12/13/17	125153	CONSOLIDATED ELEC DIST, INC DBA MEDALLION SUPPLY	165.19	2877-472377	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	12/13/17	125153	CONSOLIDATED ELEC DIST, INC DBA MEDALLION SUPPLY	71.34	2877-472680	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	12/13/17	125153	CONSOLIDATED ELEC DIST, INC DBA MEDALLION SUPPLY	13.35	2877-472700	BLANKET PURCHASE ORDER	

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2011 PW-STREET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EX	12/13/17	125153	CONSOLIDATED ELEC DIST, INC DBA MEDALLION SUPPLY	47.62	2877-47293	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	12/13/17	125153	CONSOLIDATED ELEC DIST, INC DBA MEDALLION SUPPLY	107.20	2877-47298	BLANKET PURCHASE ORDER	
	7440 OFFICE EXPENSE	12/13/17	125167	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	825.48	8817175	BLANKET PURCHASE ORDER	
	7780 UTILITIES-ELECTRICITY	12/13/17	125215	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	5,842.01		2017-11	
	7780 UTILITIES-ELECTRICITY	12/13/17	125215	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	31,810.94		2017-11 VINTAGE EST	
	7320 COMMUNICATIONS	12/13/17	125222	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	17.86	97327708-0	2017-11	
	7320 COMMUNICATIONS	12/13/17	125240	VERIZON WIRELESS VERIZON WIRELESS	7.06	9796226083	2017-11	
Division Total 2011 PW-STREET MAINTENANCE					39,445.37			
2014 SPECIAL AVIATION	817655 HANGER TAXILANE REHAB 2-	12/13/17	125152	MEAD & HUNT INC MEAD & HUNT INC	1,443.00	274457	2017-10 PROF SVC	
Division Total 2014 SPECIAL AVIATION					1,443.00			
2020 AIRPORT-OPERATING	7320 COMMUNICATIONS	12/13/17	125014	A T & T A T & T (13982)	103.48	10486121	DSL 584-8994	
	7495 PROF AND SPEC SERVICES	12/13/17	125017	ACTION EQUIPMENT RENTALS ACTION EQUIPMENT RENTALS	714.25	157276	SCISSOR LIFT RENTAL	
	7433 FUEL AND LUBE MAINTENANCE	12/13/17	125032	W BANKS MOORE, INC DBA BANKS & CO	100.00	80298	2017-11 UST INSPECT	
	7495 PROF AND SPEC SERVICES	12/13/17	125132	KINGS REHABILITATION CENTER, INC KINGS REHABILITATION CENTER, INC	125.00	6827	2017-10	

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2020 AIRPORT-OPERATING	7495 PROF AND SPEC SERVICES	12/13/17	125150	MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	30.00	1662387	2017-12	
	7495 PROF AND SPEC SERVICES	12/13/17	125163	RYAN NEWTON NEWTON, RYAN	1,600.00	002	WEED ABATEMENT 8/26	
	7785 UTILITIES-GAS	12/13/17	125216	SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	9.89		2017-11 1052157816	
	Division Total 2020 AIRPORT-OPERATING				2,682.62			
2031 REFUSE	7412 EQUIPMENT MAINTENANCE	12/13/17	125107	HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE	394.93	11212017	BLANKET PURCHASE ORDER	
	7440 OFFICE EXPENSE	12/13/17	125167	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	59.50	8817175	BLANKET PURCHASE ORDER	
	7320 COMMUNICATIONS	12/13/17	125222	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	35.72	97327708-0	2017-11	
	7320 COMMUNICATIONS	12/13/17	125240	VERIZON WIRELESS VERIZON WIRELESS	48.03	9796226083	2017-11	
	Division Total 2031 REFUSE				538.18			
2040 FLEET MAINTENANCE	7495 PROF AND SPEC SERVICES	12/5/17	124994	LAWRENCE TRACTOR CO LAWRENCE TRACTOR CO	211.15	252812	LABOR/ENG REPAIR #179	
	7600 SPECIAL DEPARTMENTAL EX	12/5/17	124994	LAWRENCE TRACTOR CO LAWRENCE TRACTOR CO	1,359.91	252812	PARTS/ENG REPAIR #179	
	7495 PROF AND SPEC SERVICES	12/13/17	125011	A & E WELDING & MACHINE, INC A & E WELDING & MACHINE, INC	5,670.00	3412	REPAIR GRAB ARM	
	7495 PROF AND SPEC SERVICES	12/13/17	125011	A & E WELDING & MACHINE, INC A & E WELDING & MACHINE, INC	1,148.95	3408	REPAIR WTR TANK #190	
	7600 SPECIAL DEPARTMENTAL EX	12/13/17	125012	A R TRANSMISSION INC A R TRANSMISSION INC	1,591.01	54203	REBUILD TRANSMSSN #15	

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2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EX	12/13/17	125019	CENTRAL VALLEY GMC DBA AFFINITY TRUCK CENTER	57.87	F003479649	BLANKET PURCHASE ORDERS	
	7300 UNIFORM EXPENSE	12/13/17	125026	ARAMARK UNIFORM SERVICES, INC ARAMARK UNIFORM SERVICES, INC	41.25	601523671	UNIFORMS	
	7495 PROF AND SPEC SERVICES	12/13/17	125028	B E C S PACIFIC LTD B E C S PACIFIC LTD	1,470.00	03 008829	SMOKE TEST-DIESEL TRUCK	
	7434 TIRES AND TUBES	12/13/17	125031	BADASCI TIRE CO, INC BADASCI TIRE CO, INC	247.78	139378	BLANKET PURCHASE ORDER	
	7434 TIRES AND TUBES	12/13/17	125031	BADASCI TIRE CO, INC BADASCI TIRE CO, INC	2,665.73	139486	BLANKET PURCHASE ORDER	
	7434 TIRES AND TUBES	12/13/17	125031	BADASCI TIRE CO, INC BADASCI TIRE CO, INC	69.99	139538	BLANKET PURCHASE ORDER	
	7434 TIRES AND TUBES	12/13/17	125031	BADASCI TIRE CO, INC BADASCI TIRE CO, INC	76.72	139631	BLANKET PURCHASE ORDER	
	7434 TIRES AND TUBES	12/13/17	125031	BADASCI TIRE CO, INC BADASCI TIRE CO, INC	1,969.30	139683	BLANKET PURCHASE ORDER	
	7434 TIRES AND TUBES	12/13/17	125031	BADASCI TIRE CO, INC BADASCI TIRE CO, INC	1,026.37	139696	BLANKET PURCHASE ORDER	
	7434 TIRES AND TUBES	12/13/17	125031	BADASCI TIRE CO, INC BADASCI TIRE CO, INC	31.03	139860	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	12/13/17	125039	BURTON'S FIRE, INC BURTON'S FIRE, INC	(2,608.80)		BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	12/13/17	125039	BURTON'S FIRE, INC BURTON'S FIRE, INC	1,120.46	S37748	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	12/13/17	125039	BURTON'S FIRE, INC BURTON'S FIRE, INC	814.96	S38803	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	12/13/17	125039	BURTON'S FIRE, INC BURTON'S FIRE, INC	2,032.50	S38918	BLANKET PURCHASE ORDER	
	7433 FUEL AND LUBE MAINTENANC	12/13/17	125055	FLEETCOR TECHNOLOGIES INC DBA CHEVRON & TEXACO BUSINESS CARD SVC	319.29	52047550	2017-11 GAS CARD	

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2040	7450	12/13/17	125067	CUMMINS PACIFIC LLC	450.00	027-99485	ANN SUBSCRIPTN-CUMMINS IN	
FLEET MAINTENANCE	PUBLICATIONS AND DUES			CUMMINS PACIFIC LLC				
	7450	12/13/17	125067	CUMMINS PACIFIC LLC	58.02	008-35484	DATA ADAPTER (#5299126)	
	PUBLICATIONS AND DUES			CUMMINS PACIFIC LLC				
	7495	12/13/17	125067	CUMMINS PACIFIC LLC	(307.54)	022-93065	OVRCHG022-92751&92752	
	PROF AND SPEC SERVICES			CUMMINS PACIFIC LLC				
	7495	12/13/17	125068	D P F FILTERS, INC	240.00	14701	LBR/DIAG ENG LIT#145	
	PROF AND SPEC SERVICES			D P F FILTERS, INC				
	7600	12/13/17	125068	D P F FILTERS, INC	127.20	14701	PRT/DIAG ENG LIT #145	
	SPECIAL DEPARTMENTAL EX			D P F FILTERS, INC				
	7433	12/13/17	125072	ELBERT DISTRIBUTING, INC	791.66	PI00004525	BLANKET PURCHASE ORDER	
	FUEL AND LUBE MAINTENANC			ELBERT DISTRIBUTING, INC				
	7433	12/13/17	125072	ELBERT DISTRIBUTING, INC	283.08	PI0004314	BLANKET PURCHASE ORDER	
	FUEL AND LUBE MAINTENANC			ELBERT DISTRIBUTING, INC				
	7600	12/13/17	125072	ELBERT DISTRIBUTING, INC	159.57	PI0004153	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			ELBERT DISTRIBUTING, INC				
	7600	12/13/17	125072	ELBERT DISTRIBUTING, INC	110.97	PI0004464	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			ELBERT DISTRIBUTING, INC				
	7600	12/13/17	125080	FREEWAY TOYOTA	129.95	TOCS43692	REPROGRAM TPMS #402	
	SPECIAL DEPARTMENTAL EX			FREEWAY TOYOTA				
	7600	12/13/17	125094	HAAKER EQUIP CO	1,025.12	C36556	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			HAAKER EQUIP CO				
	7600	12/13/17	125094	HAAKER EQUIP CO	1,495.37	C37110	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			HAAKER EQUIP CO				
	7600	12/13/17	125094	HAAKER EQUIP CO	244.17	C37196	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			HAAKER EQUIP CO				
	7600	12/13/17	125096	HANFORD AUTO & TRUCK PARTS, INC	2,691.63	11302017	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			HANFORD AUTO & TRUCK PARTS, INC				
	7433	12/13/17	125110	INTER STATE OIL COMPANY	547.84	0627192-IN	FUEL-BLANKET PO	
	FUEL AND LUBE MAINTENANC			INTER STATE OIL COMPANY				

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2040 FLEET MAINTENANCE	7433 FUEL AND LUBE MAINTENANCE	12/13/17	125115	J C LANSLOWNE DIST INC J C LANSLOWNE DIST INC	999.03	265782	BLANKET PURCHASE ORDER	
	7433 FUEL AND LUBE MAINTENANCE	12/13/17	125115	J C LANSLOWNE DIST INC J C LANSLOWNE DIST INC	1,472.88	267888	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EXPENSE	12/13/17	125117	JACK B MARTIN DBA JACK MARTIN'S SIGNWORKS	58.73	25050	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EXPENSE	12/13/17	125117	JACK B MARTIN DBA JACK MARTIN'S SIGNWORKS	429.72	25088	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EXPENSE	12/13/17	125119	JEFF'S AUTO SUPPLY JEFF'S AUTO SUPPLY	564.14	D205881	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EXPENSE	12/13/17	125119	JEFF'S AUTO SUPPLY JEFF'S AUTO SUPPLY	64.35	D205889	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EXPENSE	12/13/17	125119	JEFF'S AUTO SUPPLY JEFF'S AUTO SUPPLY	564.14	D205929	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EXPENSE	12/13/17	125119	JEFF'S AUTO SUPPLY JEFF'S AUTO SUPPLY	1.34	D205955	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EXPENSE	12/13/17	125119	JEFF'S AUTO SUPPLY JEFF'S AUTO SUPPLY	97.04	D205991	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EXPENSE	12/13/17	125119	JEFF'S AUTO SUPPLY JEFF'S AUTO SUPPLY	576.17	D206018	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EXPENSE	12/13/17	125119	JEFF'S AUTO SUPPLY JEFF'S AUTO SUPPLY	784.10	D206023	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EXPENSE	12/13/17	125119	JEFF'S AUTO SUPPLY JEFF'S AUTO SUPPLY	34.55	D206131	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EXPENSE	12/13/17	125119	JEFF'S AUTO SUPPLY JEFF'S AUTO SUPPLY	45.08	D206147	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EXPENSE	12/13/17	125119	JEFF'S AUTO SUPPLY JEFF'S AUTO SUPPLY	238.42	D206150	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EXPENSE	12/13/17	125119	JEFF'S AUTO SUPPLY JEFF'S AUTO SUPPLY	137.45	D206152	BLANKET PURCHASE ORDER	

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2040	7600	12/13/17	125119	JEFF'S AUTO SUPPLY	(45.08)	D206154	BLANKET PURCHASE ORDER	
FLEET MAINTENANCE	SPECIAL DEPARTMENTAL EX			JEFF'S AUTO SUPPLY				
	7600	12/13/17	125119	JEFF'S AUTO SUPPLY	128.64	D206158	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			JEFF'S AUTO SUPPLY				
	7600	12/13/17	125119	JEFF'S AUTO SUPPLY	114.91	D206205	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			JEFF'S AUTO SUPPLY				
	7600	12/13/17	125119	JEFF'S AUTO SUPPLY	145.08	D206248	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			JEFF'S AUTO SUPPLY				
	7600	12/13/17	125119	JEFF'S AUTO SUPPLY	38.32	D206253	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			JEFF'S AUTO SUPPLY				
	7600	12/13/17	125119	JEFF'S AUTO SUPPLY	564.14	D206259	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			JEFF'S AUTO SUPPLY				
	7600	12/13/17	125119	JEFF'S AUTO SUPPLY	12.32	D206300	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			JEFF'S AUTO SUPPLY				
	7600	12/13/17	125122	KELLER MOTORS OF HANFORD	123.24	5063215	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			KELLER MOTORS OF HANFORD				
	7600	12/13/17	125139	LAWSON PRODUCTS, INC	246.51	9305330144	BOLTS SCREWS, FASTNRS	
	SPECIAL DEPARTMENTAL EX			LAWSON PRODUCTS, INC				
	7600	12/13/17	125139	LAWSON PRODUCTS, INC	374.05	9305396841	BOLTS, SCREWS,NUTS	
	SPECIAL DEPARTMENTAL EX			LAWSON PRODUCTS, INC				
	7600	12/13/17	125151	MC NEILUS TRUCK & MFG CO	1,976.36	3836160	PYTHON REBLD KIT #151	
	SPECIAL DEPARTMENTAL EX			MC NEILUS TRUCK & MFG CO				
	7411	12/13/17	125159	MOTOROLA SOLUTIONS, INC	1,788.77	13187990	1-RADIO/POL CAR (CAPT)	
RADIO MAINTENANCE				MOTOROLA SOLUTIONS, INC				
	7450	12/13/17	125161	NATIONAL ASSOC OF FLEET ADMIN INV	499.00	112657	CY18 BETTENCOURT	
PUBLICATIONS AND DUES				N A F A FLEET MANAGEMENT ASSOC				
	7495	12/13/17	125169	ORTON'S EQUIPMENT COMPANY	918.28	SD53481	LABOR-STEERING FUNCTION	
PROF AND SPEC SERVICES				ORTON'S EQUIPMENT COMPANY				
	7600	12/13/17	125169	ORTON'S EQUIPMENT COMPANY	131.36	SD53481	PARTS-STEERING FUNCTION	
SPECIAL DEPARTMENTAL EX				ORTON'S EQUIPMENT COMPANY				

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2040	7600	12/13/17	125178	PRAXAIR DIST INC	87.48	79810701	BLANKET PURCHASE ORDER	
FLEET MAINTENANCE	SPECIAL DEPARTMENTAL EX			PRAXAIR DIST INC				
	7495	12/13/17	125183	QUINN POWER SYSTEM	4,653.60	NF09758	LABOR-ENG #323	
	PROF AND SPEC SERVICES			QUINN POWER SYSTEM				
	7600	12/13/17	125183	QUINN POWER SYSTEM	1,735.53	NF09758	PARTS/ENG #323	
	SPECIAL DEPARTMENTAL EX			QUINN POWER SYSTEM				
	7433	12/13/17	125196	ROE OIL COMPANY	123.09	154966CT	FUEL PD MTRCYCLE78/79	
	FUEL AND LUBE MAINTENANC			ROE OIL COMPANY				
	7495	12/13/17	125200	SAN JOAQUIN VALLEY AIR POLLUTION	195.00	C269558	C2843-20-0 ANN PRMT	
	PROF AND SPEC SERVICES			SAN JOAQUIN VALLEY AIR POLLUTION				
	7495	12/13/17	125200	SAN JOAQUIN VALLEY AIR POLLUTION	114.00	C270559	C-333-1-2 PERMIT FEE	
	PROF AND SPEC SERVICES			SAN JOAQUIN VALLEY AIR POLLUTION				
	7495	12/13/17	125200	SAN JOAQUIN VALLEY AIR POLLUTION	264.00	C270559	C-333-2-2 PERMIT FEE	
	PROF AND SPEC SERVICES			SAN JOAQUIN VALLEY AIR POLLUTION				
	7495	12/13/17	125207	SEQUOIA EQUIP CO INC	383.00	112224	REPAIR ENG #177	
	PROF AND SPEC SERVICES			SEQUOIA EQUIP CO INC				
	7433	12/13/17	125210	SILVAS OIL CO INC	19,053.05	841052	FUEL BLANKET PO	
	FUEL AND LUBE MAINTENANC			SILVAS OIL CO INC				
	7600	12/13/17	125213	SMITH AUTO PARTS, INC	(278.85)	01CR033641	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			SMITH AUTO PARTS, INC				
	7600	12/13/17	125213	SMITH AUTO PARTS, INC	1,458.02	01IN226143	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			SMITH AUTO PARTS, INC				
	7780	12/13/17	125215	SOUTHERN CALIF EDISON CO	2,068.59		2017-11	
	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
	7785	12/13/17	125216	SOUTHERN CALIF GAS CO	814.65		2017-11 1130155600	
	UTILITIES-GAS			SOUTHERN CALIF GAS CO				
	7600	12/13/17	125220	INTERLINE BRANDS INC DBA	193.05	418695664	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			SUPPLYWORKS				
	7600	12/13/17	125220	INTERLINE BRANDS INC DBA	364.65	419770250	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			SUPPLYWORKS				

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2040 FLEET MAINTENANCE	7320 COMMUNICATIONS	12/13/17	125222	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	17.86	97327708-0	2017-11	
	7412 EQUIPMENT MAINTENANCE	12/13/17	125233	HERMAN L TOEWS DBA VALLEY LUBE EQUIPMENT	898.77	1924	HI PRSSUR CNTRL VALVE	
	7495 PROF AND SPEC SERVICES	12/13/17	125247	CROMER EQUIPMENT COMPANY DBA WAREHOUSE SYSTEMS-A GRAYLIFT CO	156.15	24000469	PM SVC/ROLLUP DOORS	
	7495 PROF AND SPEC SERVICES	12/13/17	125248	WATERDROPS EXPRESS CAR WASH LLC WATERDROPS EXPRESS CAR WASH LLC	56.00	129421	LACEY WASHES BLANKET PO	
	7495 PROF AND SPEC SERVICES	12/13/17	125253	WORLD OIL ENVIRONMENTAL SERVICES WORLD OIL ENVIORNMENTAL SERVICES	120.00	1500002622	USED OIL MIXED 380GAL	
Division Total 2040 FLEET MAINTENANCE					72,923.19			
2050 FLEET REPLACEMENT RESERVE	818310 1-CAR, POLICE (1513 CAPT)	12/13/17	125159	MOTOROLA SOLUTIONS, INC MOTOROLA SOLUTIONS, INC	867.34	13187990	1-RADIO/POL CAR (CAPT)	
Division Total 2050 FLEET REPLACEMENT RESERVE					867.34			
2061 STORM DRAINAGE-OPERATING	7780 UTILITIES-ELECTRICITY	12/5/17	124996	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	2,567.79		2017-11	
	7600 SPECIAL DEPARTMENTAL EX	12/13/17	125076	FASTENAL INDUSTRIAL & CONST SUPP FASTENAL INDUSTRIAL & CONST SUPP	14.23	CAHAN6584	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	12/13/17	125136	LANGSTON CO INC LANGSTON CO INC	1,180.00	184165	BURL SANDBAGS	
	7600 SPECIAL DEPARTMENTAL EX	12/13/17	125145	LOWE'S LOWE'S	7.30	12022017	BLANKET PURCHASE ORDER	
Division Total 2061 STORM DRAINAGE-OPERATING					3,769.32			
2071 WASTEWATER TREATMENT PLNT	7412 EQUIPMENT MAINTENANCE	12/1/17	124993	UNITED PARCEL SERVICE UNITED PARCEL SERVICE	130.03	F7476V407	HACH CO RETURN	

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2071 WASTEWATER TREATMENT PLNT	7412 EQUIPMENT MAINTENANCE	12/1/17	124993	UNITED PARCEL SERVICE UNITED PARCEL SERVICE	56.66	F7476V437	HACH CO RETURN	
	7300 UNIFORM EXPENSE	12/13/17	125026	ARAMARK UNIFORM SERVICES, INC ARAMARK UNIFORM SERVICES, INC	75.02	86967119	UNIFORMS	
	7450 PUBLICATIONS AND DUES	12/13/17	125050	CALIF WATER ENVIRONMENT ASSOC CALIF WATER ENVIRONMENT ASSOC	270.00		ENGEN-GARZA MBRSHIP	
	7450 PUBLICATIONS AND DUES	12/13/17	125050	CALIF WATER ENVIRONMENT ASSOC CALIF WATER ENVIRONMENT ASSOC	265.00		ESTRADA-MBRSHIP	
	7770 TRAINING/TRAVEL/MEETING	12/13/17	125051	CALIF WATER ENVIRONMENT ASSOC CALIF WATER ENVIRONMENT ASSOC	30.00	TR ESTRAD	REG/FRESNO/11/14	
	7650 CHEMICALS	12/13/17	125074	EVANTEC LAB SUPPLY EVANTEC LAB SUPPLY	378.07	173324	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	12/13/17	125074	EVANTEC LAB SUPPLY EVANTEC LAB SUPPLY	204.26	173367	BLANKET PURCHASE ORDER	
	7412 EQUIPMENT MAINTENANCE	12/13/17	125081	FRESNO PIPE & SUPPLY INC FRESNO PIPE & SUPPLY INC	70.79	54146	CL2 BOOM SCREENS, RPLC, 2	
	7412 EQUIPMENT MAINTENANCE	12/13/17	125081	FRESNO PIPE & SUPPLY INC FRESNO PIPE & SUPPLY INC	13.53	54146	ESTIMATED SHIPPING/HANDLI	
	7600 SPECIAL DEPARTMENTAL EX	12/13/17	125090	GARLICK, INC DBA GREAT VALLEY SUPPLY	95.18	12590	WASH-N-WAX-GVS	
	7600 SPECIAL DEPARTMENTAL EX	12/13/17	125107	HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE	709.66	11212017	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	12/13/17	125115	J C LANSDOWNE DIST INC J C LANSDOWNE DIST INC	599.08	265783	BLANKET PURCHASE ORDER	
	7955 TAXES	12/13/17	125143	THE LONE OAK CANAL COMPANY LONE OAK CANAL COMPANY	2,200.00	FY2018 147	ASSMT 147#2 20@110	
	7495 PROF AND SPEC SERVICES	12/13/17	125150	MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	24.50	1662387	2017-12	
	7412 EQUIPMENT MAINTENANCE	12/13/17	125166	NORTH CENTRAL LABORATORIES NORTH CENTRAL LABORATORIES	948.51	398561	BLANKET PURCHASE ORDER	

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2071 WASTEWATER TREATMENT PLNT	7650 CHEMICALS	12/13/17	125166	NORTH CENTRAL LABORATORIES NORTH CENTRAL LABORATORIES	183.32	398560	BLANKET PURCHASE ORDER	
	7440 OFFICE EXPENSE	12/13/17	125167	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	540.10	8817175	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	12/13/17	125200	SAN JOAQUIN VALLEY AIR POLLUTION SAN JOAQUIN VALLEY AIR POLLUTION	108.49	C270337	C1871 ANN PERMIT	
	7495 PROF AND SPEC SERVICES	12/13/17	125201	SAN JOAQUIN VALLEY AIR POLLUTION SAN JOAQUIN VALLEY AIR POLLUTION	72.00	270167	BURN PERMIT 142192	
	7551 WWTP EFFLUENT DISPOSAL	12/13/17	125202	SANCHEZ BROS FARMING SANCHEZ BROS FARMING	270.00	1108	2017-09 WATER USAGE	
	7780 UTILITIES-ELECTRICITY	12/13/17	125215	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	29,409.82		2017-11	
	7785 UTILITIES-GAS	12/13/17	125216	SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	1,496.03		2017-11 0732175100	
	7320 COMMUNICATIONS	12/13/17	125222	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	80.37	97327708-0	2017-11	
	7550 OTHER CONTRACTUAL SERV	12/13/17	125227	TOTAL FILTRATION SERVICES, INC TOTAL FILTRATION SERVICES, INC	52.14	PSV1709805	BLANKET PURCHASE ORDER	
	7550-001 OTHER CONTR-SOLAR SYSTEM	12/13/17	125231	UNWIRED BROADBAND INC UNWIRED BROADBAND INC	69.95	INV0049676	WIRELESS-BLANKET PO	
	7320 COMMUNICATIONS	12/13/17	125240	VERIZON WIRELESS VERIZON WIRELESS	79.51	9796226083	2017-11	
Division Total 2071 WASTEWATER TREATMENT PLNT 38,432.02								
2072 SANITARY SEWER COLLECTION	7600 SPECIAL DEPARTMENTAL EXP	12/13/17	125107	HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE	84.63	11212017	BLANKET PURCHASE ORDER	
	7440 OFFICE EXPENSE	12/13/17	125167	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	181.72	8817175	BLANKET PURCHASE ORDER	
	7780 UTILITIES-ELECTRICITY	12/13/17	125170	P G & E P G & E	199.65		2017-11 5401477022-3	

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2072 SANITARY SEWER COLLECTION	7780 UTILITIES-ELECTRICITY	12/13/17	125215	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	2,831.03		2017-11	
	7320 COMMUNICATIONS	12/13/17	125222	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	17.86	97327708-0	2017-11	
	7412 EQUIPMENT MAINTENANCE	12/13/17	125225	TELSTAR INSTRUMENTS, INC TELSTAR INSTRUMENTS, INC	920.00	92231	BLANKET PURCHASE ORDER	
	7320 COMMUNICATIONS	12/13/17	125240	VERIZON WIRELESS VERIZON WIRELESS	45.77	9796226083	2017-11	
Division Total 2072 SANITARY SEWER COLLECTION					4,280.66			
2074 WASTEWATER CAPITAL	817668 9THHSTN AV SWR MN CONS	12/13/17	125037	BLAIR CHURCH & FLYNN INC BLAIR CHURCH & FLYNN INC	9,731.60	54724	2017-10 PROF SVCS	
Division Total 2074 WASTEWATER CAPITAL					9,731.60			
2081 WATER-OPERATIONS	7785 UTILITIES-GAS	12/13/17	125023	AMERIGAS - FRESNO AMERIGAS - FRESNO	146.93	3071814603	PROPANE 10TH WS 33	
	7785 UTILITIES-GAS	12/13/17	125023	AMERIGAS - FRESNO AMERIGAS - FRESNO	146.93	3071814606	PROPANE FIRE STN WS35	
	7495 PROF AND SPEC SERVICES	12/13/17	125029	B S K & ASSOCIATES INC B S K & ASSOCIATES INC	30.00	A729272	BLANKET PURCHASE ORDER	
	7990 MATERIALS/SUPP'S/INVENTR	12/13/17	125093	FERGUSON ENTERPRISES INC 1423 DBA GROENIGER & CO	46.10	1326506	BRASS NIPPLE, 2"	
	7990 MATERIALS/SUPP'S/INVENTR	12/13/17	125093	FERGUSON ENTERPRISES INC 1423 DBA GROENIGER & CO	24.26	1326506	BRASS NIPPLE, 2"	
	7990 MATERIALS/SUPP'S/INVENTR	12/13/17	125093	FERGUSON ENTERPRISES INC 1423 DBA GROENIGER & CO	985.31	1326506	COUPLING, 6", 6X7	
	7990 MATERIALS/SUPP'S/INVENTR	12/13/17	125093	FERGUSON ENTERPRISES INC 1423 DBA GROENIGER & CO	462.78	1326506	COUPLING, 8", 8X7	

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2081 WATER-OPERATIONS	7990 MATERIALS/SUPP'S/INVENTR	12/13/17	125093	FERGUSON ENTERPRISES INC 1423 DBA GROENIGER & CO	345.35	1326506	INSERT	
	7990 MATERIALS/SUPP'S/INVENTR	12/13/17	125093	FERGUSON ENTERPRISES INC 1423 DBA GROENIGER & CO	388.93	1326506	MTR FLANGE, 1 1/2"	
	7560 ADVERTISING & PUBLIC REL	12/13/17	125098	HANFORD SENTINEL 234-60007669 HANFORD SENTINEL LEGAL	316.98	76572	SURPLUS LAND SALE NOTICE	
	7600 SPECIAL DEPARTMENTAL EX	12/13/17	125107	HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE	123.86	11212017	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	12/13/17	125127	KINGS CO HEALTH DEPT KINGS CO HEALTH DEPT	2,340.00	IN0047694	2017-10 WTR SAMPLES	
	7600 SPECIAL DEPARTMENTAL EX	12/13/17	125145	LOWE'S LOWE'S	171.15	12022017	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	12/13/17	125145	LOWE'S LOWE'S	27.46	12022017	BLANKET PURCHASE ORDER	
	7412 EQUIPMENT MAINTENANCE	12/13/17	125153	CONSOLIDATED ELEC DIST, INC DBA MEDALLION SUPPLY	269.65	2877-472578	BLANKET PURCHASE ORDER	
	7320 COMMUNICATIONS	12/13/17	125222	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	35.72	97327708-0	2017-11	
	7450 PUBLICATIONS AND DUES	12/13/17	125229	U S C FOUNDATION CROSS CONNECTION U S C FOUNDATION CROSSCONNECTION	674.50	15140	2018 MEMBERSHIP	
	7650 CHEMICALS	12/13/17	125230	UNIVAR UNIVAR	562.16	F0879742	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	12/13/17	125230	UNIVAR UNIVAR	502.98	F0879743	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	12/13/17	125230	UNIVAR UNIVAR	488.19	F0879744	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	12/13/17	125230	UNIVAR UNIVAR	502.98	F0879745	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	12/13/17	125230	UNIVAR UNIVAR	429.02	F0879746	BLANKET PURCHASE ORDER	

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2081 WATER-OPERATIONS	7650 CHEMICALS	12/13/17	125230	UNIVAR UNIVAR	399.44	F0879842	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	12/13/17	125230	UNIVAR UNIVAR	384.64	F0879843	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	12/13/17	125230	UNIVAR UNIVAR	192.32	F0879844	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	12/13/17	125230	UNIVAR UNIVAR	429.02	F0880036	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	12/13/17	125230	UNIVAR UNIVAR	384.64	F0880037	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	12/13/17	125230	UNIVAR UNIVAR	384.64	F0880038	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	12/13/17	125230	UNIVAR UNIVAR	443.81	F0880039	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	12/13/17	125230	UNIVAR UNIVAR	369.84	F0880040	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	12/13/17	125230	UNIVAR UNIVAR	147.95	F0880046	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	12/13/17	125230	UNIVAR UNIVAR	295.87	F0880047	BLANKET PURCHASE ORDER	
	7412 EQUIPMENT MAINTENANCE	12/13/17	125234	VALLEY PUMP & DAIRY SYSTEMS INC VALLEY PUMP & DAIRY SYSTEMS INC	1,365.00	13087	PULL DISCH HEAD REPAIR/RE	
	7650 CHEMICALS	12/13/17	125237	MICHAEL MARIS DBA VASCO, THE POOL PEOPLE	12.60	14224	BLANKET PURCHASE ORDER	
	7320 COMMUNICATIONS	12/13/17	125240	VERIZON WIRELESS VERIZON WIRELESS	167.19	9796226083	2017-11	
	818011 3-FIRE HYDRANT MTR 3"	12/13/17	125257	ZENNER PERFORMANCE METERS INC ZENNER PERFORMANCE METERS INC	7,507.50	0036676-IN	BATTERIES, AMR	
	818011 3-FIRE HYDRANT MTR 3"	12/13/17	125257	ZENNER PERFORMANCE METERS INC ZENNER PERFORMANCE METERS INC	9,198.00	0037514-IN	LIDS, AMR DRILLED	

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2081 WATER-OPERATIONS	818011	12/13/17	125257	ZENNER PERFORMANCE METERS INC	1,944.00	0037514-IN	LIDS, AMR REPLC	
	3-FIRE HYDRANT MTR 3"			ZENNER PERFORMANCE METERS INC				
Division Total 2081 WATER-OPERATIONS					32,647.70			
2091 INTERMODAL-OPERATING	7550	12/13/17	125057	CLARK PEST CONTROL, INC	45.00	0106699812	2017-12 AMTRAK	
	OTHER CONTRACTUAL SERV			CLARK PEST CONTROL, INC				
	7550	12/13/17	125150	MATSON ALARM COMPANY, INC	49.00	1662387	2017-12	
	OTHER CONTRACTUAL SERV			MATSON ALARM COMPANY, INC				
Division Total 2091 INTERMODAL-OPERATING					94.00			
2100 BUILDING MAINTENANCE	7780	12/1/17	124991	SOUTHERN CALIF EDISON CO	4,482.01		2017-11	
	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
	7780	12/5/17	124996	SOUTHERN CALIF EDISON CO	4,482.01		2017-11	
	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
	7550	12/13/17	125022	AMERICAN INCORPORATED	133.50	7073791	GYM HEATER/LNGFLD	
	OTHER CONTRACTUAL SERV			AMERICAN INCORPORATED				
	7550	12/13/17	125022	AMERICAN INCORPORATED	133.50	7073790	HEATER REPAIR LNGFLD	
	OTHER CONTRACTUAL SERV			AMERICAN INCORPORATED				
	7550	12/13/17	125057	CLARK PEST CONTROL, INC	56.00	0079019012	2017-12 CITY OFC	
	OTHER CONTRACTUAL SERV			CLARK PEST CONTROL, INC				
	7550	12/13/17	125057	CLARK PEST CONTROL, INC	40.00	0002405712	2017-12 CIVIC AUD	
	OTHER CONTRACTUAL SERV			CLARK PEST CONTROL, INC				
	7550	12/13/17	125057	CLARK PEST CONTROL, INC	50.00	0097036612	2017-12 COE PARK	
	OTHER CONTRACTUAL SERV			CLARK PEST CONTROL, INC				
	7550	12/13/17	125057	CLARK PEST CONTROL, INC	45.00	0106699712	2017-12 CORP YARD	
	OTHER CONTRACTUAL SERV			CLARK PEST CONTROL, INC				
	7550	12/13/17	125057	CLARK PEST CONTROL, INC	49.00	0095060912	2017-12 LONGFIELD	
	OTHER CONTRACTUAL SERV			CLARK PEST CONTROL, INC				

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2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERV	12/13/17	125057	CLARK PEST CONTROL, INC CLARK PEST CONTROL, INC	40.00	0087821612	2017-12 POLICE	
	7550 OTHER CONTRACTUAL SERV	12/13/17	125057	CLARK PEST CONTROL, INC CLARK PEST CONTROL, INC	40.00	0090125512	2017-12 VETS	
	7600 SPECIAL DEPARTMENTAL EX	12/13/17	125076	FASTENAL INDUSTRIAL & CONST SUPP FASTENAL INDUSTRIAL & CONST SUPP	23.25	CAHAN5573	BLANKET PURCHASE ORDER	
	7550 OTHER CONTRACTUAL SERV	12/13/17	125095	HANDLEY'S AIR COND & HEATING HANDLEY'S AIR COND & HEATING	138.50	24771	OVEN ADJST PILOT/CIVI	
	7550 OTHER CONTRACTUAL SERV	12/13/17	125120	JORGENSEN CO INC JORGENSEN CO INC	204.02	5702172	SEMI ANNL ANSUL SVC	
	7600 SPECIAL DEPARTMENTAL EX	12/13/17	125145	LOWE'S LOWE'S	412.90	12022017	BLANKET PURCHASE ORDER	
	7550 OTHER CONTRACTUAL SERV	12/13/17	125150	MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	30.00	1662387	2017-12	
	7550 OTHER CONTRACTUAL SERV	12/13/17	125150	MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	48.00	1662387	2017-12	
	7550 OTHER CONTRACTUAL SERV	12/13/17	125150	MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	24.50	1662387	2017-12	
	7550 OTHER CONTRACTUAL SERV	12/13/17	125150	MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	24.50	1662387	2017-12	
	7550 OTHER CONTRACTUAL SERV	12/13/17	125150	MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	34.50	1662387	2017-12	
	7550 OTHER CONTRACTUAL SERV	12/13/17	125150	MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	71.00	1662387	2017-12	
	7550 OTHER CONTRACTUAL SERV	12/13/17	125150	MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	110.50	1662387	2017-12	
	7600 SPECIAL DEPARTMENTAL EX	12/13/17	125153	CONSOLIDATED ELEC DIST, INC DBA MEDALLION SUPPLY	14.21	2877-472335	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	12/13/17	125153	CONSOLIDATED ELEC DIST, INC DBA MEDALLION SUPPLY	40.43	2877-472847	BLANKET PURCHASE ORDER	

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2100 BUILDING MAINTENANCE	7600 SPECIAL DEPARTMENTAL EX	12/13/17	125168	LOWE'S HOME CENTERS INC	18.31	12022017	BLANKET PURCHASE ORDER	
				ORCHARD SUPPLY COMPANY LLC				
	7550 OTHER CONTRACTUAL SERV	12/13/17	125176	PIEROTTE'S PLUMBING INC	373.00	36522	BLANKET PURCHASE ORDER	
				PIEROTTE'S PLUMBING INC				
	7785 UTILITIES-GAS	12/13/17	125216	SOUTHERN CALIF GAS CO	131.40		2017-11 1742156100	
				SOUTHERN CALIF GAS CO				
	7785 UTILITIES-GAS	12/13/17	125216	SOUTHERN CALIF GAS CO	250.49		2017-11 1805156100	
				SOUTHERN CALIF GAS CO				
	7600 SPECIAL DEPARTMENTAL EX	12/13/17	125220	INTERLINE BRANDS INC DBA	46.91	419326921	BLANKET PURCHASE ORDER	
				SUPPLYWORKS				
	7600 SPECIAL DEPARTMENTAL EX	12/13/17	125220	INTERLINE BRANDS INC DBA	1,018.29	419458401	BLANKET PURCHASE ORDER	
				SUPPLYWORKS				
	7600 SPECIAL DEPARTMENTAL EX	12/13/17	125220	INTERLINE BRANDS INC DBA	1,102.20	420641359	BLANKET PURCHASE ORDER	
				SUPPLYWORKS				
	7320 COMMUNICATIONS	12/13/17	125222	U S TELEPACIFIC CORP DBA	26.79	97327708-0	2017-11	
				T P X COMMUNICATIONS				
	7550 OTHER CONTRACTUAL SERV	12/13/17	125227	TOTAL FILTRATION SERVICES, INC	82.51	PSV1707899	BLANKET PURCHASE ORDER	
				TOTAL FILTRATION SERVICES, INC				
	7320 COMMUNICATIONS	12/13/17	125240	VERIZON WIRELESS	39.60	9796226083	2017-11	
				VERIZON WIRELESS				
	7550 OTHER CONTRACTUAL SERV	12/13/17	125246	DALTON C WALKER JR DBA	3,705.00	1935840	FABRICATE BOILER TANK	
				WALKER'S WELDING				
Division Total 2100 BUILDING MAINTENANCE					17,521.83			
2104 ACCUM CAPITAL OUTLAY	818648 DOWNTOWN 2010 PLAN	12/5/17	124995	OLYMPIC FOUNDRY INC	1,544.40	M57240	12 48" TREE GRATE	
				OLYMPIC FOUNDRY INC				
	818648 DOWNTOWN 2010 PLAN	12/5/17	124995	OLYMPIC FOUNDRY INC	8,108.10	M57240	12 48" TREE GRATES	
				OLYMPIC FOUNDRY INC				
	818648 DOWNTOWN 2010 PLAN	12/5/17	124995	OLYMPIC FOUNDRY INC	1,023.17	M57240	3 36" TREE GRATE	
				OLYMPIC FOUNDRY INC				

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2104 ACCUM CAPITAL OUTLAY	818648 DOWNTOWN 2010 PLAN	12/5/17	124995	OLYMPIC FOUNDRY INC OLYMPIC FOUNDRY INC	337.84	M57240	3 36" TREET GRATES	
	818648 DOWNTOWN 2010 PLAN	12/5/17	124995	OLYMPIC FOUNDRY INC OLYMPIC FOUNDRY INC	810.81	M57240	ESTIMATED SHIPPING/HANDLI	
	818648 DOWNTOWN 2010 PLAN	12/13/17	125106	HOFMANS NURSERY HOFMANS NURSERY	504.08	23169	2-24" BOX TREES	
	818648 DOWNTOWN 2010 PLAN	12/13/17	125107	HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE	68.02	4024525	SIGN HARDWARE	
	818648 DOWNTOWN 2010 PLAN	12/13/17	125107	HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE	21.63	3011331	WOOD SEALANT	
	813602 GENERAL/MASTR PLAN UPDA	12/13/17	125182	QUAD KNOFF, INC QUAD KNOFF, INC	2,668.30	90912	10/22-11/18 PROF SVC	
	818648 DOWNTOWN 2010 PLAN	12/13/17	125238	I T VERDIN COMPANY DBA VERDIN COMPANY, THE	5,361.43	171156	STREET CLOCK, PART-CUSTOM	
	818648 DOWNTOWN 2010 PLAN	12/13/17	125249	WEST VALLEY SUPPLY INC WEST VALLEY SUPPLY INC	631.27	90249	IRRIGATION CONTROLLER	
	817673 FIRE STA 3-DESIGN/CONSTR	12/13/17	125258	ZUMWALT HANSEN, INC ZUMWALT HANSEN, INC	1,262.70	12028	PROF SVC 10/19-11/12	
Division Total 2104 ACCUM CAPITAL OUTLAY					22,341.75			
2131 COURTHOUSE SQUARE-OPERTNG	7495 PROF AND SPEC SERVICES	12/13/17	125022	AMERICAN INCORPORATED AMERICAN INCORPORATED	893.84	7073492	AC REPAIR #203	
	7495 PROF AND SPEC SERVICES	12/13/17	125057	CLARK PEST CONTROL, INC CLARK PEST CONTROL, INC	60.00	0100629812	2017-12 COURTHOUSE	
	7495 PROF AND SPEC SERVICES	12/13/17	125150	MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	178.00	1662387	2017-12	
Division Total 2131 COURTHOUSE SQUARE-OPERTNG					1,131.84			

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2180	817616	12/13/17	125158	MOORE TWINING ASSOCIATES, INC	744.00	51864	2017-10 WO#3	
PARKS FACILITY IMPACT FEE	ROTARY FIELD LIGHTING			MOORE TWINING ASSOCIATES, INC				
Division Total 2180 PARKS FACILITY IMPACT FEE					744.00			
2181	815627	12/13/17	125223	T R C ENGINEERS, INC	900.00	251911	2017-09 PROF SVCS	
TRANSPORTN FACILITY IMP FEE	TRAF SIG/GRGVL & 13TH AV			T R C ENGINEERS, INC				
	815627	12/13/17	125223	T R C ENGINEERS, INC	1,785.00	19662	2017-10 WO#1	
	TRAF SIG/GRGVL & 13TH AV			T R C ENGINEERS, INC				
	815665	12/13/17	125251	WILLIAMS SCOTSMAN, INC	2,842.57	99844993	PORTABLE BLDG/HELENA- INS	
	LCY REALIGN-SH43/SIERRA			WILLIAMS SCOTSMAN, INC				
Division Total 2181 TRANSPORTN FACILITY IMP FEE					5,527.57			
240	7780	12/1/17	124991	SOUTHERN CALIF EDISON CO	363.11		2017-11	
LAD 90-1 T606 PINECASTLE	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
	7780	12/5/17	124996	SOUTHERN CALIF EDISON CO	363.11		2017-11	
	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
	7550	12/13/17	125060	CLEAN CUT LANDSCAPE MANAGEMENT INC	1,027.42	1095	2017-11	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
Division Total 240 LAD 90-1 T606 PINECASTLE					1,753.64			
241	7780	12/1/17	124991	SOUTHERN CALIF EDISON CO	47.43		2017-10	
LAD 90-2 T610 PARK MONTRY	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
	7550	12/13/17	125060	CLEAN CUT LANDSCAPE MANAGEMENT INC	89.20	1096	2017-11	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
Division Total 241 LAD 90-2 T610 PARK MONTRY					136.63			
242	7780	12/5/17	124996	SOUTHERN CALIF EDISON CO	24.62		2017-11	
LAD 90-3 T595 MANS #7 & 8	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				

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242	7550	12/13/17	125060	CLEAN CUT LANDSCAPE MANAGEMENT INC	93.26	1096	2017-11	
LAD 90-3 T595 MANS #7 & 8	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
Division Total 242 LAD 90-3 T595 MANS #7 & 8					117.88			
243	7550	12/13/17	125060	CLEAN CUT LANDSCAPE MANAGEMENT INC	19.80	1098	2017-11	
LAD 90-4 T619 HYDE PARK	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
Division Total 243 LAD 90-4 T619 HYDE PARK					19.80			
244	7550	12/13/17	125060	CLEAN CUT LANDSCAPE MANAGEMENT INC	105.84	1098	2017-11	
LAD 91-1 T641 SIERA VISTA	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7780	12/13/17	125215	SOUTHERN CALIF EDISON CO	124.54		2017-11	
	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
Division Total 244 LAD 91-1 T641 SIERA VISTA					230.38			
245	7780	12/1/17	124991	SOUTHERN CALIF EDISON CO	25.40		2017-11	
LAD 92-1 PORTOFINO 1 & 2	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
	7550	12/13/17	125060	CLEAN CUT LANDSCAPE MANAGEMENT INC	152.21	1095	2017-11	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
Division Total 245 LAD 92-1 PORTOFINO 1 & 2					177.61			
246	7780	12/1/17	124991	SOUTHERN CALIF EDISON CO	23.21		2017-10	
LAD 92-2 CIELO EN TIERRA	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
	7780	12/5/17	124996	SOUTHERN CALIF EDISON CO	24.96		2017-11	
	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
	7550	12/13/17	125060	CLEAN CUT LANDSCAPE MANAGEMENT INC	78.36	1097	2017-11	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7600	12/13/17	125192	RICHARD K GONZALES DBA	500.00	1331	REMOVE STREET TREES	
	SPECIAL DEPARTMENTAL EX			RICHARD'S TREE SERVICE				

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Division Total 246 LAD 92-2 CIELO EN TIERRA					626.53			
247 LAD 93-1 T634 VINTAGE EST	7780 UTILITIES-ELECTRICITY	12/5/17	124996	SOUTHERN CALIF EDISON CO	26.32		2017-11	
				SOUTHERN CALIF EDISON CO				
	7550 OTHER CONTRACTUAL SERV	12/13/17	125060	CLEAN CUT LANDSCAPE MANAGEMENT INC	128.73	1097	2017-11	
				CLEAN CUT LANDSCAPE MANAGEMENT INC				
Division Total 247 LAD 93-1 T634 VINTAGE EST					155.05			
248 LAD 93-2 T673 WALNUT FRST	7550 OTHER CONTRACTUAL SERV	12/13/17	125060	CLEAN CUT LANDSCAPE MANAGEMENT INC	191.36	1098	2017-11	
				CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550 OTHER CONTRACTUAL SERV	12/13/17	125060	CLEAN CUT LANDSCAPE MANAGEMENT INC	44.13	1098	2017-11 SLOUGH FRNTAG	
				CLEAN CUT LANDSCAPE MANAGEMENT INC				
Division Total 248 LAD 93-2 T673 WALNUT FRST					235.49			
249 LAD 94-1 T712 GATEWAY EST	7550 OTHER CONTRACTUAL SERV	12/13/17	125060	CLEAN CUT LANDSCAPE MANAGEMENT INC	91.80	1095	2017-11	
				CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550 OTHER CONTRACTUAL SERV	12/13/17	125060	CLEAN CUT LANDSCAPE MANAGEMENT INC	45.56	1095	2017-11 BASIN	
				CLEAN CUT LANDSCAPE MANAGEMENT INC				
Division Total 249 LAD 94-1 T712 GATEWAY EST					137.36			
250 LAD 94-2 T708 STONECREST	7550 OTHER CONTRACTUAL SERV	12/13/17	125060	CLEAN CUT LANDSCAPE MANAGEMENT INC	925.44	1096	2017-11	
				CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550 OTHER CONTRACTUAL SERV	12/13/17	125060	CLEAN CUT LANDSCAPE MANAGEMENT INC	472.73	1096	2017-11 PRK FRNTAGE	
				CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550 OTHER CONTRACTUAL SERV	12/13/17	125060	CLEAN CUT LANDSCAPE MANAGEMENT INC	466.46	1096	2017-11 RR FRNTAGE	
				CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7600 SPECIAL DEPARTMENTAL EX	12/13/17	125192	RICHARD K GONZALES DBA	1,500.00	1331	REMOVE STREET TREES	
				RICHARD'S TREE SERVICE				

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
Division Total 250 LAD 94-2 T708 STONECREST					3,364.63			
251 LAD 94-3 T696 QUAIL RUN	7780 UTILITIES-ELECTRICITY	12/5/17	124996	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	26.41		2017-11	
	7550 OTHER CONTRACTUAL SERV	12/13/17	125060	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	209.55	1096	2017-11	
	7550 OTHER CONTRACTUAL SERV	12/13/17	125060	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	826.98	1096	2017-11 INTERIOR PRK	
Division Total 251 LAD 94-3 T696 QUAIL RUN					1,062.94			
252 LAD 97-1 T711 ROSEWOOD	7780 UTILITIES-ELECTRICITY	12/1/17	124991	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	26.18		2017-11	
	7550 OTHER CONTRACTUAL SERV	12/13/17	125060	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	49.91	1098	2017-11	
Division Total 252 LAD 97-1 T711 ROSEWOOD					76.09			
253 LAD 97-2 T742 SUMMERFLD	7550 OTHER CONTRACTUAL SERV	12/13/17	125060	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	39.49	1095	2017-11	
Division Total 253 LAD 97-2 T742 SUMMERFLD					39.49			
254 LAD 97-3 T743 COUNTRY CR	7550 OTHER CONTRACTUAL SERV	12/13/17	125060	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	602.65	1098	2017-11	
Division Total 254 LAD 97-3 T743 COUNTRY CR					602.65			
255 LAD 98-1 T747 CRYSTL SPR	7780 UTILITIES-ELECTRICITY	12/1/17	124991	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	25.54		2017-11	
	7550 OTHER CONTRACTUAL SERV	12/13/17	125060	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	215.58	1095	2017-11	

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
Division Total 255 LAD 98-1 T747 CRYSTL SPR					241.12			
256 LAD 98-2 T759 MT VW #1	7550 OTHER CONTRACTUAL SERV	12/13/17	125060	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	428.77	1098	2017-11	
Division Total 256 LAD 98-2 T759 MT VW #1					428.77			
257 LAD 01-1 T680 PAC GR #1	7550 OTHER CONTRACTUAL SERV	12/13/17	125060	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	102.09	1097	2017-11	
	7550 OTHER CONTRACTUAL SERV	12/13/17	125060	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	44.23	1097	2017-11 BASIN	
Division Total 257 LAD 01-1 T680 PAC GR #1					146.32			
258 LAD 01-2 T770 CAMBRIA #1	7550 OTHER CONTRACTUAL SERV	12/13/17	125060	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	110.57	1096	2017-11	
	7550 OTHER CONTRACTUAL SERV	12/13/17	125060	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	205.61	1096	2017-11 RR FRNTAGE	
Division Total 258 LAD 01-2 T770 CAMBRIA #1					316.18			
259 LAD 01-3 T771 POPPY HILL	7780 UTILITIES-ELECTRICITY	12/5/17	124996	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	24.77		2017-11	
	7550 OTHER CONTRACTUAL SERV	12/13/17	125060	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	97.87	1096	2017-11	
Division Total 259 LAD 01-3 T771 POPPY HILL					122.64			
260 LAD 01-4 T769 SILVER OAK	7550 OTHER CONTRACTUAL SERV	12/13/17	125060	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	1,220.75	1097	2017-11	
	7780 UTILITIES-ELECTRICITY	12/13/17	125215	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	157.78		2017-11	

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
Division Total 260 LAD 01-4 T769 SILVER OAK					1,378.53			
261 LAD 02-1 T776 ASHTON PARK	7550 OTHER CONTRACTUAL SERV	12/13/17	125060	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	832.31	1098	2017-11	
	7780 UTILITIES-ELECTRICITY	12/13/17	125215	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	52.64		2017-11	
	Division Total 261 LAD 02-1 T776 ASHTON PARK				884.95			
262 LAD 03-1 T789 LA PARC	7550 OTHER CONTRACTUAL SERV	12/13/17	125060	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	98.18	1097	2017-11	
	7550 OTHER CONTRACTUAL SERV	12/13/17	125060	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	269.51	1097	2017-11 RAILROAD	
	Division Total 262 LAD 03-1 T789 LA PARC				367.69			
263 LAD 04-1 T810 SIDONIA	7550 OTHER CONTRACTUAL SERV	12/13/17	125060	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	172.75	1098	2017-11	
	Division Total 263 LAD 04-1 T810 SIDONIA				172.75			
264 LAD 04-2 T799 CAMBRIDGE	7550 OTHER CONTRACTUAL SERV	12/13/17	125060	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	505.37	1096	2017-11	
	7550 OTHER CONTRACTUAL SERV	12/13/17	125060	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	82.11	1096	2017-11 INTERIOR BASN	
	Division Total 264 LAD 04-2 T799 CAMBRIDGE				587.48			
265 LAD 04-3 T795 CAMBRIDGE	7550 OTHER CONTRACTUAL SERV	12/13/17	125060	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	994.14	1097	2017-11 PARK	
	7550 OTHER CONTRACTUAL SERV	12/13/17	125060	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	256.18	1097	2017-11 RAILROAD	

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265 LAD 04-3 T795 CAMBRIDGE	7550	12/13/17	125060	CLEAN CUT LANDSCAPE MANAGEMENT INC	885.70	1097	2017-11 STREET	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7780	12/13/17	125215	SOUTHERN CALIF EDISON CO	202.68		2017-11	
	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
Division Total 265 LAD 04-3 T795 CAMBRIDGE					2,338.70			
266 LAD 04-4 T802-3 SIERRA	7550	12/13/17	125060	CLEAN CUT LANDSCAPE MANAGEMENT INC	235.67	1095	2017-11	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
Division Total 266 LAD 04-4 T802-3 SIERRA					235.67			
2661 GAS TAX - 2105	817625	12/13/17	125232	V S S INTERNATIONAL INC	25,252.42		PMT#3 8/1-10/10/17	
	PAVEMENT RESURF TREATM			V S S INTERNATIONAL INC				
Division Total 2661 GAS TAX - 2105					25,252.42			
2665 GAS TAX - 2103	818625	12/13/17	125114	J A MOMANEY SERVICES INC DBA	18,736.58	100302	SIGNS, CENTENNIAL, GRANGE	
	SIGNAGE REPLACEMENT			J A M SERVICES INC				
Division Total 2665 GAS TAX - 2103					18,736.58			
267 LAD 05-1 MISSION PARK	7550	12/13/17	125060	CLEAN CUT LANDSCAPE MANAGEMENT INC	35.95	1095	2017-11	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	12/13/17	125060	CLEAN CUT LANDSCAPE MANAGEMENT INC	38.88	1095	2017-11 BASIN	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
Division Total 267 LAD 05-1 MISSION PARK					74.83			
268 LAD 05-2 T835 COPPER VLLY	7780	12/5/17	124996	SOUTHERN CALIF EDISON CO	52.64		2017-11	
	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
	7550	12/13/17	125060	CLEAN CUT LANDSCAPE MANAGEMENT INC	527.51	1097	2017-11	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
Division Total 268 LAD 05-2 T835 COPPER VLLY					580.15			
269 LAD 06-1 T794 QUAIL PARK	7550 OTHER CONTRACTUAL SERV	12/13/17	125060	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	1,034.29	1096	2017-11	
Division Total 269 LAD 06-1 T794 QUAIL PARK					1,034.29			
270 LAD 09-1 T877 VICTORY	7780 UTILITIES-ELECTRICITY	12/5/17	124996	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	24.63		2017-11	
	7550 OTHER CONTRACTUAL SERV	12/13/17	125060	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	84.30	1097	2017-11	
Division Total 270 LAD 09-1 T877 VICTORY					108.93			
271 LAD 09-2 T843 LENNAR	7550 OTHER CONTRACTUAL SERV	12/13/17	125060	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	305.33	1098	2017-11	
	7550 OTHER CONTRACTUAL SERV	12/13/17	125060	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	459.72	1098	2017-11 IND II	
	7550 OTHER CONTRACTUAL SERV	12/13/17	125060	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	665.12	1098	2017-11 IND III	
Division Total 271 LAD 09-2 T843 LENNAR					1,430.17			
273 LAD 14-01 T843 INDEP SUB3	7550 OTHER CONTRACTUAL SERV	12/13/17	125060	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	790.00	1098	2017-11 IND IV	
Division Total 273 LAD 14-01 T843 INDEP SUB3					790.00			
274 LAD 15-01 T887 SLVER OAK3	7550 OTHER CONTRACTUAL SERV	12/13/17	125060	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	543.75	1097	2017-11 FRONT	
	7550 OTHER CONTRACTUAL SERV	12/13/17	125060	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	1,282.50	1097	2017-11 INTER	

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274 LAD 15-01 T887 SLVER OAK3	7600 SPECIAL DEPARTMENTAL EX	12/13/17	125249	WEST VALLEY SUPPLY INC WEST VALLEY SUPPLY INC	1,914.41	90325	REMOTE CARDS	
Division Total 274 LAD 15-01 T887 SLVER OAK3					3,740.66			
300 AIRPORT	2020-003 UNAPPLIED CREDITS FOR FIN	12/1/17	124989	KYLE JASON JASON, KYLE	156.00		ARPT SP #26 OVRPMT	
Division Total 300 AIRPORT					156.00			
390 WATER-OPERATIONS	2020-002 UNAPPLIED CREDITS FOR UB	12/13/17	125020	ALL FAMILY LENDING & R E, INC ALL FAMILY LENDING & R E, INC	106.48	REFUND	UB REFUND	
	2020-002 UNAPPLIED CREDITS FOR UB	12/13/17	125025	ANDERSEN, TIFFANY A ANDERSEN, TIFFANY A	45.23	REFUND	UB REFUND	
	2020-002 UNAPPLIED CREDITS FOR UB	12/13/17	125040	BUSH ENGINEERING BUSH ENGINEERING	100.00	REFUND	UB REFUND	
	2020-002 UNAPPLIED CREDITS FOR UB	12/13/17	125054	CENTRAL VALLEY CAPITAL, LP CENTRAL VALLEY CAPITAL, LP	16.39	REFUND	UB REFUND	
	2020-002 UNAPPLIED CREDITS FOR UB	12/13/17	125058	CLASSIC HOME INVESTMENT INC CLASSIC HOME INVESTMENT INC	15.87	REFUND	UB REFUND	
	2020-002 UNAPPLIED CREDITS FOR UB	12/13/17	125070	DIAS, LEONARD G DIAS, LEONARD G	32.23	REFUND	UB REFUND	
	2020-002 UNAPPLIED CREDITS FOR UB	12/13/17	125078	FONTES, ANA M FONTES, ANA M	103.28	REFUND	UB REFUND	
	2020-002 UNAPPLIED CREDITS FOR UB	12/13/17	125079	FOREBAY FARMS, LLC FOREBAY FARMS, LLC	906.52	REFUND	UB REFUND	
	2020-002 UNAPPLIED CREDITS FOR UB	12/13/17	125088	GONG, JAMES GONG, JAMES	161.32	REFUND	UB REFUND	
	2020-002 UNAPPLIED CREDITS FOR UB	12/13/17	125089	GONG, JAMES GONG, JAMES	161.32	REFUND	UB REFUND	

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390	2020-002	12/13/17	125102	HAYDON CONSTRUCTION INC	1,000.00	REFUND	UB REFUND	
WATER-OPERATIONS	UNAPPLIED CREDITS FOR UB			HAYDON CONSTRUCTION INC				
	2020-002	12/13/17	125104	HERNANDEZ, CHRISTINE V	118.38	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			HERNANDEZ, CHRISTINE V				
	2020-002	12/13/17	125108	HOMER, MARK V	60.20	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			HOMER, MARK V				
	2020-002	12/13/17	125109	HUBBARD, ROGER	118.26	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			HUBBARD, ROGER				
	2020-002	12/13/17	125129	KINGS CO PROPERTIES	82.77	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			KINGS CO PROPERTIES				
	2020-002	12/13/17	125157	MONTES DENIZ, JAVIER	40.99	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			MONTES DENIZ, JAVIER				
	2020-002	12/13/17	125171	PARKVIEW EDGE PROP, LLC	100.00	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			PARKVIEW EDGE PROP, LLC				
	2020-002	12/13/17	125180	PRO-STAR RENTALS	114.14	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			PRO-STAR RENTALS				
	2020-002	12/13/17	125185	R J BERRY JR, INC	100.00	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			R J BERRY JR, INC				
	2020-002	12/13/17	125190	REYNOLDS, GLENN D	109.49	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			REYNOLDS, GLENN D				
	2020-002	12/13/17	125194	RODRIGUES PUMP CO	980.00	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			RODRIGUES PUMP CO				
	2020-002	12/13/17	125195	RODRIGUES, LEONARD E	48.37	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			RODRIGUES, LEONARD E				
	2020-002	12/13/17	125198	SALCIDO, DELORES A	27.88	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			SALCIDO, DELORES A				
	2020-002	12/13/17	125204	SANTOS, DAVID J	33.34	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			SANTOS, DAVID J				
	2020-002	12/13/17	125211	SIMON, CHARLES D	28.96	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			SIMON, CHARLES D				

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390 WATER-OPERATIONS	2020-002 UNAPPLIED CREDITS FOR UB	12/13/17	125214	SOCAL PACIFIC /NATURAL COATING SOCAL PACIFIC /NATURAL COATING	980.00	REFUND	UB REFUND	
	2020-002 UNAPPLIED CREDITS FOR UB	12/13/17	125224	TAMAYO, LORNA L TAMAYO, LORNA L	24.48	REFUND	UB REFUND	
	2020-002 UNAPPLIED CREDITS FOR UB	12/13/17	125226	THOMPSON, PAUL THOMPSON, PAUL	108.40	REFUND	UB REFUND	
	2020-002 UNAPPLIED CREDITS FOR UB	12/13/17	125252	CAMILLE C WING WING, CAMILLE C	68.34	REFUND	UB REFUND	
	Division Total 390 WATER-OPERATIONS				5,792.64			
400 CITY PAYROLL REVOLVING	2057-004 INSUR-P/R DED LIFE	12/1/17	124992	STANDARD INSURANCE COMPANY STANDARD INSURANCE COMPANY	423.00		2017-12 LIFE EE	
	2057-004 INSUR-P/R DED LIFE	12/1/17	124992	STANDARD INSURANCE COMPANY STANDARD INSURANCE COMPANY	1,553.93		2017-12 LIFE ER	
	2073 AMERICAN FID FLEX DEF	12/8/17	124997	AMERICAN FIDELITY ASSURANCE-FLEX AMERICAN FIDELITY ASSURANCE-FLEX	2,710.91		DED:396 AMFLEX DEF	
	2063 EMPLOYEES ATTACHMENT P	12/8/17	124998	CALIF STATE DISBURSEMENT UNIT CALIF STATE DISBURSEMENT UNIT	541.85		DED:206 ATTACHMENT	
	2063 EMPLOYEES ATTACHMENT P	12/8/17	124999	FRANCHISE TAX BOARD FRANCHISE TAX BOARD	233.00		DED:210 ATTACHMENT	
	2059 EMPLOYEES ASSOCNS PAYA	12/8/17	125000	G E M A 1121211070 G E M A	720.00		DED:621 GEMA	
	2059 EMPLOYEES ASSOCNS PAYA	12/8/17	125001	H M E A 0000129193 H M E A	37.00		DED:600 HMEA	
	2059 EMPLOYEES ASSOCNS PAYA	12/8/17	125002	H P O A 3242162141 H P O A	2,600.00		DED:607 HPOA	
	2059 EMPLOYEES ASSOCNS PAYA	12/8/17	125003	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	12/8/17	125004	KINGS COUNTY SHERIFF'S OFFICE KINGS COUNTY SHERIFF'S OFFICE	466.20		DED:209 ATTACHMENT	

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400 CITY PAYROLL REVOLVING	2059 EMPLOYEES ASSOCNS PAYA	12/8/17	125007	SEIU LOCAL 521	2,820.41		DED:601 SEIU MEMBR	
				SEIU LOCAL 521				
	2059 EMPLOYEES ASSOCNS PAYA	12/8/17	125007	SEIU LOCAL 521	415.73		DED:602 SEIU FEEPR	
	2063 EMPLOYEES ATTACHMENT P	12/8/17	125008	U S DEPT OF EDUCATION	179.61		DED:212 ATTACHMENT	
Division Total 400 CITY PAYROLL REVOLVING					13,873.14			
511 MISC CASH DEPOSITS TRUST	3001-1 REC-AUDITORIUM DEP TRUS	12/13/17	125034	DAVID BERNA	250.00	2003165	REFUND FIELD DEP 9688	
				BERNA, DAVID				
	3005-121 KC-LIBRARY IMP FEES	12/13/17	125125	KINGS CO DEPT OF FINANCE	3,258.57		2017-11 LIBRARY	
				KINGS CO DEPT OF FINANCE				
	3005-122 KC-CRIMINAL JSTC IMP FEES	12/13/17	125125	KINGS CO DEPT OF FINANCE	7,772.45		2017-11 CRIM JSTC	
				KINGS CO DEPT OF FINANCE				
	3005-101 SCH DVL FEES-HANFORD ELE	12/13/17	125128	KINGS CO OFFICE OF EDUCATION	23,930.78		2017-11 HESD	
				KINGS CO OFFICE OF EDUCATION				
	3005-102 SCH DVL FEES-PIONEER ELE	12/13/17	125128	KINGS CO OFFICE OF EDUCATION	21,966.58		2017-11 PIONEER	
				KINGS CO OFFICE OF EDUCATION				
	3005-200 KC-EL RANCHO DEBT SERVIC	12/13/17	125130	KINGS CO PUBLIC WORKS	3,153.20		DEBT SVC COLL 11/17	
				KINGS CO PUBLIC WORKS				
	3001-1 REC-AUDITORIUM DEP TRUS	12/13/17	125172	TRINI PEREZ	(78.75)	2003169	ADD HRS CHARGED	
				PEREZ, TRINI				
	3001-1 REC-AUDITORIUM DEP TRUS	12/13/17	125172	TRINI PEREZ	250.00	2003169	REFUND CIVIC DEP 8330	
				PEREZ, TRINI				
	3001-1 REC-AUDITORIUM DEP TRUS	12/13/17	125181	CHAD PUGA	250.00	2003094	REFUND FIELD DEP#8872	
				PUGA, CHAD				
	3001-1 REC-AUDITORIUM DEP TRUS	12/13/17	125209	SIERRA PACIFIC HIGH SCHOOL	1,250.00	2003167	REFUND CIVIC DEP7837	
				SIERRA PACIFIC HIGH SCHOOL				
Division Total 511 MISC CASH DEPOSITS TRUST					62,002.83			

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514 POLICE-TRST/EVDNCE/S UBPNA	3009-002	12/13/17	125159	MOTOROLA SOLUTIONS, INC	120.00	13187990	1-RADIO/POL CAR (CAPT)	
	CTY-CRIMINL ASSET FORFEIT			MOTOROLA SOLUTIONS, INC				
	3009-002	12/13/17	125159	MOTOROLA SOLUTIONS, INC	630.00	13187990	REMOTE KIT/POLICE CAR (CA	
	CTY-CRIMINL ASSET FORFEIT			MOTOROLA SOLUTIONS, INC				
Division Total 514 POLICE-TRST/EVDNCE/SUBPNA					750.00			
520 TRAFFIC SAFETY FUND	4305-001	12/13/17	125175	GARY J PETERSON	280.00	REFUND	10005782 PARKING RFD	
	PARKING FINES-HANFORD			PETERSON, GARY J				
Division Total 520 TRAFFIC SAFETY FUND					280.00			
					693,355.43			

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AGENDA STAFF REPORT

MEETING DATE: 12/19/2017	AGENDA SECTION: L
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SUBJECT:

Administration: Contract for the demolition of the Old Fire Station located at 404 West Lacey Blvd.

RECOMMENDATION:

That Council approve by motion a contract with Bowen Engineering and Environmental in the amount of \$85,400 and a 10% contingency fee of \$8,540.00 for the razing of the old fire station located at 404 West Lacey Blvd.

BACKGROUND:

The old fire station located at 404 West Lacey Blvd has been abandoned for many years. It is currently being used for storage purposes. The building is an eye sore and has many issues, from vermin to structural problems that prevent it from being habitable. It was estimated that to bring this building to a habitable condition could cost in the neighborhood of \$2,000,000.00. It is for these reasons we are recommending the building be razed.

With the Cities re-acquisition of the Goodwill site, it provided us another location for the storage of items being housed in the old fire station. This will allow us to vacate this building and prepare the site for the future expansion of this site for Parks and Recreation purposes. We will bring to council a complete plan in the future for this entire area. This site however may be used for the expansion of the plunge or the parking area.

Having this building removed will also assist the Police Department in the monitoring of the area. This building significantly blocks the view of the Plunge and skate park area. Opening up this area will allow a better view of activity occurring as officers traverse through the area. This area frequently receives complaints from neighbors regarding vandalism and drug activities.

Bids were requested from three Demolition Contractors. They were given tours of the area and provided asbestos and lead reports. After months of working with them only two returned contracts. Bowen Engineering was the low bidder at \$85,400.00. Bowen Engineering's bid

incorrectly stated that Hazardous materials were excluded. This was in error and they will provide an updated quote correcting this language. The other bid was from MD Demolition in amount of \$107,227.00.

FISCAL IMPACT:

Allocation of \$93,940 from Parks and Recreation Impact Fees. Contract amount of\$ 85,400 and a 10% contingency fee of \$8,540.00

ATTACHMENTS:

City of Hanford Old Fire Station on Lacy ASB & Demo Budget Pricing 8-8-17



BOWEN

ENGINEERING & ENVIRONMENTAL

General Engineering Contracting • Demolition • Asbestos Removal

www.bowendemo.com

4664 S. Cedar Avenue • Fresno, CA 93725 • Phone (559) 233-7464 • Fax (559) 233-7468 • Contractor's License #656741 • D.O.S.H. 579



August 8, 2017

Mr. Parker Sever
City of Hanford PD
425 North Irwin Street
Hanford, CA 93230

Subject: Old Fire House- 404 West Lacey Blvd.

RE: Asbestos Abatement & Demolition Budget Pricing

Parker,

Please review the following scope of work, budget pricing and exclusions regarding the building at 404 West Lacey. Our budget pricing is based upon our site visit and walk through of the building.

Scope of Work: Building Demolition

Demolish former fire house building constructed of poured in place concrete and wood framing.
Demolish and remove all slabs, foundations drive approach complete.
Transport and dispose of all demolished material off-site.
Cap sewer lateral at property line per City of Hanford standards.
Rough grade site area flat upon completion of all demolition work.
Install temporary fencing around site during demolition work.
Obtain City demolition permit and pay associated fees.
Proposal is based upon one mobilization to complete work and prevailing wage rates.

Proposal Price \$ 85,400.00

Exclusions: Utility or service lines disconnect/cap/locate/relocate, hazardous materials survey or removal, removal of any buried or unforeseen debris/tanks/structures, site over-excavation or engineered fill, SWPPP, erosion control.

Please contact our office should you have any questions or need further assistance with this or any other project.

Best regards,

Erik Bowen

Attachment: City of Hanford Old Fire Station on Lacy ASB & Demo Budget Pricing 8-8-17 (Demolition of 404 West Lacey Blvd.)



AGENDA STAFF REPORT

MEETING DATE: 12/19/2017	AGENDA SECTION: A
---------------------------------	--------------------------

SUBJECT:

Commercial Medical Cannabis Business Permit 2017-02 (Manufacturing) – A request by Nc3 LLC, dba as Caliva, to relocate approved Commercial Medical Cannabis Business Permit 2017-02 to 10757 Energy Street (APN 018-242-070) in accordance with Hanford Municipal Code 5.56.180(a). The applicant proposes to manufacture cannabis in an existing 20,000 square foot facility.

RECOMMENDATION:

That the City Council hold a public hearing and approve Resolution 17-65-R an amendment to Commercial Medical Cannabis Business Permit 2017-02, to allow the applicant to change the location of the permit to 10757 Energy Street (APN 018-242-070) in accordance with the Hanford Municipal Code 5.56.180(a) and as shown on the attached Exhibit A.

BACKGROUND:

Commercial Medical Cannabis Business Permit 2017-02 (Manufacturing) was approved by the City Council on November 21, 2017 to be located at Houston Avenue, between 10th and 11th (APN 018-232-002 and 003). The permit was one of three approved at this location. Shortly after the approval, the applicant was offered a property with an existing building located at 10757 Energy Street. The request is to move one of the permits, manufacturing, to this location, see the attached letter from the applicant. The other two permits would remain at the Houston location.

Section 5.56.180 of the Hanford Municipal Code allows a permittee to change the location of a site by re-registering with the Chief of Police and pay appropriate application fees. No changes to ownership are proposed. The applicant has submitted the request in writing and paid the application fee.

The proposed locations meets the criteria for cannabis business as defined in the Municipal Code and the applicants business plan and operations remain unchanged from the original submittal.

The approval of the proposed location will allow the applicant to occupy the building in first

quarter of 2018 and begin manufacturing in second quarter of 2018, 6-8 months earlier than at the original location. According to the applicants letter, this mean construction starts earlier and jobs are created earlier.

FISCAL IMPACT:

ATTACHMENTS:

Applicant Letter

Resolution 17-65-R Caliva New Location

Exhibit A: Site Plan

Elevations

Floor Plan



December 6, 2017

Darlene Mata
Community Development Director
City of Hanford
317 North Douty St.
Hanford, CA 93230

Dear Darlene,

NC3 Systems (dba Caliva) is seeking to relocate the site of its cannabis manufacturing and distribution operations from the property on Houston Avenue (APN 018-232-002 and 018-232-003) that was included in our application to an existing building at 10757 Energy Street. This 20,000 sq. ft. building meets all of the site requirements under Hanford's medical cannabis ordinance. In addition, we have been in communication with the City's Building Official, Tom Webb, and understand what needs to be done to make the building fully compliant for a manufacturing operation.

This new property recently became available to us and the owner has agreed to lease it to NC3 Systems immediately. Switching to the Energy Street property gives NC3 Systems the ability to ramp up its manufacturing and distribution operations much sooner. The Houston Avenue property would have required substantially more time to construct from the ground up. The original plan anticipated construction completed by late 2018. By switching to the Energy Street property, we believe we can be prepared to begin distribution operations in the first quarter of 2018 and manufacturing in the second quarter of 2018, easily 6-8 months earlier than the Houston Avenue property.

The benefits to the City of Hanford are obvious. We will be able to begin hiring personnel for both operations 6-8 months earlier than originally expected. Construction and other activities to prepare the building for our occupation will begin earlier and proceed more swiftly, benefitting construction businesses in the Hanford area. Indirect and induced economic benefits will also begin to be realized earlier. Finally, while a tax measure will not be adopted by the voters until November 6, 2018, we expect that the Energy Street property, by being in operation earlier, will be able to generate tax benefits to the City sooner than the Houston Avenue property.

We recognize that all other elements of our application, including our business plan and security plan, will continue to be operationalized as proposed in our initial application.

We look forward to swift approval of this site change and are prepared to immediately answer any question you or other city staff may have. Thank you.

Sincerely,

Larry Thacker
Chief Executive Officer

RESOLUTION NO. 17-65-R

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD
 APPROVING THE RELOCATION OF COMMERCIAL MEDICAL CANNABIS
 BUSINESS PERMIT 2017-02 AT TO 10757 ENERGY STREET (APN 018-242-070)
 ACCORDANCE WITH SECTION 5.56.090 AND 5.56.170 OF THE HANFORD
 MUNICIPAL CODE.**

At regular meeting of the City Council of the City of Hanford duly called and held on December 19, 2017, it was moved by Council Member _____, and seconded by Council Member _____, and carried that the following resolution be adopted:

WHEREAS, Resolution 17-60-R was adopted on November 21, 2017 approving Commercial Medical Cannabis Business Permit 2017-02 located on the south side of Houston Avenue between 10th and 11th Avenue, APN 018-232-002 and 003; and,

WHEREAS, the applicant Nc3 has submitted a request to relocate the permit to 10757 Energy Street (APN 018-242-070) in accordance with the Hanford Municipal Code 5.56.180(a); and,

WHEREAS, the proposed change in location will not change the application materials evaluated and approved by the City Council; and,

WHEREAS, the issuance of a Commercial Medical Cannabis Business Permit is considered exempt from the California Environmental Quality Act under the General Rule, Section 15061(b)(1) and in accordance with Business and Professions Code 26055(h) based on the requirement that further environmental review is required due to a future conditional use permit for all cannabis facilities in the City of Hanford; and,

NOW, THEREFORE, BE IT RESOLVED that the City Council finds that the following Commercial Medical Cannabis Permits be awarded:

1. Commercial Medical Cannabis Business Permit 2017-02 (Manufacturing) be approved at 10757 Energy Street (APN 018-242-070).

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council finds that the Commercial Medical Cannabis Permits 2017- 02 is conditionally awarded, subject to the approval of a conditional use permit and environmental analysis for each permit in accordance with the California Environmental Quality Act.

PASSED, ADOPTED AND APPROVED this 19th day of December, 2017 by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

Attachment: Resolution 17-65-R Caliva New Location (Cannabis Permit)

ABSENT: _____

DAVID G. AYERS
MAYOR of the City of Hanford

Attest:

JENNIFER GOMEZ
CITY CLERK

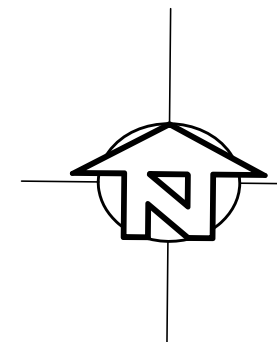
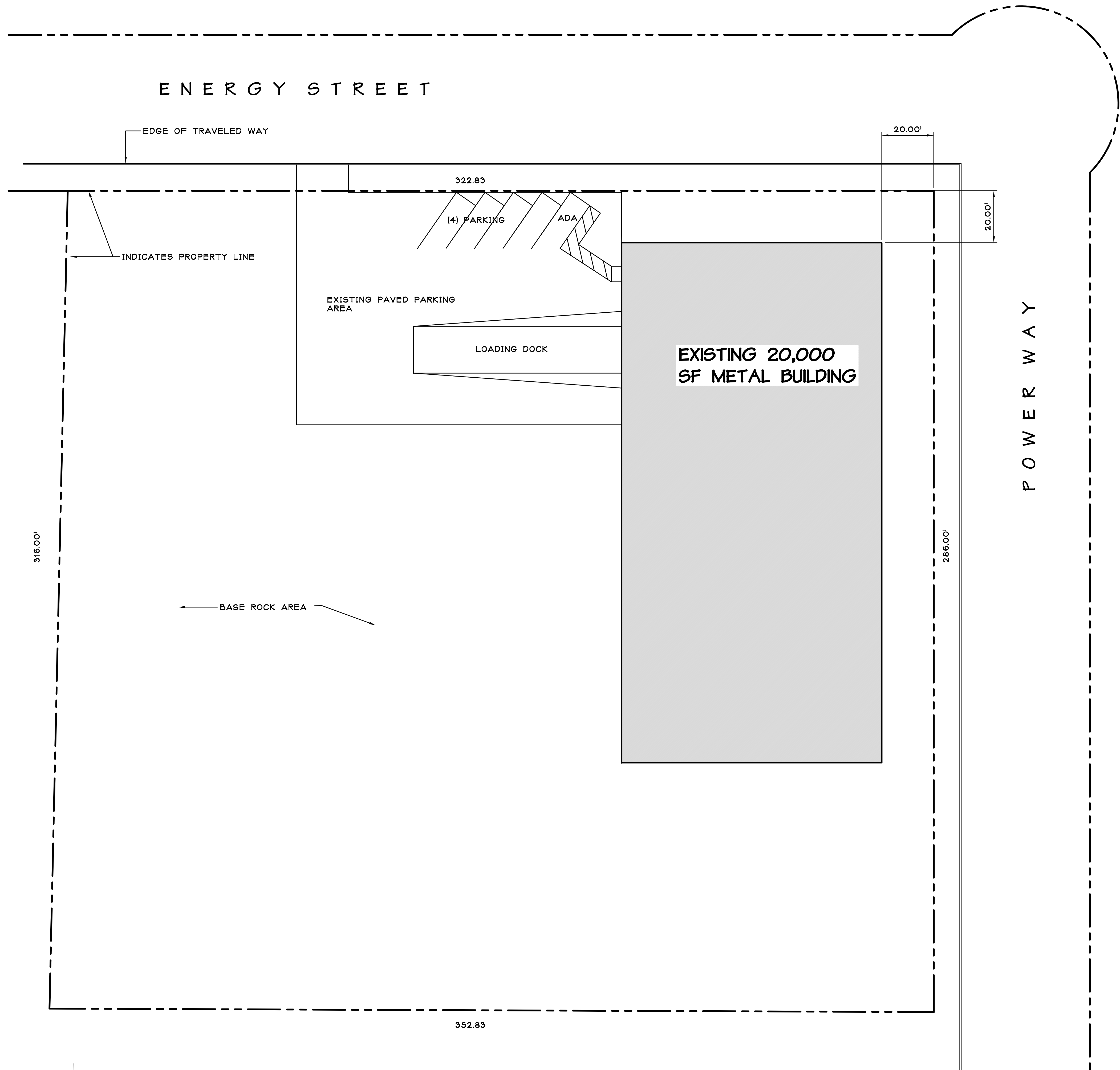
STATE OF CALIFORNIA)
COUNTY OF KINGS) ss
CITY OF HANFORD)

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 19th day of December, 2017.

Date: _____
 City Clerk

Attachment: Resolution 17-65-R Caliva New Location (Cannabis Permit)

EXHIBIT A
SITE PLAN



SITE PLAN 2.56 ACRES

SCALE: 1"=20'
NOT AN OFFICIAL SURVEY, SITE PLAN PROVIDED BY
ARCHITECT FOR REFERENCE PURPOSES ONLY

SHEET INDEX

C1.1 COVER AND SITE PLAN

CONSULTANTS

ARCHITECTS
STREETER GROUP, INC.
2571 MAIN STREET, SUITE C
SOQUEL, CA 95073
(831) 477-1781

PROJECT DESCRIPTION

DESCRIPTION:	(E) SITE WITH PRE-MANUFACTURED METAL BUILDING, PARKING AREA AND LOADING DOCK.
BUILDING SIZE:	20,000 SF
LOT AREA:	2.56 ACRES
LOT COVERAGE:	18 %
PROPOSED USE:	8,000 SF
MANUFACTURING:	8,000 SF
DISTRIBUTION:	4,000 SF
ADMIN:	



VICINITY MAP

NOT TO SCALE

15.A.C

REVISIONS	BY
1	
2	
3	
4	
5	
6	

Streeter Group, Inc.
Architecture, Structural Engineering
2571 Main Street, Suite C, Soquel, CA 95073
Phone: (831) 477-1781 www.streetergroup.com

10757 ENERGY STREET
A.P.N. 018-242-070-000

Attachment: Exhibit A: Site Plan (Cannabis Permit)

SITE PLAN
VICINITY MAP

DATE:	12/6/1
SCALE:	AS NOTE
DRAWN BY:	K:
CHECK BY:	BS
CAD FILE:	C1
JOB NO:	17116
SHEET	
C1.1	
OF	Packet Pg. 242

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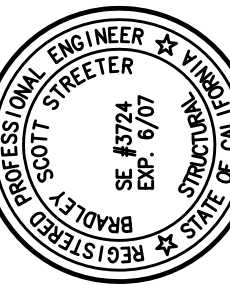
Streeter Group, Inc.
Architecture, Structural Engineering
2571 Main Street, Suite C, Soquel, CA 95073
Phone: (831) 477-1781 www.streetergroup.com



10757 ENERGY STREET

A.P.N. 018-242-070-000

Attachment: Elevations (Cannabis Permit)



ELEVATIONS

DATE: 12-08-

SCALE: AS NOTED

DRAWN BY: K

CHECK BY: BS

CAD FILE: A

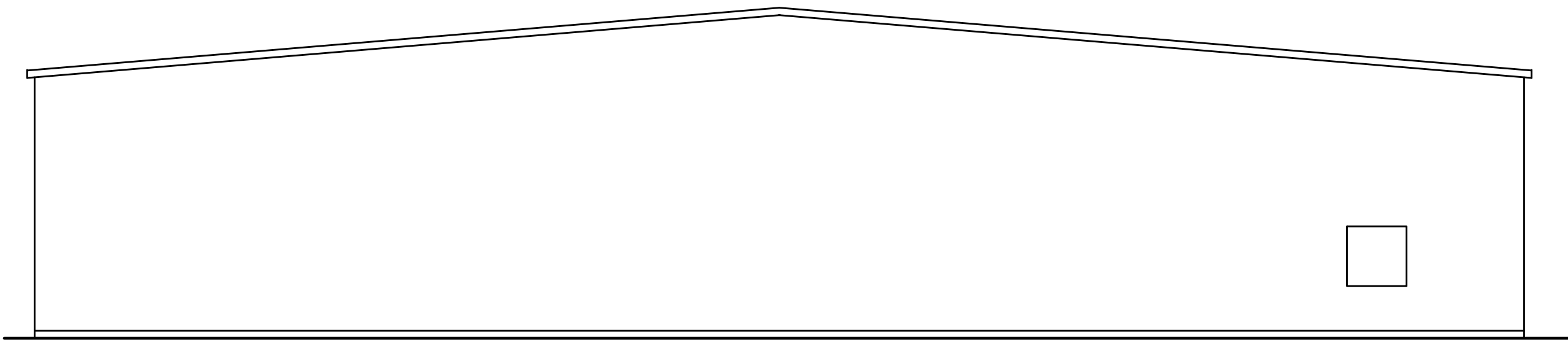
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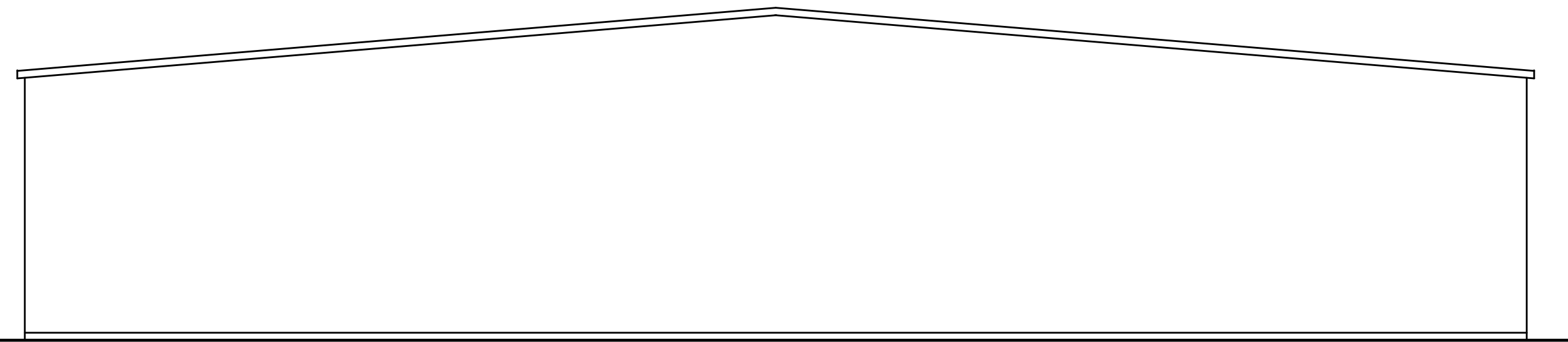
OF 11 SHEETS

Packet Pg. 243



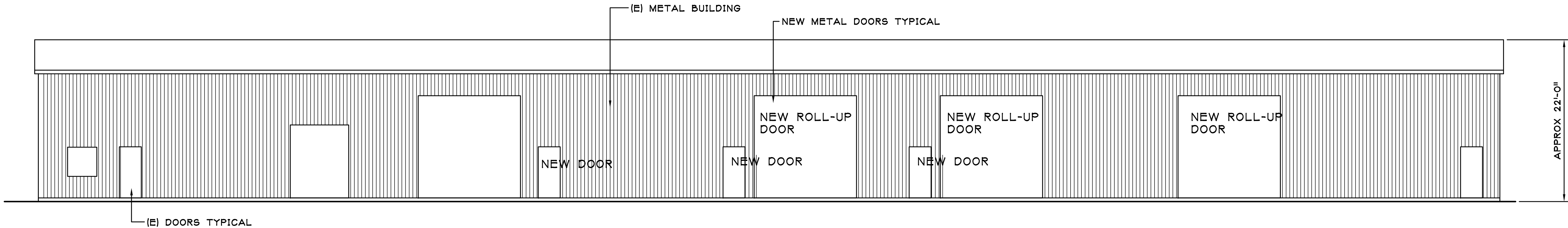
NORTH ELEVATION

SCALE: 1/8"=1'-0"



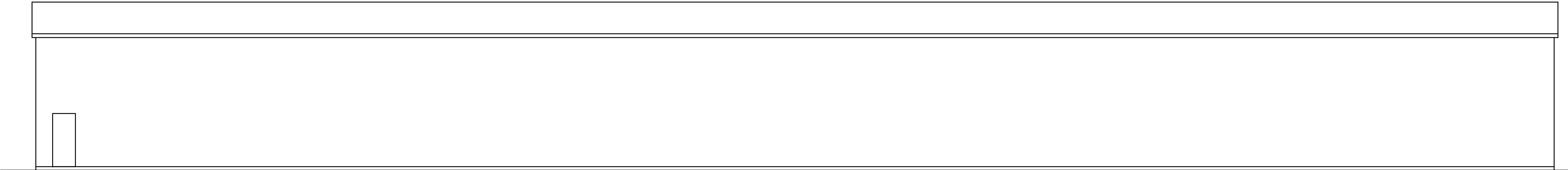
SOUTH ELEVATION

SCALE: 1/8"=1'-0"



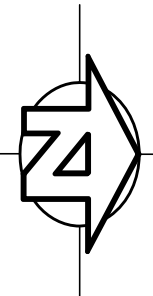
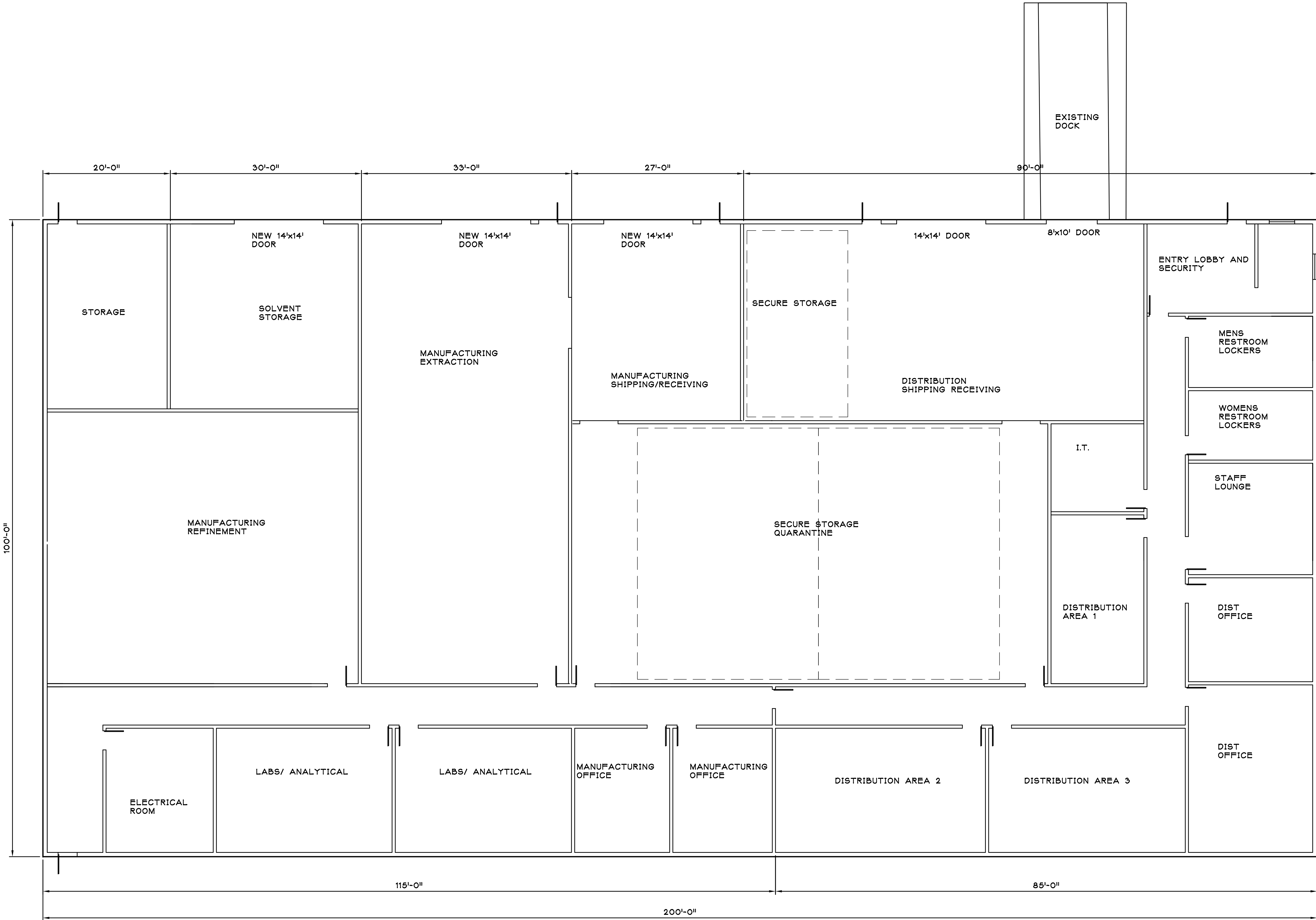
WEST ELEVATION

SCALE: 1/8"=1'-0"



EAST ELEVATION

SCALE: 1/8"=1'-0"



PROPOSED FLOOR PLAN

SCALE: 1/8"=1'-0"

REVISIONS	
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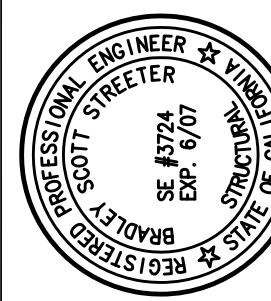
Streeter Group, Inc.
Architecture, Structural Engineering
2571 Main Street, Suite C, Soquel, CA 95073
Phone: (831) 477-1781 www.streetergroup.com



10757 ENERGY STREET

A.P.N. 018-242-070-000

Attachment: Floor Plan (Cannabis Permit)



PROPOSED FLOOR
PLAN

DATE:	12-08-
SCALE:	A5 NOTI
DRAWN BY:	K
CHECK BY:	BS
CAD FILE:	A
JOB NO:	1711
SHEET	

A11



AGENDA STAFF REPORT

MEETING DATE: 12/19/2017	AGENDA SECTION: A
---------------------------------	--------------------------

SUBJECT:

Community Development: Adoption of the Implementation Plan for the General Plan, a plan of actions to implement the policies in the 2035 General Plan.

RECOMMENDATION:

That the City Council approve Resolution 17-66-R adopting the Implementation Plan for the General Plan as recommended by the Planning Commission.

RECOMMENDED MOTION:

I move to approve Resolution 17-66-R adopting the Implementation Plan for the General Plan.

BACKGROUND:

On April 24, 2017, the City Council approved the 2035 General Plan Update. In accordance with California Government Code (GC) 65400(a)(1), the City is required to adopt an implementation plan following the adoption of a General Plan or element of a General Plan. The Implementation Plan for the City of Hanford General Plan is attached as Exhibit A to the resolution.

On December 12, 2017, in accordance with the GC 65400, the Planning Commission, as the Hanford Planning Agency, reviewed the draft Implementation Plan and recommended approval to the City Council by approving Resolution 2017-23, staff report attached.

IMPLEMENTATION PLAN FOR THE GENERAL PLAN

An Implementation Plan is a plan for reasonable and practical means of implementing the General Plan. The Implementation Plan will provide guidance in implementing the policies that were adopted in the 2035 General Plan and will assist in the orderly growth and development, preservation and conservation of open space and natural resources and the efficient expenditures of public funds.

Many of the policies in the 2035 General Plan are implemented by the adoption of the Hanford

Zoning Ordinance, which was adopted to be consistent with the General Plan in May of 2017. Other policies are self-implemented by the adoption of the General Plan itself.

The Implementation Plan contains the same numbering system as the General Plan. The policies are grouped together based on how they will be implemented.

The Implementation Plan will serve as a guide for future decision, with the final decision on how to most successfully implement the General Plan being with the City Council.

FISCAL IMPACT:

ATTACHMENTS:

Resolution 17-66-R Implementation Plan

Exhibit A: Implementation Plan for the City of Hanford General Plan

Planning Commission Staff Report and Resolution

RESOLUTION 17-66-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD APPROVING THE IMPLEMENTATION PLAN FOR THE HANFORD GENERAL PLAN

At a regular meeting of the City Council of the City of Hanford duly called and held on December 19, 2017, at 7:00 p.m., it was moved by Councilmember _____, and seconded by Councilmember _____, and duly carried, that the following resolution be adopted:

WHEREAS, the City Council of the City of Hanford adopted a comprehensive update to the General Plan on April 24, 2017; and

WHEREAS, later, on May 2, 2017, the City Council of the City of Hanford adopted a comprehensive update to the Zoning Ordinance (Title 17 of the Hanford Municipal Code), in order to maintain consistency with the General Plan; and

WHEREAS, the Zoning Ordinance became effective 30 days after its adoption on June 1, 2017; and

WHEREAS, the Implementation Plan for the Hanford General Plan, attached as Exhibit A, has been reviewed by the Planning Commission of the City of Hanford as the planning advisory agency, in accordance with California Government Code 65400(a)(1); and

WHEREAS, the Implementation Plan for the City of Hanford General Plan has been prepared to provide guidance to implementing the policies indentified in the 2035 General Plan; and

WHEREAS, the Implementation Plan has been reviewed and evaluated for consistency with the General Plan goals, objectives, and policies; and

WHEREAS, The City of Hanford certified Environmental Impact Report prepared for the 2035 General Plan (SCH#2015041024).

WHEREAS, the Implementation Plan for the City of Hanford General Plan is a planning tool and does not result in physical development. Therefore there are no impacts that will result from the project that were not adequately analyzed and addressed in the Environmental Impact Report, therefore further environmental review is not required in accordance with California Environmental Quality Act Section 15183.

NOW, THEREFORE, BE IT RESOLVED, that the City of Hanford City Council makes the following findings:

1. That the Implementation Plan for the General Plan has been prepared in accordance with California Government Code 65400(a)(1);

2. That the Implementation Plan for the General Plan is consistent with the General Plan.
3. That there will be no impacts as a result of the project that were not adequately analyzed and addressed in the Environmental Impact Report prepared for the 2035 General Plan (SCH#2015041024) herein incorporated by reference.

BE IT FURTHER RESOLVED that the City Council of the City of Hanford hereby adopts the Implementation Plan for the Hanford General Plan, attached as **Exhibit A**.

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

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

DAVID G. AYERS
MAYOR of the City of Hanford

Attest:

JENNIFER GOMEZ
CITY CLERK

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

I, Jennifer Gomez, City Clerk of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the ____ day of _____, 2017.

Date: _____

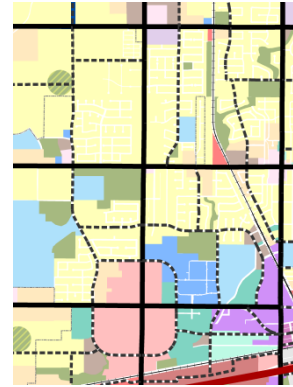
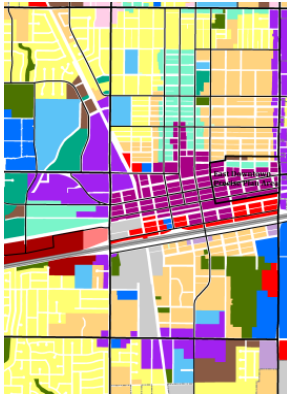
City Clerk

Attachment: Resolution 17-66-R Implementation Plan (2035 General Plan Implementation Plan)

Exhibit A
Implementation Plan for the Hanford General Plan

Attachment: Resolution 17-66-R Implementation Plan (2035 General Plan Implementation Plan)

IMPLEMENTATION PLAN FOR THE HANFORD GENERAL PLAN



DECEMBER 2017



IMPLEMENTATION PLAN FOR THE HANFORD GENERAL PLAN

Prepared for:



City of Hanford
317 N Douty Street
Hanford, CA 93230

Contact Person: Darlene Mata, Community Development Director
Phone: (559) 585-2580

Consultant:



901 E Main Street
Visalia, CA 93292
Contact: Steve Brandt, AICP
Phone: (559) 733-0440

December 2017

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Project #130118

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SECTION 1 - INTRODUCTION

The City of Hanford adopted an update to its General Plan in April 2017. This Implementation Plan is intended to provide guidance to in implementing the policies found in the updated General Plan, as well as meet the requirements of State law regarding the adoption of an implementation plan for a city's general plan.

Many of the policies in the General Plan are implemented through the Hanford Zoning Ordinance (Chapter 17 of the Hanford Municipal Code.) The Zoning Ordinance was also comprehensively updated in April 2017 to be consistent with the new General Plan. In addition, many the policies in the General Plan are self-implemented in other sections of the General Plan. Therefore, much of the General Plan has already been implemented.

This Implementation Plan uses the same policy numbering scheme as the General Plan Policy Document. However, the policies have been grouped based on how they will be implemented:

Section 2 lists the policies that will be implemented directly by City action, either by the Council or by City staff.

Section 3 lists the policies that require implementation through contact, coordination, and/or cooperation with outside agencies.

Section 4 lists policies that require a combination of City action and review and evaluation of development proposals, as application are made.

Section 5 lists policies that are implemented by review of development proposals, usually by enforcement of the policies on these new projects.

Sections 6 and 7 list the policies that have already been implemented through the General Plan or the Zoning Ordinance.

In some cases, there may be more than one way to implement a General Plan policy. The final decision on how best to successfully implement the General Plan lies with the Hanford City Council.

SECTION 2 - IMPLEMENTATION BY CITY ACTION

The following policies require implementation through action by the City of Hanford.

Policy Name	General Plan Policy	Implementation
E2 Economic Development Strategy	Adopt and periodically update an economic development strategy with measurable objectives and action plans.	Develop and periodically update an economic development strategic plan with key objectives that the City can accomplish or influence.
E3 Economic Trends	Monitor changes in the economic base to identify positive and negative trends in the performance and mix of business in Hanford.	Develop and periodically update an economic development strategic plan with key objectives that the City could accomplish or influence.
E7 Long-Term Infrastructure Needs	Ensure the long-term public services and infrastructure needs of the community are met as part of the overall approach to economic vitality and sustainability.	Adopt and periodically update infrastructure, parks, and public facilities master plans.
E8 Arts and Culture	Support local arts and cultural activities that can contribute to the local economy, enrich residents' lives, and strengthen a sense of community.	Consider options that can streamline permitting and offer support to special events, festivals, activities, and publicly accessible spaces that offer arts and cultural activities to the community.
E9 Tourism	Encourage uses, activities, and events that attract visitors and tourists to the community.	Consider options that can streamline permitting and offer support to special events, festivals, and activities that offer would attract tourists to the community.
E10 Positive Attitude Toward Economic Development	Create a positive attitude toward economic development among civic and cultural groups, local businesses, and City of Hanford employees.	Meet with civic, cultural and business groups to demonstrate appreciation and survey them about their concerns and needs that are within the City's purview.

Implementation By City Action

Policy Name	General Plan Policy	Implementation
E11 Business-Friendly City	Strengthen the reputation of Hanford's city government as one that is service-oriented and business-friendly.	Review departmental policies and procedures and identify revisions that can improve service and efficiency.
E13 Timely and Fair Permitting Process	Ensure a timely, fair and predictable permit process that integrates multiple City departments into a single coordinated effort.	Define a simple process with designated timeframes, departments, and approval authority(is) to completion that is consistent with the Zoning Ordinance.
E14 Business Partnerships	Encourage partnerships between the City of Hanford, private investment, and nonprofit organizations to promote economic sustainability.	Continue existing relationships and look for new relationships with groups that share the goals of economic stability for Hanford.
E15 Use of State and Federal Programs	Participate in federal and state programs that benefit the residents and businesses of Hanford.	Identify programs that can be pursued and participate where the benefits to the community are worth the investment of local time and resources.
E18 Retain Existing Industry	Protect and retain existing industry and allow existing industrial uses to expand, consistent with other General Plan policies.	Community Development Department and City Council responsibility. Continue to support and implement the policies, projects, and programs identified in the Kings Industrial Park Strategic Plan.
E27 Commercial Enterprises	Encourage and support new commercial enterprises within areas planned for commercial development, consistent with other General Plan policies.	Develop an economic improvement strategy, as well as support proposed projects that are consistent with the General Plan.
E31 Regional Retail Commercial Hub	Actively pursue commercial enterprises that strengthen and solidify Hanford's position as the regional retail commercial hub of Kings County.	Consider this policy when regional retail development projects are proposed.

Implementation By City Action

Policy Name	General Plan Policy	Implementation
E32 New Targeted Retail Sectors	Actively pursue commercial enterprises in identified locally deficient retail sectors, such as electronics and appliances, sporting goods, fuel dispensing, and health and personal care.	Consider partnerships with firms or consultants that specialize in retail business attraction to assist in bringing needed businesses to Hanford.
E33 Downtown Promotion	Support and encourage Downtown retail businesses and cultural, recreational, and entertainment activities to ensure that the Downtown remains an attractive and unifying center for the city	Consider options that can streamline permitting and offer support to special events, festivals, activities, and entertainment in the Downtown.
E35 Downtown Infrastructure Improvements	Maintain parking, lighting, landscaping, sidewalk and other public improvements that support business activity and movement in the Downtown.	Identify and consider new potential sources of income to fund quality maintenance of city facilities and infrastructure in the Downtown.
E37 Property Based Improvement Districts	Encourage the use of property based improvement districts to finance infrastructure improvements that benefit all Downtown properties.	Continue programs for existing commercial properties within the downtown Hanford Business Improvement District (BID).
E38 Downtown Parking	City to provide adequate shared public parking in the downtown area to encourage greater land use density.	Look for opportunities to purchase sites and develop them for public parking using in lieu fees and other sources.
E41 Downtown East Precise Plan	Implement the strategies and policies of the Downtown East Precise Plan.	Enforce development standards where applicable when development projects are proposed. Identify improvements recommended in the Precise Plan that can be added to the Capital Improvement Program.
E43 Solar Panels on Carports	Promote and encourage the installation of solar panels on carports in parking lots as a means of income generation and energy conservation.	Identify potential projects on City property and add to the Capital Improvement Program.

Implementation By City Action

Policy Name	General Plan Policy	Implementation
L107 Revitalization and Redevelopment	Encourage property owners to revitalize or redevelop abandoned, obsolete, or underutilized properties to accommodate growth.	Where feasible and reasonable, allow adjustments to development standards to accommodate existing situations to allow redevelopment of abandoned, obsolete, or underutilized properties to accommodate growth.
L11 Infill Development	Support, encourage, and incentivize, to the extent possible, infill development projects that can effectively utilize existing transportation and utility infrastructure.	Consider, where feasible, reduced development impact fees for infill development projects that utilize existing infrastructure.
L110 Infrastructure Capacities	Ensure that adequate infrastructure capacities are available to accommodate planned growth throughout the city.	Complete and periodically review master plans for water, sewer, storm drainage, and other city infrastructure as needed.
L121 Private Property Maintenance	Encourage the maintenance of private property within the city's neighborhoods, and actively enforce the City's codes related to blight.	Continue to adequately fund Code enforcement activities in the City budget.
L123 Downtown Scale and Character	Encourage continued improvement and redevelopment of the Downtown area with new specialty shops, restaurants, major stores, offices, and supporting commercial uses, but retain the small-town scale and character conveyed by existing development with an appropriate transition between commercial and adjoining existing residential areas.	This has been partially implemented in the Zoning Ordinance. Consider additional policies and programs that encourage Downtown improvements.
L125 Downtown Vertical Mixed Use	Prioritize vertical mixed use and a diversity of retail uses to facilitate pedestrian storefront shopping in the downtown area.	This has been partially implemented in the Zoning Ordinance. Consider additional policies and programs that encourage Downtown improvements.

Implementation By City Action

Policy Name	General Plan Policy	Implementation
L128 Downtown Transit Oriented Development	Encourage transit-oriented development, including mixed use, high density housing, and commercial and office uses, in the Downtown.	This has been partially implemented in the Zoning Ordinance. Consider additional policies and programs that encourage Downtown improvements.
L134 Downtown Structures with Historical Value	Encourage the conservation and/or restoration of existing structures with recognized historical value.	The City can offer downtown business incentive programs for buildings of historic value. Chapter 17.48 (Historic Overlay Zone) also partially implements this policy.
L135 Infill Development Support	Support, encourage and, to the extent possible, incentivize infill development projects that can effectively utilize existing transportation and utility infrastructure.	Consider, where feasible, reduced development impact fees for infill development projects that utilize existing infrastructure.
L146 East Lacey Boulevard Specific Plan	Consider preparation of a Specific Plan for the East Lacey Corridor.	Consider implementation once high speed rail plans are known or when traffic has increase on East Lacey because of Costco shopping center.
L153 Hanford- Armona Road Entrance to Airport	Improve the appearance of the entrance to the Hanford Municipal Airport at the intersection of 10 th Avenue and Hanford-Armona Road through the use of decorative signing and landscaping enhancements.	Review options and include in CIP.
L23 Increased Density through Design	Consider revisions to design policies and ordinances to allow for an increase in residential density such as by encouraging homes with smaller setbacks and narrower streets widths where appropriate.	Density increases have been implemented in the Zoning Ordinance. Review design standards for new streets and update as appropriate.

Implementation By City Action

Policy Name	General Plan Policy	Implementation
L73 Offices in Downtown	Encourage local-serving offices to locate in the Downtown.	This has been implemented in the Zoning Ordinance. Also consider other economic incentives.
T30 Capital Improvement Program	Include the acquisition of right-of-way and the construction and maintenance of streets in the City Capital Improvement Program.	Identify right of way for future arterials and collectors that will not likely be dedicated in conjunction with new development, and add acquisition costs to the CIP at the appropriate time.
T31 Coordination with Development Approvals	Coordinate additions and modifications to the roadway system with land development approvals.	Work in partnership with developers to efficiently construct necessary infrastructure as projects are proposed.
T33 Street Improvements and Priorities	Prioritize street improvements with emphasis on current and forecasted service levels.	Periodically survey traffic counts at identified key locations and use information to coordinate capital improvements.
T34 Kings County Regional Transportation Plan	Local circulation system improvements shall be consistent with the goals and objectives stated in the Kings County Regional Transportation Plan.	Review the King County RTP for consistency prior to placing improvements into the Capital Improvement Plan.
T36 Traffic Impact Fees	Periodically review and update the traffic impact fee program to ensure new development contributes its fair share of funding for new street, intersection, and highway improvements.	An update is being prepared for Council consideration.
T38 Operational Improvements First	Maximize operational improvements before widening existing streets even when they do not meet current width standards.	Prefer striping and operational improvements over street widening as a general policy.

Implementation By City Action

Policy Name	General Plan Policy	Implementation
T39 Accommodating All Modes of Traffic	Plan, design, and construct new transportation improvement projects to safely accommodate the needs of pedestrians, bicyclists, transit riders, motorists and persons of all abilities.	Adopt and implement the 2016 Hanford Pedestrian and Bicycle Master Plan and the ADA Self-Evaluation and Transition Plan.
T40 Pedestrian and Bicycle Placemaking	Promote pedestrian and bicycle improvements that improve connectivity between neighborhoods, provide opportunities for distinctive neighborhood features, and foster a greater sense of community.	Adopt and implement the 2016 Hanford Pedestrian and Bicycle Master Plan.
T43 Safe Routes to Schools Programs	Promote Safe Routes to Schools programs for all schools serving the city.	Apply for Active Transportation Program (ATP) funding for projects in the Hanford Pedestrian and Bicycle Master Plan that benefit schools.
T44 Funding	Seek outside funding for Safe Routes to Schools projects.	Apply for Active Transportation Program (ATP) funding for projects in the Hanford Pedestrian and Bicycle Master Plan that benefit schools.
T45 Truck Routes	Minimize the adverse impact of truck traffic on the community by designating, maintaining and enforcing a system of designated truck routes.	Review, and update when needed, the list of truck routes in the Municipal Code.
T47 Truck Parking	Identify locations where heavy truck parking is acceptable and where it is prohibited based upon adjacent land use designations.	Identify locations and adopt policies and ordinances as needed.
T48 Traffic Calming	Consider the use of traffic calming designs such as roundabouts, bulb-outs, and other traffic calming designs, where they will improve the operation or LOS of a street.	Consider these types of designs when identifying street improvements.

Implementation By City Action

Policy Name	General Plan Policy	Implementation
T50 Carpool Programs	Encourage the use of carpooling, vanpooling and flexible employment hours.	Identify programs that the City wants to support, such as flexible hours for city employees, requiring certain parking lot standards for van pool and car pool spaces, and incentives to for walking or biking to work.
T51 Alternative Design Standards	Consider alternative roadway design standards for new residential and mixed use development for future streets that may include: · Narrower street widths on local roadways. · Smaller turning radii geometrics on street intersections to improve safety for pedestrians. · Tree lined streets in parkways between the curb and sidewalk. · Roundabouts in lieu of traffic signals where appropriate conditions exist to maximize intersection efficiency, maintain continuous traffic flow, and reduce accident severity.	Review Street Design Standards and amend as needed.
T52 Multi-Modal Hub	Design transportation systems and infrastructure that promote the Amtrak and KART terminals as the activity hub for multi-modal transportation in Hanford.	Consider this policy when developing transportation plans.
T53 Adequate Transit Service Availability	Maintain a proactive working partnership with KART to ensure that adequate public transit service is available.	Meet with KART staff periodically to coordinate transit services with City policies and services.
T54 KART Expansion	Pursue improvements and funding to increase transit ridership, increase transit frequencies on key corridors, and expand regular transit service in portions of Hanford that currently have no public transit.	Meet with KART staff periodically to coordinate transit services with City policies and services. This may also require the development or amendment to the KART transit plan for the City in order to identify locations where future transit stops will be developed.

Implementation By City Action

Policy Name	General Plan Policy	Implementation
T55 Transit Stops	Where right-of-way allows, arterial and major collector streets shall be designed to allow transit vehicles to pull out of the travel lane when stopping.	Revise development standards to implement this policy, and require as new development or new roadway construction occurs.
T56 Improve Access to Transit Stops	Remove physical barriers to improve access to transit facilities for the elderly, disabled, and other transit-dependent groups.	Coordinate and participate with preparation of the next transit plan to identify barriers and remove them.
T61 Parking In-Lieu Fees	Maintain an in-lieu parking fee program in the Downtown to encourage and fund use of shared, public parking areas.	Periodically review and update the existing program.
T64 Bicycle Network Master Planning	Maintain a Bicycle Master Plan to coordinate existing and planned infrastructure to support, encourage and promote bicycle transportation, with effective connections to downtown, major shopping areas, mixed use neighborhoods, community facilities, schools, parks, and employment areas.	Adopt and implement the 2016 Hanford Pedestrian and Bicycle Master Plan. Periodically review and update as necessary.
T65 Bicycle Network	Prioritize the elimination of gaps in the bicycle network to connect destinations across Hanford.	The 2016 Hanford Pedestrian and Bicycle Master Plan identifies priority projects that close gaps in the bicycle network.
T68 Bicycle Transportation Ordinance	Consider adoption of a bicycle transportation ordinance that addresses safe use and operation of bicycles.	Consider adding a bicycle transportation ordinance to the municipal code.
T69 Road Projects with Bicycle Facilities	Incorporate planned bicycle facilities into road maintenance projects where feasible.	Review and incorporate the 2016 Hanford Pedestrian and Bicycle Master Plan projects for bicycle lane or route striping when planning road or pavement maintenance projects.

Implementation By City Action

Policy Name	General Plan Policy	Implementation
T70 Pedestrian Connections	Increase connectivity through direct and safe pedestrian connections to public amenities, neighborhoods, village centers and other destinations throughout the city.	The 2016 Hanford Pedestrian and Bicycle Master Plan implements this policy. Periodically review and update as necessary.
T71 Pedestrian and Bicycle Crossings	Identify and enhance key pedestrian and bicycle crossings that cross physical barriers, such as highways or railroad tracks.	The 2016 Hanford Pedestrian and Bicycle Master Plan implements this policy. Periodically review and update as necessary.
T72 Reduction of Pedestrian Barriers	Coordinate with utility providers to reduce or eliminate barriers to pedestrian mobility created by utility infrastructure, such as utility poles that obstruct accessibility.	Cooperate with utility companies to review plans to ensure new barriers are created. Identify existing barriers and incorporate these projects into a Capital Improvements Plan or a Rule 20A project when feasible.
T73 Maintain Airport's Purpose	Maintain the Hanford Municipal Airport for the benefit of recreation and commerce in Hanford and the Kings County region, balancing health, safety, environmental, and economic concerns.	This policy is implemented through many decisions that support, protect, and maintain the airport at its current location.
T74 Airport Master Plan	Maintain a Master Plan for the Hanford Municipal Airport.	In accordance with FAA guidelines, the time horizon of the forecasts in the 2010 Airport Master Plan is 20 years. The City should implement the policies identified in the 2010 plan.
T78 Amtrak Station and Service	Support Amtrak passenger service through Hanford on its existing alignment, along with improvements to the quality and frequency of service.	Implement support of Amtrak during preparation of regional transportation plans.
T79 Multi-modal Connection to Amtrak	Support multi-modal access to and from the existing Amtrak station.	In coordination with the 2016 Hanford Pedestrian and Bicycle Master Plan, plan for pedestrian and bicycle facilities around the station.

Implementation By City Action

Policy Name	General Plan Policy	Implementation
T85 Freight Service Capabilities	Support additional improvements to expand freight service capabilities for Kings Industrial Park.	Coordinate efforts between potential rail users and railroad companies.
T86 Rail Safety Improvements	Consider grade separations at rail intersections with Flint Avenue, Grangeville Boulevard, and either W. Lacey Blvd. or 11th Avenue.	Initiate a feasibility study of possible grade separations at these locations.
T87 Transportation Demand Management Programs	Develop Transportation Systems Management (TDM) programs for the Hanford area in order to reduce the amount of peak hour congestion on City streets.	Review Transportation Demand Management strategies and determine which would be likely to be most feasible and helpful to manage traffic.
T89 High Occupancy Vehicles	Maintain and enhance personal mobility by providing alternatives to driving alone.	Encourage carpooling and vanpooling programs. Enforce building code requirements for bicycle parking and ADA access.
T90 Existing Network	Maximize the efficient use of the city's existing transportation network before widening or constructing new facilities.	Consider restriping options or improved signalization as traffic solutions prior to considering road widening.
T91 Alternative Modes	Promote alternative modes of transportation, alternative work schedules, and telecommuting.	Encouraging/incentivize local businesses and Hanford City government to establish programs such as transit subsidies, telecommuting, compressed work weeks, flexible schedules, when feasible.
T93 Traffic Signals	Improve the efficiency of traffic signals throughout the city.	Install improvements such as signal timing and signal detectors to keep up with population growth and land development.
T94 Roundabouts	Consider roundabouts as alternatives to traffic signals at new or expanded major intersections.	Evaluate roundabouts as an alternative to a new signalized intersection at the design development stage.

Implementation By City Action

Policy Name	General Plan Policy	Implementation
06 Cancellation and Succession to Williamson Act Contracts	Adopt and periodically update a set of policies that govern the cancellation of Williamson Act contracts, and define the circumstances that the City would be willing to succeed to an active contract.	Consider adoption of policies for Williamson Act lands.
011 New Deed Restricted Agricultural Sites	Discourage new deed agreements that restrict land to agricultural use on land inside the Planned Area Boundary.	Protest new deed agreements when they are proposed.
017 Energy Efficiency in Municipal Facilities	Prepare and implement a comprehensive plan to improve energy efficiency of Hanford's municipal facilities.	Consider preparation of such an Energy Efficiency plan.
018 Retrofitted Buildings	Encourage the retrofitting of existing buildings to be energy efficient.	Conduct an energy audit of city buildings and plan for implementation of recommendation.
020 Urban Water Management Plan	Maintain and periodically update an Urban Water Management Plan for the City of Hanford.	Update per State requirements.
021 Water Conservation Ordinance	Actively enforce and periodically update the City Water Conservation Ordinance.	The State's Model Water Efficiency Landscape Ordinance (MWELo) has been updated since the City adopted their ordinance. Revise the City ordinance to simply state the State's MWELo will be required.
022 Water Conservation Efforts	Actively encourage water conservation by both agricultural and urban water users.	Adopt policies and procedures to implement the State's Model Water Efficiency Landscaping Ordinance (MWELo.)

Implementation By City Action

Policy Name	General Plan Policy	Implementation
023 Water Conservation Education	Encourage and support the development of educational programs in order to increase public awareness of water conservation opportunities.	Update City website to provide more information about water conservation. Consider at least one drought tolerant demonstration garden in its park system.
024 Drought Tolerant Vegetation	Promote the use of drought-tolerant vegetation to minimize water consumption by providing information to developers, designers, and homebuyers.	Update their street tree/landscape guidelines to include mostly drought tolerant landscaping.
026 Irrigation Controllers	Systematically upgrade irrigation controllers at City parks, median islands and other City facilities with water-efficient landscape irrigation controllers and systems.	Include in CIP.
028 Water Availability in Emergencies	Ensure that public and private water facilities have adequate capacity to supply emergency needs.	Update and maintain a Water Master Plan.
032 Wetland and Riparian Corridors	Where appropriate and feasible, establish permanent mechanisms to protect wetlands and riparian corridors.	Consult appropriate agencies and consider conservation easements or other feasible permanent mechanisms as development occurs.
036 Nonnative Invasive Species	Manage or eliminate nonnative invasive species from City-owned property and open space.	Prepare an inventory on projects and include in CIP.
050 Parks, Recreation, and Open Space Master Plan	Prepare and periodically update a Parks, Recreation, and Open Space Master Plan to plan for new growth identified in the land use element.	The Parks Master Plan was last updated in 2011 and should be updated every ten years or sooner now that the General Plan has been updated.

Implementation By City Action

Policy Name	General Plan Policy	Implementation
O51 Provision of Parkland	Acquire and develop new parks consistent with the Parks, Recreation, and Open Space Master Plan.	The General Plan identifies sites for parks and open space and floating park sites that should be developed within one mile of the location identified on the General Plan Land Use Map. The Zoning Plan shall reflect the General Plan Map Open Space designation.
O52 Open Space Map	Locate natural and manmade open space areas on the Open Space Map. Locations shall allow for slight variation consistent with existing conditions. 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.	The General Plan identifies sites for parks and open space and floating park sites that should be developed within one mile of the location identified on the General Plan Land Use Map. The Zoning Plan shall reflect the General Plan Map Open Space designation.
O57 Neighborhood Parks	Establish neighborhood parks generally between 2 and 5 acres in size at locations easily accessed by residents of the neighborhood.	This policy is expressed in the 2011 Parks Master Plan. Update the Parks Master Plan to be consistent with the General Plan.
O58 Neighborhood Parks Service Area	Neighborhood parks shall have a general service area of approximately ½-mile radius, and situated to avoid patrons having to cross arterial streets, railroad lines and major waterways.	Zoning Plan will reflect the General Plan. This policy is expressed in the 2011 Parks Master Plan. Update the Parks Master Plan to be consistent with the General Plan.
O59 Neighborhood Parks and Schools	Whenever possible, new neighborhood parks shall be developed in conjunction with elementary schools.	Update the Parks Master Plan to be consistent with the General Plan.
O60 Community Parks	Establish community parks generally between 10 and 20 acres in size.	Update the Parks Master Plan to be consistent with the General Plan.

Implementation By City Action

Policy Name	General Plan Policy	Implementation
O61 Community Parks Service Area	Community parks shall have a general service area of approximately 2-mile radius, and situated to provide adequate access to arterial and/or collector streets.	Update the Parks Master Plan to be consistent with the General Plan.
O63 Special Use Parks	Provide special use parks based on community needs.	Update the Parks Master Plan to be consistent with the General Plan.
O65 Development Impact Fee for Parks	Adopt and periodically update a park development impact fee to fund new neighborhood and community parks needed to serve new growth.	Update the Development Impact Fee Study every 5 years.
O66 Park and Landscaped Area Maintenance	Provide adequate staff to maintain parks and other public landscaped areas.	Identify park maintenance needs and include in budget.
O68 Variety of Recreational Programs	Provide a variety of recreational programs that accommodate all age groups and abilities.	Implement a variety of recreational programs. Periodically update Parks and Recreation website and calendar.
P1 Adequate Water Services	Provide adequate water services to support the level of development identified in the land use element.	Update the Urban Water Master Plan to reflect the needs of the General Plan Update and expand infrastructure as needed.
P2 Water Master Plan	Prepare and periodically update a Water Master Plan to plan for new growth identified in the land use element.	Update the Urban Water Master Plan to reflect the needs of the General Plan Update.
P6 System-wide Water Improvements	Include system-wide water improvements in the City Capital Improvement Program that are required to maintain current levels of service while extending service to newly developing areas.	Update the CIP to include system-wide water improvements to accommodate growth.

Implementation By City Action

Policy Name	General Plan Policy	Implementation
P8 Impact Fees for Water Facilities	Adopt and periodically update a water impact fee to fund community-wide water supply, treatment, and distribution infrastructure needed to serve new growth.	Update the Development Impact Fee Study every 5 years.
P9 Sufficient Collection and Treatment	Ensure provision of sufficient wastewater collection and treatment facilities to support the existing and new growth identified in the land use element.	Update the Waste Water Master Plan to reflect the needs of the General Plan Update and expand infrastructure as needed.
P10 Wastewater Master Plan	Prepare and periodically update a Wastewater Master Plan to plan for new growth identified in the land use element.	Update the Waste Water Master Plan to reflect the needs of the General Plan Update and expand infrastructure as needed.
P12 System-Wide Wastewater	Include system-wide wastewater improvements in the City Capital Improvement Program that are required to maintain current levels of service while extending service to newly developing areas.	Update the CIP to include system-wide water improvements.
P14 Impact Fees for Wastewater Facilities	Adopt and periodically update a wastewater impact fee to fund community-wide wastewater collection and treatment needed to serve new growth.	Update the Development Impact Fee Study every 5 years.
P15 Adequate Storm Water Services	Provide adequate storm water drainage infrastructure to support the level of development identified in the land use element.	Update and maintain a Storm Water Master Plan and expand infrastructure as needed.
P16 Storm Water Master Plan	Prepare and periodically update a Storm Water Master Plan to plan for new growth identified in the land use element.	Update the Storm Drain Master Plan to reflect the needs of the General Plan Update and expand infrastructure as needed.

Implementation By City Action

Policy Name	General Plan Policy	Implementation
P18 Area-Wide Storm Water Drainage	Include area-wide storm water drainage improvements in the City Capital Improvement Program that are required to maintain current levels of service while extending service to newly developing areas.	Update the CIP to include system-wide water improvements.
P20 Sloughs and Watercourses	To the extent feasible, maintain slough remnants and watercourses within the Hanford Planning Area as components of the storm drainage infrastructure.	Incorporate sloughs and basins into the Storm Water Master Plan where feasible and consult with appropriate agencies.
P22 Impact Fees for Wastewater Facilities	Adopt and periodically update a wastewater drainage impact fee to fund area-wide storm water drainage needed to serve new growth.	Update the Development Impact Fee Study every 5 years.
P23 Channels, Basins, and Other Drainage Facilities	Maintain natural and manmade channels, basins, and other drainage facilities to ensure that their full use and carrying capacity is not impaired.	Establish standards and maintenance schedules for natural and manmade channels, basins, and other drainage facilities that carry storm water.
P25 Reduction in Storm Water Runoff	Adopt development standards to reduce peak-hour storm water flow and increase groundwater recharge.	Review existing standards and update as needed.
P26 Storm Water Management Plan	Adopt, implement, and periodically update a Storm Water Management Plan to reduce the amount of pollution in storm water that is collected.	Update the Storm Drain Master Plan to reflect the needs of the General Plan Update.
P27 Recycling Programs	Participate in and encourage waste diversion and recycling programs and efforts.	Continue existing programs and update as State regulations change.

Implementation By City Action

Policy Name	General Plan Policy	Implementation
P34 Police Station	Provide for additional structures and acquire additional land as needed for an expanded police station with adequate police vehicle parking to maintain acceptable response times to meet new population growth.	Identify and add to the CIP.
P35 Police Master Plan	Prepare and periodically update a Police Master Plan to plan for new growth identified in the land use element.	Update Police Master Plan.
P36 Vehicles and Safety Equipment	Provide for police equipment needs including vehicles and safety equipment as public safety services are expanded to meet new population growth.	Identify and add to the CIP or budget.
P37 Impact Fees for Police Facilities	Require new development to provide funding to meet the cost of providing vehicles, equipment, and structures, to meet the needs of new population growth.	Update the Development Impact Fee Study every 5 years.
P38 Police Officer Ratio	Provide for adequate law enforcement officers and staffing needs to meet the new population growth.	Identify and add to budget.
P40 Youth Programs	Lead and participate in programs and organizations that encourage positive relationships between youth, parents, schools, and law enforcement.	Continue programs such as School Resource Officers, GREAT, and Junior Police Academy.
P41 Neighborhood Watch Programs	Develop a corrective action plan to deal with high crime areas, including implementation measures such neighborhood watch programs.	Identify and implement Neighborhood Watch programs as needed.

Implementation By City Action

Policy Name	General Plan Policy	Implementation
P42 Crimefree Multi-Family Housing Program	Create partnerships amongst the police, property owners, and property managers, and to keep rental properties free of illegal activities.	Use existing or new programs to focus on crime prevention in rental communities.
P43 Crime Prevention Education	Lead and participate in programs that educate citizens about crime prevention.	Continue existing programs.
P45 Animal Control	Provide adequate staffing, equipment, and facility space for the control of animals in the city.	Continue to provide animal control field services either directly or by contract.
P46 Building Design for Safety	Encourage building designs that help to reduce crime and improve resident safety.	Encourage the policies of Crime Prevention through Environmental Design (CPTED).
P48 CPTED Principles for Safety	Create building and neighborhood design standards that are consistent with Crime Prevention through Environmental Design (CPTED) principles.	Encourage the policies of Crime Prevention through Environmental Design (CPTED).
P49 Emergency Service Response Times	Provide fire stations at locations to achieve and maintain an adequate response time for emergencies within the City.	Review and update Fire Master Plan as needed to reflect the changed urban boundaries in the General Plan.
P50 Fire Master Plan	Prepare and periodically update a Fire Master Plan to plan for new growth identified in the land use element.	Review and update Fire Master Plan as needed to reflect the changed urban boundaries in the General Plan.
P52 Impact Fees for Fire Facilities	Require developers to contribute impact fees to fund the cost of providing fire facilities needed to support new population growth and development.	Update the Development Impact Fee Study every 5 years.
P53 Fire Protection Personnel	Provide adequate fire suppression personnel and staff at each fire station to meet increased demands from population growth.	Review and include in CIP or budget.

Implementation By City Action

Policy Name	General Plan Policy	Implementation
P54 Provision of Fire Protection Equipment	Provide for fire protection vehicles and safety equipment to meet increased demands from population growth.	Review and include in CIP.
P55 Water Supply to Meet Fire Demand	Provide adequate water supply and fire flow throughout the Hanford water system to meet fire demand during times of peak domestic water demand.	Review Water Master Plan to confirm fire flows are adequate to meet fire demand.
P59 Fire and Building Codes	Continue to enforce the California Fire Code, California Building Code, and Hanford Municipal Code to mitigate threats to safety and property.	The California Building Code is updated every three years. The next update begins in 2018 and the code is expected to be adopted in 2019. The City has adopted the 2016 standards.
P61 Emergency Preparedness	Continue to upgrade preparedness strategies and techniques to be prepared when natural or man-made disaster occurs.	Coordinate the Kings County Multi-Jurisdictional Multi-Hazard Mitigation Plan with Kings County Office of Emergency Management. The plan was adopted in 2007. Participate in the next update.
P62 Fire Protection Education Programs	Continue to provide public education programs to raise awareness of potential fire and safety threats.	Continue existing public education programs.
P73 Civic Center Master Plan	Consider development of an urban design master plan for the Civic Center area.	Prepare a Civic Center Master Plan to upgrade existing buildings.
P76 Public Meeting Places	Continue to provide places for the public to meet and hold special events and activities.	Locations should be well-advertised and made clear to the public of each facility's availability.
P77 Provision of Government Facilities	Provide space for adequate facilities to meet the City's government functions for existing and future residents, businesses, and visitors.	Review city facilities needs periodically and include in CIP updates.

Implementation By City Action

Policy Name	General Plan Policy	Implementation
P78 City Government in Downtown	Locate all City government departments with the exception of Public Works and Fire Departments in the Downtown area.	This policy is currently being met.
H13 Volunteer Programs for Disaster Preparedness	Encourage City employees through a volunteer program to obtain training in disaster preparedness and basic first aid skills.	Consider incentives that encourage employees to volunteer.
H14 Reduction in Individual Domestic Well Use	Consider policies and investments in the City water system that will allow homes using individual wells to connect to the City water system.	Continue to look for opportunities and funding sources to bring connect homes with individual wells to the City water system.
H15 Building Codes and Standards for Earthquakes	Maintain and enforce current buildings codes and standards to reduce the potential for structural failure caused by ground shaking and other geologic hazards.	Enforce building codes.
H16 Hazardous Buildings Upgrade	Develop policies to assist in the upgrading of seismically hazardous (unreinforced masonry) buildings within the City.	Identify potential funding that can assist with upgrades.
H21 Stormwater System Maintenance	Provide ongoing stormwater maintenance activities such as routine inspections, cleaning, and preventive repairs.	Maintain an on-going maintenance program.
H22 Maintenance of Traffic Control Devices	Maintain a traffic signage and striping system that helps drivers navigate during Tule fog events	Maintain and on-going maintenance program. Review effectiveness of newer treatments, such as thermoplastic paint for cross-walk striping.
H23 Driving Techniques in the Fog	Educate the public on driving techniques for navigating in the Tule fog.	Provide safety announcements and driving advice on City website and through other City public communication methods.

Implementation By City Action

Policy Name	General Plan Policy	Implementation
H25 Debris Management	Enhance strategies for debris management after windstorm events.	Provide information on City website for citizens to contact for assistance in emergency clean up.
H28 Weed Abatement	Continue with an intensive weed abatement program to minimize fire hazards near urban uses.	Continue enforcement program.
H30 Industrial Hazardous Materials	Require industrial uses that rely extensively on the use of hazardous materials to adopt an acceptable use, storage, disposal, and emergency response program that has been approved by appropriate agencies.	Develop and continue program.
H40 Ground Transportation Noise	Limit the effects of vehicle noise generation by designating truck routes, limiting vehicle speeds, standards relating to vehicle noise emission levels and muffler systems.	Review truck routes and Noise Ordinance for any needed updates.
H44 Noise Contours	Develop noise contours for major transportation corridors and stationary facilities that emit noise levels greater than DNL of 60 dBA.	Review truck routes and Noise Ordinance for any needed updates.
H46 Noise Ordinance	Adopt ordinances that limit noise-generating sources to acceptable, safe levels.	Review Noise Ordinance for any needed updates.
H47 City Equipment Purchases	Purchase only equipment and vehicles that comply with noise level performance standards based upon the best available noise reduction technology.	Include this requirement in vehicle procurement procedures.

Implementation By City Action

Policy Name	General Plan Policy	Implementation
H56 Heath Programs, Grants, and Incentives	Consider programs and incentives to encourage small grocery or convenience stores to sell fresh foods in underserved areas. These programs could include grants or loans to purchase updated equipment (e.g. refrigeration), publicity or directories of healthy food outlets, or connecting stores to wholesale sources of healthy, local, or organic food.	Research and consider offering programs and incentives as noted.
H61 Public Amenities	Consider environmental justice issues as they are related to the equitable provision of desirable public amenities such as parks, recreational facilities, and other beneficial uses that improve the quality of life.	Add as a goal in the next update to the Parks Master Plan.
H62 Public Participation	Assure that all community residents have opportunities to participate in decisions that affect their environment and health, and make accommodations for them to be involved in the decision-making processes.	Continue to meet Brown Act and make public meeting accessible to all persons.
H63 Use of Communication Tools, New Media, and Technology	Use traditional communication tools as well as new media and technology to provide clear and current information on City processes and decisions and to encourage public participation in City government.	Evaluate existing and new communication tools for dispersing public information.
H64 Opportunities for Physical Activities	Improve health and mental well-being by offering convenient and safe opportunities for physical activity.	Add as a goal in the next update to the Parks Master Plan.

Implementation By City Action

Policy Name	General Plan Policy	Implementation
H65 Comfortable Walking and Biking Environments	Provide comfortable environments and destinations for walking and bicycling to integrate physical activity into daily routines.	Implement the Pedestrian and Bicycle Master Plan.
H66 Non-Vehicular Access	Improve bicycle, pedestrian, and public transportation access to residential areas, educational and childcare facilities, employment centers, commercial centers, recreational areas, and other destination points.	Implement the Pedestrian and Bicycle Master Plan.

Implementation By Coordination With Outside Agencies

SECTION 3 - IMPLEMENTATION BY COORDINATION WITH OUTSIDE AGENCIES

The following policies are implemented through coordination by the City with outside agencies.

Policy Name	General Plan Policy	Implementation
E1 Competitive Advantages	Continually identify, refine, and capitalize upon Hanford's economic competitive advantages to attract and enhance local economic activities.	Work in partnership with organizations such as Main Street Hanford, Kings County EDC, and the Chamber of Commerce to meet this policy as opportunities arise.
E4 Local Jobs	Promote local hiring to increase resident retention, maintain a positive jobs-housing balance, and allow residents to work in the same community that they live.	Work in Partnership with organizations such as Main Street Hanford, Kings County EDC, and the Chamber of Commerce to meet this policy as opportunities arise.
E5 Business Growth and Retention Program	Develop and support a business growth and retention program that promotes, encourages, and assists existing businesses in Hanford.	In coordination with the Chamber of Commerce, implement a program to visit local businesses to demonstrate appreciation and survey them about their concerns and needs.
E6 Transportation Connectivity	Enhance opportunities for economic development by pursuing greater regional transportation connectivity for people and goods through infrastructure improvements to railroads and highways.	Coordinate with Caltrans, KCAG, High Speed Rail Authority, Cross KART, and other public transit agencies to enhance regional transportation infrastructure.
E17 Kings Industrial Park Strategy	Continue to support and implement the policies, projects, and programs identified in the Kings Industrial Park Strategy.	Coordinate with Kings Economic Development Corporation, land owners, and businesses.
E20 Train Locally	Establish a partnership with College of the Sequoias and/or other nearby educational providers to develop training programs to teach necessary industrial labor skill sets to local community members.	Work with COS to identify and develop training for skills needed in Hanford to retain students and residents.

Implementation By Coordination With Outside Agencies

Policy Name	General Plan Policy	Implementation
E21 Advertise Available Land	Continue to assist in the marketing of vacant properties and buildings that are available for industrial development.	City to continue to work with Kings Industrial Park. Continue to update the available vacant land inventory on the City's website.
E22 Transportation Improvements	Aggressively advocate for enhancing transportation infrastructure in support of business growth in the Kings Industrial Park.	Identify strategic projects and pursue them with appropriate agencies, such as KCAG, Caltrans, and/or railroad companies.
E23 Economic Development of Agriculture	Value and support agriculture as an industry and make it a key component of Hanford's economic development strategy.	Work with Kings EDC, Chamber of Commerce, and USDA as needed to identify strategies to attract value-added agriculture businesses.
E24 Recruit Agriculture-related Businesses	Recruit businesses that are agriculture-related, especially those that create value-added products.	Work with Kings EDC, Chamber of Commerce, and USDA as needed to identify strategies to attract value-added agriculture businesses.
E25 Support Innovation in Agriculture	Support innovation in the production, processing, and distribution of agricultural products and services.	Work in partnership with organizations such as Kings County EDC, the Chamber of Commerce, and business owners to meet this policy as opportunities arise.
E29 Shop Local	Promote locally owned businesses and support local jobs to recirculate money within the local economy.	In coordination with the Chamber of Commerce, implement a program to visit local businesses to demonstrate appreciation and survey them about their concerns and needs.
E30 Promote Retail Development	Promote retail development in proximity to where residents live to improve quality of life, retain taxable spending by Hanford residents, and attract shoppers from outside of Hanford.	The Zoning Map includes zoning for retail uses in each neighborhood.

Implementation By Coordination With Outside Agencies

Policy Name	General Plan Policy	Implementation
E39 Main Street Hanford	Continue to support the goals and policies of Main Street Hanford including: Identifying new downtown business opportunities Helping existing businesses expand Finding new uses for vacant buildings Converting upper stories to housing, office or commercial space Improving downtown business management techniques	Periodically meet with Main Street Hanford to identify opportunities within the City's authority that can meet the identified Main Street Hanford goals and policies.
E40 Marketing Downtown	Support marketing programs that promote the Downtown as a center for commerce, arts, culture, and entertainment.	Periodically meet with Main Street Hanford to identify opportunities within the City's authority that can meet the identified marketing programs
L7 Primary Sphere of Influence	Support and pursue an amendment of the City of Hanford's Primary Sphere of Influence to be coterminous to the Planned Area Boundary.	Make an application to LAFCO of Kings County for a Sphere of Influence Amendment consistent with this policy.
L8 Home Garden Community Services District	Support the continuance of the Home Garden Community Services District as an independent special district serving the existing Home Garden community. Support the existing location of the Home Garden Community Services District Sphere of Influence.	Do not support a Sphere of Influence Amendment that includes the Home Garden community.
L126 Downtown Government Offices	Locate new local, State, and federal offices in the Downtown area to the greatest extent possible.	Work with other local, State, and federal officials to find and locate their offices Downtown.
L130 Downtown Off-street Parking	Provide public off-street parking facilities within the Downtown.	Work with Main Street Hanford to identify improvements that would provide additional public parking in strategic locations.
L131 Downtown Social Interaction	Increase opportunities for social activity in the Downtown area, by providing parks, plazas, wide sidewalks, and open space areas and by encouraging arts, cultural, and community events.	Review development standards to ensure consistency with this policy and revise if needed. Work with the Main Street Hanford to enhance public amenities and encourage event in the Downtown area.

Implementation By Coordination With Outside Agencies

Policy Name	General Plan Policy	Implementation
L132 Downtown Festivals	Continue to hold community festivals primarily in the Downtown area.	Encourage issuance of permits for special events in the Downtown area.
L133 Downtown Public Art	Encourage a concentration of public art within the Downtown area.	Identify programs for public art incentives and invest in public art, when feasible. Main Street Hanford, local schools, and COS could be creative partners in promoting local artists and finding unique ways to increase funding for the public art.
L14 Fourth High School Site	Coordinate with Hanford High School District to determine the location of a fourth high school site, with preference given to sites south of Highway 198.	Coordinate with School District as needed.
L160 Eastside Elementary School District Boundaries	Encourage formal discussions to review and potentially revise the elementary school district boundary between Hanford Elementary School District and Kit Carson Union Elementary School District.	Coordinate with the two school districts and the Kings County Department of Education.
L165 Northwest Elementary Schools	Plan for two new elementary schools with flexible locations on east side of 12th Avenue.	Coordinate with the school districts to implement this policy.
L175 Southwest Elementary School	Plan for a new elementary school with a flexible location west of 12 th Avenue.	Work with the School District as needed.
T4 Regional System Improvements	Identify and support improvements to regional transportation system improvements both within and outside the Planning Area that will improve mobility to and from Hanford.	Work with Caltrans and Kings County to identify and pursue transportation system improvements in the city and the surrounding area.
T5 Funding Sources and Improvements	Coordinate with Caltrans and Kings County Association of Governments (KCAG) for funding and timely construction of programmed state highway and interchange improvements.	Implement through the City's coordinated efforts with Caltrans and KCAG to pursue funding opportunities.
T6 Highway Improvements	Coordinate with Caltrans to identify needed improvements to highway facilities in the city.	Implement through the City's coordinated efforts with Caltrans.

Implementation By Coordination With Outside Agencies

Policy Name	General Plan Policy	Implementation
T7 Highway 198 and 9 th Avenue	Identify and program improvements necessary to maintain Level of Service standards at the intersection of SR 198 and 9 th Avenue.	Implement through the City's coordinated efforts with Caltrans.
T35 Caltrans Coordination	Coordinate with Caltrans to identify needed improvements to its highway facilities in the City and implement necessary programs to assist in improving State Route 43 and 198, and its interchanges/intersections with local roadways.	Meet with Caltrans staff periodically to discuss short-, mid-, and long-term improvement needs to state highways through Hanford.
T46 Good Movement Strategies	Coordinate with regional transportation agencies to plan and implement goods movement strategies, including those that improve mobility, deliver goods efficiently, and minimize negative environmental impacts.	Coordinate efforts to transport goods with rail companies, Caltrans, Kings County, and Kings Industrial Park.
T57 Long Range Transit Plan	Coordinate and collaborate with KART and KCAG on development of a long-range transit plan that considers special emphasis on new or enhanced transit services and amenities in the downtown core, and service to identified mixed use neighborhoods and corridors.	Coordinate and participate with preparation of the next transit plan.
T58 Vanpool Programs	Support the KART Vanpool program for the area's farmworkers and other commuters.	Meet with KART staff periodically to coordinate transit services with City policies and services.
T59 Transit Parking Lots	Work with the various government agencies to provide secure parking at park-and-ride lots and transit stations.	Coordinate and participate with preparation of the next transit plan to identify improvements to park-and-ride lots.
T60 Downtown Public Parking	Work with Downtown property owners and organizations to maintain an adequate supply of shared, public parking in the Downtown.	Meet with Main Street Hanford periodically to coordinate parking needs with existing and future public parking areas.

Implementation By Coordination With Outside Agencies

Policy Name	General Plan Policy	Implementation
T60 Downtown Public Parking	Work with Downtown property owners and organizations to maintain an adequate supply of shared, public parking in the Downtown.	Periodically meet with Main Street Hanford to discuss current levels of public parking and opportunities and locations to add additional parking. Coordinate with KART and other future plans for transit to share parking areas.
T67 Bicycle Safety Programs	Support programs that educate bicyclists and motorists about bicycle safety.	Utilize police and parks and recreation departments to support programs, and partner with school districts when feasible.
T75 New Commercial Service Airport Feasibility Study	Support the investigation of the feasibility of a new primary commercial service airport in the Kings-Tulare County region, recognizing that construction of such an airport would likely be beyond the General Plan 2035 Planning period.	Support would be contingent on other interested jurisdictions joining such an investigation.
T80 Station Area Study	If High Speed Rail becomes a reality in Kings County, consider a station area planning study that considers locating most of High Speed Rail support services (parking, hotels, transportation links, etc.) west of 10th Avenue to support Downtown Hanford.	This policy could be implemented as funding becomes available for station area planning studies.
T81 Link to Transit with High Speed Rail	If High Speed Rail becomes a reality in Kings County, ensure that effective transit linkages are in place between the High Speed Rail station and the City's downtown and employment centers.	Coordinate with KART and support Cross Valley Rail transit with stops at the High Speed Rail station and Downtown Hanford.
T82 Mitigation of High Speed Rail Impacts	If High Speed Rail becomes a reality in Kings County, ensure that financial, environmental, and agribusiness impacts of the project are mitigated for the citizens of Hanford.	Coordinate with High Speed Rail Authority as necessary.

Implementation By Coordination With Outside Agencies

Policy Name	General Plan Policy	Implementation
T83 Funding Sources for High Speed Rail	If High Speed Rail becomes a reality, aggressively seek State and Federal funding for improvements and expansion of roads, water lines, sewer lines, storm drainage, public facilities, and utilities associated with High Speed Rail.	Coordinate with High Speed Rail Authority as necessary.
T84 Continuation of Corridors	If High Speed Rail becomes a reality, ensure that the High Speed Rail alignment through the Planning Area does not disrupt other transportation corridors identified in Hanford's circulation element.	Coordinate with other agencies as necessary.
T88 People Movement	Emphasize the movement of people rather than vehicles.	Cooperate with KART, Amtrak, and Caltrans. Implement the policies of the 2016 Pedestrian and Bicycle Master Plan.
02 Agricultural Buffer	Coordinate land use policies and designations with Kings County to provide for a buffer between the urban area of Hanford and the surrounding unincorporated communities.	The Zoning Map shall reflect the General Plan Map and the Kings County General Plan reflects this policy.
03 Kings County Preservation Efforts	Support the Kings County efforts to preserve and protect farmlands outside the Planned Area Boundary.	Coordinate with Kings County as needed.
019 Recycling	Support recycling activities throughout the City.	Identify locations and standards for recycling facilities. Supporting recycling facilities should be a City-wide adopted program and campaign in conjunction with the Kings Waste and Recycling Authority (KWRA).
027 Large Industrial Water Users	Encourage large scale industrial water users to develop internal water recycling programs during plan development and review processes.	Work with Kings Industrial Park to coordinate water recycling programs.

Implementation By Coordination With Outside Agencies

Policy Name	General Plan Policy	Implementation
O53 Parkland Ratio Calculation	When determining the parkland ratio of acres per 1,000 population, include the acreage of city-owned mini, neighborhood, community, regional, special use, and storm water basin parks, along with 50% of the acreage of school playgrounds and play areas within the Planned Area Boundary.	Negotiate with the school districts to see that school playgrounds and ball fields remain open when school is not in session.
O62 Regional Parks	Where appropriate, participate with other agencies in the acquisition, management, and use of regional parks and facilities that would benefit Hanford residents.	This policy could be coordinated with Kings County.
O69 Festivals and Events	Continue to sponsor festivals and events that serve to draw the community together, welcome visitors, and enhance the City's economic health.	Coordinate with Main Street Hanford, City Parks Department, and Chamber of Commerce.
P4 Groundwater Management Program	Work cooperatively with other water management agencies to prepare a groundwater management program as needed to ensure sufficient water supply for new growth identified in the land use element.	Coordinate with and participate in the newly formed Mid Kings River Groundwater Sustainability Area (GSA).
P5 Groundwater Recharge	When necessary and practical, cooperate with other water agencies to acquire water for the recharge, replenishment and/or banking of groundwater for future demand.	City shall coordinate with Kings County Water District.
P28 Kings Waster Recycling Authority	Participate as a member and support the Kings Waste Recycling Authority.	Continue participation.
P30 Gas and Electricity Infrastructure Design	Coordinate with gas and electricity utility providers to design facilities to minimize visual impacts, preserve existing land uses, avoid natural and cultural resources, and minimize safety risks.	Coordinate as needed.

Implementation By Coordination With Outside Agencies

Policy Name	General Plan Policy	Implementation
P31 Undergrounding of Utility Lines	Utilize Rule 20A funds, when available, to convert existing overhead utility lines to underground lines, with priority given to lines in the Downtown area.	Identify potential projects, giving priority to the Downtown area, and implement projects as funds are available.
P32 Provision of Communications Service	Coordinate with communications providers to ensure that they can and will provide service to existing development as well as new growth areas.	Public Works shall coordinate with communication providers.
P33 Communi- cations Infrastructure Design	Coordinate with communication providers to design facilities to minimize visual impacts, preserve existing land uses, avoid natural and cultural resources, and minimize safety risks.	Identify existing above-ground facilities that could be undergrounded with Rule 20A funds. Identify sensitive locations and inform utility companies to avoid them during heavy maintenance or construction.
P39 Drug-Free Hanford	Support programs that reduce the incidence of substance abuse in Hanford.	Identify and implement programs, and work with outside agencies with similar programs.
P44 Agreements and Services	Maintain Mutual Aid Agreements and 911 Services with local and regional agencies.	Continue to maintain agreements.
P57 Automatic Aid Agreement	Maintain automatic aid agreements with Kings County Fire Department.	Periodically review and continue agreements.
P58 Mutual Aid Agreements	Maintain mutual aid agreements with other local and regional agencies.	Periodically review and continue agreements.
P63 Educational Facilities Locations	Coordinate with school districts for them to locate and acquire school sites in new development areas.	Work with school districts and encourage them to acquire site ahead of development activity when feasible.
P64 Neighborhood Focal Points	Encourage elementary and middle school sites be integrated into neighborhoods to be a focal point in the neighborhood and to encourage access via bicycling and walking.	Encourage locations that have accessibility from all parts of a neighborhood, such as collector/collector intersections. Discourage locations that would require large numbers of students to cross arterial streets to get to school.

Implementation By Coordination With Outside Agencies

Policy Name	General Plan Policy	Implementation
P65 After School Recreational and Meeting Use	Coordinate with school districts to allow non-school-related public use of school sites for recreational activities, meeting places or other uses that do not interfere with their primary educational mission.	Coordinate with the school districts to implement this policy.
P66 Fourth High School Location	Strongly encourage that the future fourth high school site be located south of State Route 198.	Coordinate with the high school district as needed.
P67 Shared Use of High School Facilities	Coordinate with Hanford Joint Union High School District to allow non-school related public use of school facilities for recreational activities, meeting places or other uses that do not interfere with their primary educational mission.	Coordinate with the high school district to implement this policy.
P69 College of Sequoias	Support and promote College of the Sequoias as a region-serving institution of higher education.	Continue to coordinate with COS to implement this policy.
P70 Vocational Training Centers	Encourage the expansion and development of vocational training centers and programs to support the growth of the Kings Industrial Park and other trades in the Hanford area.	Coordinate with Kings Industrial Park and vocational education agencies to implement this policy.
P71 Public Function of Civic Center	Maintain and enhance the centralized public functions of the Civic Center area.	Consider preparation of a Civic Center Master Plan and include goals and plans that emphasize public use. Include funding for improvements in CIP.
P72 Event Space	Continue to encourage the use of the Civic Center Park's facilities for public community and social events.	Consider preparation of a Civic Center Master Plan and include goals and plans that emphasize public use.
P74 Important Activity Center	Coordinate with Kings County to maintain existing library facilities as an important activity center within the community.	Coordinate as needed.
P75 Public Access to Technology	Encourage all residents have access to library services including access to computers and other technology.	Coordinate as needed.

Implementation By Coordination With Outside Agencies

Policy Name	General Plan Policy	Implementation
P81 Emergency Service Locations	Designate local hospitals as emergency service locations as a component of the City's Emergency Response Plan. Work closely with local hospitals to encourage hospital preparation and coordinate disaster recovery plans.	Work closely with local hospitals to implement this policy.
H1 Kings County Multi-jurisdictional Hazard Mitigation Plan	Integrate the mitigation measures of the Kings County Multi-jurisdictional Hazard Mitigation Plan where relevant and applicable.	Coordinate with the Kings County Multi-Jurisdictional Multi-Hazard Mitigation Plan with Kings County Office of Emergency Management as needed.
H2 Update to the Multi-jurisdictional Hazard Mitigation Plan	Collaborate with the Kings County Office of Emergency Services in the development of updates to the Kings County Multi-jurisdictional Hazard Mitigation Plan.	Participate in the next update.
H3 Disaster Preparedness	Lead in the preparation for natural and man-made disasters by taking a proactive approach.	Coordinate with Kings County Office of Emergency Management.
H4 Emergency Preparedness Plan	Update and implement the Emergency Preparedness Plan annually to respond to changes in land use, population, and incorporated boundaries, including evacuation routes, locations of critical facilities, peak load water supply requirements, minimum road widths and turning radii, and identification of risks.	Coordinate with the Kings County Multi-Jurisdictional Multi-Hazard Mitigation Plan with Kings County Office of Emergency Management as needed.
H5 City Hall as the Emergency Operations Center	Maintain City Hall as the Emergency Operations Center (EOC) in Hanford.	Coordinate with Kings County Office of Emergency Management.
H6 Disaster Preparedness Information	Educate the public about disaster preparedness by providing information on supplies, training, evacuation routes, communication systems and shelter locations.	Coordinate with Kings County Office of Emergency Management to provide public service messages.
H7 Disaster Preparedness for Special Needs Populations	Identify and develop communication systems, evacuation methods, shelter locations and other services for special needs populations.	Coordinate with Kings County Office of Emergency Management.

Implementation By Coordination With Outside Agencies

Policy Name	General Plan Policy	Implementation
H8 Provide for Adequate Levels of Service	Evaluate safety service limitations on an annual basis to provide for adequate levels of service.	Coordinate with Kings County Office of Emergency Management.
H9 Water Facilities in Emergencies	Ensure that public and private water facilities have adequate capacity to supply emergency needs.	Maintain a Water Master Plan.
H10 Emergency Routes	Identify potential emergency routes and suggest methods for operational needs for first responders.	Coordinate with Kings County Office of Emergency Management.
H11 Emergency Response Facilities	Establish the capability to relocate critical emergency response facilities such as fire, police and essential services facilities, if needed.	Include this as a goal in the next Public Safety Plan update.
H12 Quantify Emergency Preparedness Levels	Develop a procedure to quantify community emergency preparedness levels.	Coordinate with Kings County Office of Emergency Management to develop a scoring matrix.
H18 Extreme Heat Emergency Plan	Support the maintenance and implementation of the Kings County Extreme Heat Emergency Plan to support vulnerable populations during times of extreme heat.	Coordinate with Kings County Office of Emergency Management.
H19 Cooling Centers	Periodically evaluate the effectiveness of existing cooling centers and determine the need for additional cooling centers as population increases.	Maintain existing centers and consider options for new centers as the city expands and new county islands are added. Cooperate with Kings County Office of Emergency Management.
H24 Warming Centers	Periodically evaluate the effectiveness of warming center and determine the need for additional warming centers as population increases.	Periodically evaluate size and locations. Cooperate with Kings County Office of Emergency Management.
H29 Household Hazardous Materials	Coordinate with other public agencies to educate consumers about the proper household use and disposal of hazardous materials.	Coordinate with Kings Waste and Recycling Authority.

Implementation By Coordination With Outside Agencies

Policy Name	General Plan Policy	Implementation
H33 Educational Opportunities	Coordinate with Kings County to provide educational opportunities to the public regarding the generation of small quantity, household and agricultural waste products regarding their responsibilities for source reduction and proper and safe hazardous waste management.	Coordinate programs with the Kings Waste and Recycling Authority.
H35 Kings County Health Department	Coordinate with the Kings County Health Department for the implementation of the Hazardous Materials Disclosure Law.	Coordinate program.
H36 Transport of Hazardous Materials	Promote the safe transport of hazardous materials through Hanford by designating hazardous material carrier routes to direct hazardous materials away from populated and other sensitive areas, and prohibiting vehicles transporting hazardous materials from parking on City streets. Coordinate with the California Highway Patrol to maintain designated travel routes through the Hanford Area for vehicles transporting hazardous materials.	Coordinate with the California Highway Patrol to maintain designated travel routes through the Hanford Area for vehicles transporting hazardous materials.
H38 Brownfield Site Inventory and Remediation Policies	Coordinate with property owners and the California Department of Toxic Substance Control to inventory brownfields and develop plans and policies to remediate contamination.	The State of California Department of Toxic Substance Control and Environmental Protection Agency identify toxic substances and processes for cleanup.
H54 Farmers Markets	Encourage year-round operation of farmers' markets with the Downtown as the locational reference.	Continue to support the Thursday Night Marketplace offerings of fresh produce.
H55 Healthy Food Choices	Support schools and other organizations' efforts to encourage students and their families to make healthy food choices.	Coordinate such programs with local schools and organizations.

Implementation By Coordination With Outside Agencies

Policy Name	General Plan Policy	Implementation
H57 Community Gardens	Where practical, dedicate and/or encourage space for community gardens in parks or other appropriate sites.	Coordinate with Parks and Recreation, School Districts, and Medical Center organizations.
H58 Local Foods for City Functions	Encourage the purchase of local foods for City functions, and encourage school districts to do the same.	Coordinate such programs with local schools and organizations.
H59 Health Initiatives	Facilitate the involvement of community residents, businesses, and organizations in the development, adoption, and implementation of community health initiatives.	Encourage public participation in all efforts to improve health in the community.

Implementation By City Action and By Development Proposal Evaluation

SECTION 4 - IMPLEMENTATION BY CITY ACTION AND BY DEVELOPMENT PROPOSAL EVALUATION

The following policies require implementation through a combination of City action and development proposals as they are submitted for approval.

Policy Name	General Plan Policy	Implementation
E28 Commercial Investments	Encourage private-sector investment to continually upgrade and maintain the viability and attractiveness of existing commercial areas.	Support may involve expedited loans, financing programs, and other incentive programs.
E42 Public/Private Partnerships	Participate in public/private partnerships for redevelopment of Downtown properties.	Consider partnerships as opportunities arise, identifying solutions that will benefit Downtown.
L116 Public Spaces	Maintain existing and develop new community services and gathering spaces that allow for increased social interaction of neighbors, (i.e. parks, community centers and gardens, schools, commercial areas, churches, and other gathering spaces).	Encourage inclusion of public or private gathering spaces that complement and support new development projects. Discourage the removal of existing gathering spaces.
L122 Gateway Monument Signs	Enhance key city entrances on primary vehicular corridors. Provide gateway features such as monument signs or archways at major entrances to Hanford, including: Highway 198 at Highway 43, Highway 43 at 10 th Avenue, Grangeville Boulevard at Highway 43, Highway 198 at 13 th Avenue, and East Lacey Boulevard at Highway 43.	Work with developers of sites near these locations to incorporate gateway features as needed. Locate funding sources that can contribute to the design and construction of these features.

Implementation By City Action and By Development Proposal Evaluation

Policy Name	General Plan Policy	Implementation
L128 Downtown Transit Oriented Development	Encourage transit-oriented development, including mixed use, high density housing, and commercial and office uses, in the Downtown.	The Zoning Ordinance allows a mix of permitted uses for the Downtown Mixed Use and the Neighborhood Mixed Use districts. The City can consider offering downtown business incentive programs and allow use of the Historic Building Code to upgrade existing buildings.
L129 Downtown Housing	Encourage the development of a variety of urban housing opportunities, including housing units above ground floor retail and office uses, in the Downtown to increase market support for businesses, extend the hours of downtown activity and create alternative housing opportunities for those desiring an urban living environment.	The Zoning Ordinance allows a mix of housing types and densities in Downtown Mixed Use districts. Proposed projects can be encouraged in the development proposal process.
L140 East Lacey Boulevard Gateway	Evaluate opportunities to enhance the vehicular entrance to the community and consider a city gateway feature along State Route 43 at Lacey Boulevard.	This policy could be implemented as a city-initiated project or in partnership with nearby landowners.
L148 Hanford- Armona Road Gateway	Evaluate opportunities to enhance the vehicular entrance to the community and consider a city gateway feature along State Route 198 at Hanford-Armona Road.	Consider specific locations and designs for an entry feature, and identify a funding source.
L159 Eastside Neighborhood Park	Plan for a new neighborhood park site with a flexible location south of Grangeville Boulevard and within a five- to ten- minute walk of most residents in the East Side Planning Area.	The Zoning Map shall reflect the General Plan. Follow up on the Tentative Maps to ensure consistency.

Implementation By City Action and By Development Proposal Evaluation

Policy Name	General Plan Policy	Implementation
L164 Northwest Neighborhood Park	Plan for two new neighborhood park sites with flexible locations within a five- to ten- minute walk of most residents in the Northwest Side Planning Area.	The Zoning Map shall reflect the General Plan. Follow up on the Tentative Maps to ensure consistency.
L169 Learning Center Neighborhood Parks	Develop two neighborhood parks within the Learning Center Planning Area with flexible locations within a five to ten-minute walk of most residents in the Learning Center Planning Area, one south of Lacey Boulevard and the other north of Grangeville Boulevard.	The Zoning Map shall reflect the General Plan. Follow up on the Tentative Maps to ensure consistency.
L173 Southwest Neighborhood Parks	Support development of two new neighborhood park sites identified in existing approved tentative subdivision maps within the Southwest Planning Area.	The Zoning Map shall reflect the General Plan. Follow up on the Tentative Maps to ensure consistency.
L20 Infill Development	Encourage, support, and incentivize infill development in existing neighborhoods.	Identify permitted uses in mixed use and higher densities for existing neighborhoods as shown on the Zoning Map.
T25 Cul-de-sacs	Construct cul-de-sacs on all permanent dead-end streets. New cul-de-sacs shall be discouraged in commercial and industrial developments. Adopt maximum lengths of new local streets with cul-de-sacs.	The current standard states that cul-de-sac streets shall not exceed 400 feet.
T26 Cul-de-sac Non-motorized Connectivity	Encourage sidewalks and breaks in perimeter walls to allow pedestrian, bicycle, and visual access from cul-de-sac streets to other nearby streets.	Identify locations during development review.
T32 Ultimate Rights-of-Way	Acquire control of land within ultimate right-of-way of Arterial and Collector streets during early stages of development.	Implement through the review of development projects, as well as acquisitions ahead of development when needed.

Implementation By City Action and By Development Proposal Evaluation

Policy Name	General Plan Policy	Implementation
T41 Streetscape Enhancements	Strive to improve the visual character of roadway corridors by improving streetscapes with amenities such as street trees, pedestrian-scaled lighting, underground utilities, water-efficient landscaping, and streetscape furniture.	Provide landscape design standards in the landscape chapter of zoning ordinance. Include landscape requirements for site plans.
T42 Existing Sound Walls and Fences	Encourage landscaping improvements along walls and fences adjacent to major streets to discourage graffiti and to enhance visual character.	Develop standards and implement during development review.
T48 Traffic Calming	Consider the use of traffic calming designs such as roundabouts, bulb-outs, and other traffic calming designs, where they will improve the operation or LOS of a street.	Consider these types of designs when identifying street improvements.
T95 Electric Vehicle (EV) Charging Stations	Promote and encourage the installation and use of electric vehicle (EV) charging stations and remove obstacles to their use as well as minimizing costs of permitting.	Charging stations are allowed uses in the updated Zoning Ordinance. Implement State requirements for electric vehicle charging infrastructure for multi-family and non-residential developments.
05 Removal of Land from Williamson Act	Encourage use of 'Notices of Nonrenewal as the preferred method of removal of land within the Planned Area Boundary from Williamson Act Land Conservation Contract.	Make this policy known to landowners in Williamson Contract that are inside the Planned Area Boundary so that they can plan ahead.
08 New Williamson Act Contracts	Oppose new Williamson Act contracts on land within the Planned Area Boundary.	Formally if a proposal is made to the Board of Supervisors.
013 Solar Power Generation	Support and encourage solar generation facilities that support residential, commercial, and industrial uses.	Support when proposed where locations are consistent with the General Plan and Zoning Ordinance.

Implementation By City Action and By Development Proposal Evaluation

Policy Name	General Plan Policy	Implementation
O14 Alternative Fuels and Renewable Energy	Promote and encourage the use of alternative fuels and renewable energy.	Encourage projects that include electric vehicle charging stations. Continue including alternative fuel vehicles in the city vehicle fleet.
O16 Vegetation to Conserve Energy	Encourage the use of native and drought tolerant shade trees and vines on southern and western exposure building walls as an energy conservation technique.	Identify and update landscape standards as needed. Adopt updates to the State MWELo water efficient landscape ordinance and enforce during development review.
O25 Recharge Basins	Protect existing groundwater recharge basins and natural and manmade sloughs and seek the establishment of new basins within and around Hanford.	The General Plan Land Use Map identifies these areas as open space. The Zoning Map reflects the General Plan Land Use Map.
O33 Vernal Pools	Identify and protect vernal pools that may be located in the Planning Area.	Require a biological study or analysis during intake of projects that may contain vernal pools to determine impacts to sensitive lands and inclusion of appropriate mitigation measures.
O34 Recreation and Sensitive Habitat	Avoid the potential negative impacts of increased human activity on sensitive habitat areas when establishing new recreational facilities or programs.	Identify sensitive habitats near recreation areas, such as parks, with signage and/or barriers that restrict access.
O37 Mature Trees	Promote the preservation of existing mature trees and encourage the planting of appropriate shade trees in new developments.	Identify and update landscape standards as needed. Enforce during development review.
O39 Endangered Wildlife and Habitat	Establish programs in connection with environmental review processes to protect endangered wildlife and their habitats.	Set policies that determine which development proposals require biological or cultural studies as part of their environmental review process.

Implementation By City Action and By Development Proposal Evaluation

Policy Name	General Plan Policy	Implementation
O40 Sensitive Wildlife	Work with state, federal, and local agencies on the preservation of sensitive wildlife species in the City.	Coordinate during environmental review and permitting process.
O45 State Historic Building Code	Promote the use of the State Historic Building Code to facilitate the reuse and conversion of historic buildings to alternative uses.	Work with property owners to allow full use of the Historic Building Code to encourage remodeling and upgrades to historic buildings.
O54 Multi-use Storm Water Basins	Where appropriate, support dual-purpose storm water detention basins for multiple use as parks.	Identify design criteria for Dual Use Detention Basin Facilities and include it as a section in the Standard Specifications document.
P19 Multi-use Storm Water Basins	Where appropriate, support dual-purpose storm water detention basins for multiple use as parks.	Identify standards for use of storm basins for parks. Include in development review.
P68 Higher Education	Encourage the development of private and public institutions of higher education.	Work with public and private institutions to find feasible locations that benefit the city.
H32 Project Review Evaluation	Evaluate the risks involving the disposal, transport, manufacture, storage and handling of hazardous material in Hanford in the project review process.	Condition approval with requirements being met at Site Plan Review.
H52 Access to Fresh Produce	Promote the availability of fresh fruits, vegetables, and other healthy foods.	Continue to support the Thursday Night Marketplace offering fresh produce. Encourage grocery stores offering fresh foods in Neighborhood Commercial and Neighborhood Mixed Use zones.

SECTION 5 - IMPLEMENTATION BY DEVELOPMENT PROPOSAL EVALUATION

The following policies are to be implemented through review of development proposals as they are submitted for approval. This can take the form of mitigation measures or conditions of approval. In some cases, implementation would be in the form of approval or denial of the proposed development, depending on its consistency or inconsistency with the General Plan.

Policy Name	General Plan Policy	Implementation
E19 Incompatible Uses Near Industry	Protect industrial land uses from the encroachment of uses that would impair industrial operations or create land use conflicts.	The Zoning Map separates industrial uses from residential and sensitive uses. Discourage encroachment of residential or sensitive uses onto land zoned for industrial use.
E34 Mix of Downtown Uses	Promote the incorporation of office, additional retail, and residential uses into the Downtown that will provide additional customers for local business.	This has been implemented in the Zoning Ordinance. Support development proposals consistent with this policy.
L108 Transit- Oriented Development	Support high-density transit oriented development within the city's Downtown, Mixed Use Corridors, and at the intersections of major thoroughfares to improve transit ridership and to reduce automobile use, traffic congestion, and greenhouse gas emissions.	This has been implemented in the Zoning Ordinance. Support development proposals consistent with this policy.
L111 Complete Neighborhoods	Promote efforts to make new and existing neighborhoods more complete by encouraging the development of a mix of complementary uses and amenities that meet the daily needs of residents. Such uses and amenities may include parks, community centers, religious institutions, daycare centers, libraries, schools, community gardens, and neighborhood commercial and mixed-use developments.	This has been implemented in the Zoning Ordinance. Support development proposals consistent with this policy.

Implementation By Development Proposal Evaluation

Policy Name	General Plan Policy	Implementation
L112 Centralized Amenities	Encourage the development of neighborhood amenities and complimentary uses in central locations of the neighborhood whenever feasible.	This has been implemented in the Zoning Ordinance. Support development proposals consistent with this policy.
L115 Housing Diversity	Encourage residential developments to have households with a diverse range of income levels.	This has been implemented in the Zoning Ordinance. Support development proposals consistent with this policy.
L117 Neighborhood Retail Goods and Services	Encourage the development and maintenance of compatible neighborhood retail and services within walking distance of residences as a means to promote the creation of “complete” neighborhoods.	This has been implemented in the Zoning Ordinance. Support development proposals consistent with this policy.
L118 Full Service Grocery Stores	Encourage the location of full service grocery stores within or adjacent to residential neighborhoods.	The Zoning Ordinance strategically locates Neighborhood Commercial and Neighborhood Mixed Use zones in each neighborhood. Support development proposals consistent with this policy.
L120 Encroachment of Incompatible Land Uses	Protect residential neighborhoods from the encroachment of land uses that may have a negative impact on the residential living environment.	This has been implemented in the Zoning Ordinance. Do not support development proposals inconsistent with this policy.
L124 Downtown Mix of Uses	Encourage mixed-use, local serving offices and commercial development projects in the Downtown mixed use with multi-family residential development.	This has been implemented in the Zoning Ordinance. Support development proposals consistent with this policy.
L139 East Lacey Boulevard Residential and Mixed Use Development	Encourage residential and mixed use development in the East Lacey Corridor for parcels west of 8-½ Avenue to 10 th Avenue.	This has been implemented in the Zoning Ordinance. Support development proposals consistent with this policy.

Implementation By Development Proposal Evaluation

Policy Name	General Plan Policy	Implementation
L141 East Lacey Boulevard Transformation of Auto-Oriented and Strip Commercial Uses	Support the transformation of auto-oriented and strip commercial uses into attractive pedestrian-oriented developments that frame and enhance the visual character of the East Lacey Boulevard corridor.	This has been implemented in the Zoning Ordinance. Support development proposals consistent with this policy.
L142 East Lacey Boulevard Regional Center	Provide for a regional center that has an appealing mix of tenants and are designed with site amenities to attract customers from both local neighborhoods and region-wide communities.	This has been implemented in the Zoning Ordinance. Support development proposals consistent with this policy.
L144 East Lacey Boulevard Development Standards	Discourage new "strip" commercial development along East Lacey Boulevard from an overall community development perspective. Develop design policies and regulations that identify a minimum percentage of street facing building facades and minimize the exposure of parking along the street.	This has been implemented in the Zoning Ordinance. Do not support development proposals inconsistent with this policy.
L145 East Lacey Boulevard Design Policies and Ordinances	Develop design policies and ordinances for mixed use development that provide for pedestrians and bicyclists including features such as street trees, buildings close to the street, de-emphasis of parking lots and garages, limitation of driveway cuts, traffic-calming features, clearly defined street crossings, adequate lighting, and street furnishings.	This has been implemented in the Zoning Ordinance. Support development proposals consistent with this policy.
L149 Hanford-Armona Road Transformation of Auto-Oriented and Strip Commercial Uses	Support the transformation of auto-oriented and strip commercial uses into attractive pedestrian-oriented developments that frame and enhance the visual character of the Hanford-Armona Road Corridor.	This has been implemented in the Zoning Ordinance. Support development proposals consistent with this policy.

Implementation By Development Proposal Evaluation

Policy Name	General Plan Policy	Implementation
L150 Hanford-Armona Road Boulevard Development Standards	Discourage new “strip” commercial development along Hanford-Armona Road from an overall community development perspective. Develop design policies and regulations that identify a minimum percentage of street facing building facades and minimize the exposure of parking along the street.	This has been implemented in the Zoning Ordinance. Do not support development proposals inconsistent with this policy.
L151 Hanford-Armona Road Design Policies and Ordinances	Develop design policies and ordinances for mixed use development that provide for pedestrians and bicyclists including features such as street trees, buildings close to the street, de-emphasis of parking lots and garages, limitation of driveway cuts, traffic-calming features, clearly defined street crossings, adequate lighting, and street furnishings.	This has been implemented in the Zoning Ordinance. Do not support development proposals inconsistent with this policy.
L152 Hanford-Armona Road Public and Industrial Facilities	Improve the appearance of existing industrial and public facility uses through the use of screening and landscaping enhancements.	This has been implemented in the Zoning Ordinance. Support development proposals consistent with this policy.
L155 Eastside Higher Density Residential Uses	Support the development of higher density residential uses in close proximity to the Grangeville Boulevard corridor and the gradual transition to lower density, single-family residential uses as distance from the Arterial road increases.	This has been implemented in the Zoning Ordinance. Support development proposals consistent with this policy.
L156 Eastside Development along Grangeville Boulevard	Discourage “strip” development along Grangeville Boulevard from an overall community development perspective. Develop design policies and regulations that identify a minimum percentage of street-facing building facades and minimize the exposure of parking and masonry walls along the street.	This has been implemented in the Zoning Ordinance. Do not support development proposals inconsistent with this policy.

Implementation By Development Proposal Evaluation

Policy Name	General Plan Policy	Implementation
L157 Eastside Neighborhood Commercial Center	Encourage a new mixed use neighborhood commercial center to serve residents of the Eastside Planning Area at the future intersection of Grangeville Boulevard and 9 th Avenue.	This has been implemented in the Zoning Ordinance. Support development proposals consistent with this policy.
L162 Northwest Higher Density Residential Uses	Support the development of higher density residential uses in close proximity to the neighborhood commercial development at the intersection of Fargo Avenue and 12 th Avenue with a gradual transition to lower density, single-family residential uses.	This has been implemented in the Zoning Ordinance. Support development proposals consistent with this policy.
L163 Northwest Neighborhood Commercial Center	Encourage a new mixed use neighborhood commercial center to serve residents of the Northwest Planning Area at the intersection of Fargo Avenue and 12 th Avenue.	This has been implemented in the Zoning Ordinance. Support development proposals consistent with this policy.
L167 Learning Center Higher Density Residential Uses	Support the development of higher density residential uses in close proximity to Lacey Boulevard and Grangeville Boulevard with a transition to lower density, single-family residential uses.	This has been implemented in the Zoning Ordinance. Support development proposals consistent with this policy.
L168 Learning Center Neighborhood Commercial Centers	Encourage two new neighborhood commercial centers to serve residences of the Learning Center Planning Area at the intersection of Grangeville Boulevard and Centennial Avenue and at the intersection of Lacey Boulevard and 13 th Avenue.	This has been implemented in the Zoning Ordinance. Support development proposals consistent with this policy.
L171 Southwest Higher Density Residential Uses	Support the development of higher density residential uses in close proximity to the neighborhood commercial development along arterial streets in the Southwest Planning Area.	This has been implemented in the Zoning Ordinance. Support development proposals consistent with this policy.

Implementation By Development Proposal Evaluation

Policy Name	General Plan Policy	Implementation
L172 Southwest Neighborhood Commercial Centers	Encourage a new neighborhood commercial center at the intersection of Hume Avenue and 12 th Avenue and a mixed use neighborhood center at the intersection of Hanford-Armona Road and 13 th Avenue to serve residents of the Southwest Planning Area.	This has been implemented in the Zoning Ordinance. Support development proposals consistent with this policy.
L174 Southwest Highway Commercial Land Uses	Promote development of a highway commercial center that supports the needs and services of the recreation and tourism industry at the intersection of Hanford-Armona Road and 13 th Avenue.	This has been implemented in the Zoning Ordinance. Support development proposals consistent with this policy.
L18 Compatibility with Surrounding Neighborhoods	Ensure that new development is compatible with existing and surrounding neighborhoods.	This has been implemented in the Zoning Ordinance. Support development proposals consistent with this policy.
L46 Anchor Tenants in Neighborhood Commercial Land Use Designation	Limit the total gross building square footage of the anchor tenant, such as a supermarket, in the Neighborhood Commercial land use designation to not exceed 55,000 square feet, and also to not exceed 50% of the shopping center's gross building square footage.	This has been implemented in the Zoning Ordinance. Support development proposals consistent with this policy.
L49 Design of Regional Commercial Land Use Designation	Require that new development projects and major site reconfigurations in the Regional Commercial land use designation lay out buildings and parking as a single, integrated shopping center with shared driveway access and parking, with walkways connecting buildings to each other and the street so as to promote pedestrian accessibility.	This has been implemented in the Zoning Ordinance. Support development proposals consistent with this policy.

Implementation By Development Proposal Evaluation

Policy Name	General Plan Policy	Implementation
L54 Design of the Service Commercial Land Use Designation	Require that new development projects and major site reconfigurations in the Service Commercial land use designation provide site layouts, landscaping, and screening so that the site appears aesthetically pleasing from the public street.	This has been implemented in the Zoning Ordinance. Support development proposals consistent with this policy.
L58 Design of the Highway Commercial Land Use Designation	Require that new development projects and major site reconfigurations in the Highway Commercial land use designation provide site layouts, landscaping, and screening so that the site appears aesthetically pleasing from the public street.	This has been implemented in the Zoning Ordinance. Support development proposals consistent with this policy.
L62 Design of Neighborhood Mixed Use Land Use Designation	Require that new development projects and major site reconfigurations in the Neighborhood Mixed Use land use designation provide site layouts, buildings, landscaping, walkways, and signage that are oriented primarily to the pedestrian. Require pedestrian access between residential and commercial uses and prohibit parking areas, walls, and landscaping in locations on the site that block or hinder pedestrian access. The maximum residential density permitted in a horizontal mixed use development is fifteen (15) dwelling units per acre.	This has been implemented in the Zoning Ordinance. Support development proposals consistent with this policy.

Implementation By Development Proposal Evaluation

Policy Name	General Plan Policy	Implementation
L64 Mix of Uses in Neighborhood Mixed Use Land Use Designation	Require that horizontal mixed use developments within the Neighborhood Mixed Use land use designation provide a minimum of thirty percent (30%) and a maximum of seventy percent (70%) of the site for multi-family residential dwellings. Require vertical mixed use developments to provide a minimum of three (3) dwelling units per acre and a minimum of 30,000 square feet of total commercial floor space.	This has been implemented in the Zoning Ordinance. Support development proposals consistent with this policy.
L67 Design of the Corridor Mixed Use Land Use Designation	Require that new development projects and major site reconfigurations in the Corridor Mixed Use land use designation provide site layouts, buildings, landscaping, and walkways that are designed to encourage pedestrian access on the site and between adjacent sites. Strongly encourage buildings to be located near the street corridor with parking to the side of or behind buildings.	This has been implemented in the Zoning Ordinance. Support development proposals consistent with this policy.
L71 Design of the Downtown Mixed Use Land Use Designation	Require that new development projects and major site reconfigurations in the Downtown Mixed Use land use designation provide site layouts, buildings, landscaping, walkways, and signage that are oriented primarily to the pedestrian. Require new buildings to be located at the street with parking behind the building. Enforce a set of design requirements that promote human-scale, urban-style development.	This has been implemented in the Zoning Ordinance. Support development proposals consistent with this policy.

Implementation By Development Proposal Evaluation

Policy Name	General Plan Policy	Implementation
L76 Size and Access of Office Land Use Designation	Require that Office land use designations be a minimum 10 acres in size, regardless of individual property ownership, and designed as single integrated campus or set of buildings with internal access within the campus and pedestrian access to other adjacent commercial and residential areas.	This has been implemented in the Zoning Ordinance. Support development proposals consistent with this policy.
L81 Design of Office Conversions	Ensure that the houses converted to non-residential uses maintain the residential character of the neighborhood by minimizing changes to landscaped front yards and exterior building elevations, by not allowing new on-site parking in front yards, and by allowing only low-profile signage for businesses.	This has been implemented in the Zoning Ordinance. Support development proposals consistent with this policy.
L82 Design of Conversions Historic Character	Ensure that the historic architectural character is maintained when a house is converted to non-residential uses.	This has been implemented in the Zoning Ordinance. Support development proposals consistent with this policy.
L86 Size of Light Industrial Land Use Designations	Require that the area of Light Industrial land use designations be a minimum 5 acres, regardless of individual property ownership, when located north of Houston Avenue.	This has been implemented in the Zoning Ordinance. Support development proposals consistent with this policy.
L91 Incompatible Adjacent Land Uses	Prohibit the establishment of Residential and other sensitive land uses near Heavy Industrial land use designations.	This has been implemented in the Zoning Ordinance. Support development proposals consistent with this policy.
T24 Block Lengths	Adopt standards for block lengths for new local streets to promote ease of movement and connectivity.	This has been implemented in the Zoning Ordinance. Support development proposals consistent with this policy.
T37 Shade Trees in Planter Strips	Where adequate space permits, include street trees planted in planter strips between the curb and sidewalk to shade paved street surfaces.	This has been implemented in the Zoning Ordinance. Support development proposals consistent with this policy.

Implementation By Development Proposal Evaluation

Policy Name	General Plan Policy	Implementation
T49 Subdivision Connectivity	Design subdivisions to maximize connectivity both internally and with other surrounding development.	This has been implemented in the Zoning Ordinance. Support development proposals consistent with this policy.
O31 Provision of Open Space Areas	Preserve and enhance natural open space areas.	This has been implemented in the Zoning Ordinance. Support development proposals consistent with this policy.
O38 Native Tree Species and Drought Tolerant Vegetation	Encourage the planting of native tree species and drought-tolerant vegetation.	This has been implemented in the Zoning Ordinance. Support development proposals consistent with this policy.
P80 Health Care Services	Support hospitals, clinics, shelters, and other medical services that meet the health care needs of Hanford's residents.	This has been implemented in the Zoning Ordinance. Support development proposals consistent with this policy.
P82 Child and Adult Care Services	Support and encourage the provision of child and adult care services.	This has been implemented in the Zoning Ordinance. Support development proposals consistent with this policy.
H34 Sensitive Receptors	Avoid siting uses with new sensitive receptors near existing industrial facilities that use or produce hazardous material or may emit toxic air contaminants.	This has been implemented in the Zoning Ordinance. Do not support development proposals inconsistent with this policy.
H52 Access to Fresh Produce	Promote the availability of fresh fruits, vegetables, and other healthy foods.	This has been implemented in the Zoning Ordinance through the strategic location of Neighborhood Commercial and Neighborhood Mixed Use zones in each neighborhood. Support development proposals consistent with this policy.
H67 Complete Communities	Support the concept of complete communities by requiring a mix of housing types that meet a variety of lifestyles and incomes.	This has been implemented in the General Plan Land Use Map and the Zoning Ordinance. Support development proposals consistent with this policy.

Implementation By Development Proposal Evaluation

Policy Name	General Plan Policy	Implementation
H68 New Growth Areas	Encourage a land use pattern, density, and mix of uses in new growth areas that minimize the number of vehicle miles traveled and support viable choices for public transit, bicycling, and walking.	This has been implemented in the General Plan Land Use Map and the Zoning Ordinance. Support development proposals consistent with this policy.
H69 Separation between Incompatible Land Uses and Residential Neighborhoods	Maintain a separation between uses that are incompatible with residential neighborhoods.	This has been implemented in the General Plan Land Use Map and the Zoning Ordinance. Support development proposals consistent with this policy.

SECTION 6 - IMPLEMENTATION WITHIN THE ZONING ORDINANCE

The following policies have been implemented with the recently adopted update to the Zoning Ordinance. No further implementation is needed at this time, so this section does not contain a column for implementation. Future updates or amendments to the Zoning Ordinance must be consistent with these policies.

Policy Name	General Plan Policy
E12 Entitlements and Fees	Ensure clarity and transparency in the City of Hanford's local ordinances, regulations, standards, and fee structures.
E36 Policies Tailored for Downtown	Tailor policies, design standards, and programs that reinforce Downtown's unique qualities and acknowledge its urban (as opposed to suburban) form and land pattern.
L102 Types of Uses in Public Facilities Land Use Designation	Typical uses in the Public Facilities land use designation include public works yards, airports, waste water treatment plants, commuter parking lots, government offices, community centers, recreation centers, museums, fire stations, jails, and other similar activities conducted on property owned by the City, County or other State, federal, or local agencies.
L106 Residential Design Policies	Develop policies and ordinances that require design elements for residential land uses that facilitate neighborhood interaction, such as front porches, front yards along streets, and entryways facing public walkways.
L109 Mixed-Use Neighborhoods	Encourage the integration of a variety of compatible land uses into new and established neighborhoods to provide residents with convenient access to goods, services, parks and recreation, and other community amenities.
L114 Services and Facilities	Include easily accessible services and facilities within each neighborhood to meet the daily needs of neighborhood residents. Most residents should live within a ½ mile walking distance of schools, parks and retail services.
L115 Housing Diversity	Encourage residential developments to have households with a diverse range of income levels.
L119 Preservation of Neighborhood Character	Promote the preservation of positive character defining elements in neighborhoods, such as architecture; design elements like setbacks, heights, number of stories, or attached/detached garages; landscape features; street design; etc.
L127 Downtown Retail Frontages	Require storefront-style frontages and entrances on new and major renovated buildings within the Downtown.

Implementation Within the Zoning Ordinance

Policy Name	General Plan Policy
L147 Hanford-Armona Road Residential and Mixed Use Development	Encourage residential and mixed use development in the Hanford-Armona Road Corridor between 10th and 13th Avenues.
L152 Hanford-Armona Road Public and Industrial Facilities	Improve the appearance of existing industrial and public facility uses through the use of screening and landscaping enhancements.
L170 Learning Center Middle School	Plan for a new middle school on the east side of Centennial Avenue, south of Grangeville Boulevard, per the land trust use limitations placed on the 80-acre property on the south side of Grangeville Boulevard between 12th and 13th Avenues.
L19 Minimum and Maximum Residential Densities	Establish minimum and maximum density ranges for each residential zone in the Zoning Ordinance that are consistent with the planned densities of each residential land use designation.
L21 Planned Unit Developments and Density Bonuses	Adopt planned unit development and density bonus ordinances to provide and allow density increases in accordance with State Law.
L22 Special Housing Types	Manufactured housing, modular housing developments, and second dwelling units shall be allowed subject to design regulations and existing ordinances, and in accordance with State Law.
L26 Residential Parking	Residential developments shall provide adequate on-site parking for the specific use.
L27 Mix of Densities in Neighborhoods	Encourage mixing of residential densities and lot sizes within neighborhoods.
L28 Street Trees and Landscaping	Encourage all new residential developments to include shade trees along the street and install landscaping and irrigation systems that meet State requirements for low water use.
L29 Agriculture	Recognize the right of agriculture to exist and continue to operate in proximity to the new residential development on the fringes of the city. Deed restrictions may be required which inform future residents of the right of agriculture to continue within the limits of the law without interference or protest from nearby property owners.
L30 Home Additions	Require home additions to be compatible with the mass, scale, and character of the existing home and neighborhood by using compatible building forms, materials, and features.

Implementation Within the Zoning Ordinance

Policy Name	General Plan Policy
L31 Purpose of the Low Density Residential Land Use Designation	Establish the Low Density Residential land use designation to provide mainly single family development on lot sizes typically found in urban settings.
L32 Typical Uses in the Low Density Residential Land Use Designation	Define the uses allowed in the Low Density Residential land use designation to include residential uses in a variety of single-family lot types. Duplexes, second dwelling units, and home occupations can also be allowed when made compatible with the residential nature of the neighborhood.
L33 Size of Lots in the Low Density Residential Land Use Designation	While it is recognized that existing lot sizes of 10,000 to 40,000 square feet are included in this designation, new individual lot sizes shall range from 5,000 to 10,000 square feet in size. Under Planned Unit Development provisions, smaller lot sizes at higher densities may be permitted when clustered around shared open space amenities or through density bonus policies.
L34 Purpose of the Medium Density Residential Land Use Designation	Establish the Medium Density Residential land use designation to include residential uses such as duplexes, triplexes, fourplexes, townhomes, and lower density apartment complexes, as well as non-traditional, smaller single-family lots with designs such as zero lot lines, patio homes, and townhomes with lot sizes ranging from 4,500 to 7,500 square feet for single family developments. It is intended that development be conveniently serviced by neighborhood commercial and recreational facilities and have access to major collector or arterial streets.
L35 Typical Uses in the Medium Density Residential Land Use Designation	Define the uses allowed in the Medium Density Residential land use designation to include residential uses such as duplexes, triplexes, fourplexes, townhomes, and lower density apartment complexes, as well as non-traditional, smaller single-family lots. It is intended that development be conveniently serviced by neighborhood commercial and recreational facilities and have access to major collector or arterial streets.
L36 Design of the Medium Density Residential Land Use Designation	Develop and enforce design policies and/or ordinances for Medium Density Residential developments that ensure high quality construction, design, open space amenities, safety and security, and overall compatibility with the rest of the neighborhood.
L37 Location and Size of the Medium Density Residential Land Use Designation	Locate the Medium Density Residential land use designation in and around the residential portions of Hanford's original townsite and in existing and new neighborhoods where there is direct access to major streets. The minimum area designated in a single location shall be three (3) acres.
L38 Purpose of the High Density Residential Land Use Designation	Establish the High Density Residential land use designation primarily for multi-family apartment and condominium development in proximity to Arterial streets, commercial and recreational facilities, and employment centers.

Implementation Within the Zoning Ordinance

Policy Name	General Plan Policy
L39 Typical Uses in the High Density Residential Land Use Designation	Define the uses allowed in the High Density Residential land use designation to include multi-family residential dwellings in apartment buildings complexes.
L40 Design of the High Density Residential Land Use Designation	Develop and enforce design policies and/or ordinances for High Density Residential developments that ensure high quality construction, design, open space amenities, safety and security, overall compatibility with the rest of the neighborhood.
L41 Location and Size of the High Density Residential Land Use Designation	Locate High Density Residential land use designations in close proximity to arterial streets, commercial centers, recreational facilities, and employment centers.
L42 Purpose of Neighborhood Commercial Land Use Designation	Establish the Neighborhood Commercial land use designation to provide convenience commercial and neighborhood shopping centers serving a localized market that provide a range of necessary day-to-day retail goods and services.
L43 Typical Uses in Neighborhood Commercial Land Use Designation	Define the uses allowed in the Neighborhood Commercial land use designation to include businesses providing day-to-day goods and services for the surrounding and nearby residential neighborhood. Uses that would primarily serve a citywide or regional market area shall not be allowed. Typical uses include markets, small retail shops, eating establishments, service stations, convenience stores, dry cleaning and laundry services, beauty salons, and other similar uses.
L44 Design of Neighborhood Commercial Land Use Designation	Require that new development projects and major site reconfigurations in the Neighborhood Commercial land use designation lay out buildings and parking as a single, integrated shopping center with shared driveway access and parking, with walkways connecting buildings to each other and the street so as to promote pedestrian accessibility from nearby residential neighborhoods.
L45 Location and Size of Neighborhood Commercial Land Use Designation	Locate Neighborhood Commercial land use designations on 3 to 10 acres at roughly one-mile intervals on one corner of an intersection of an arterial street and an arterial or collector street.
L47 Purpose of Regional Commercial Land Use Designation	Establish the Regional Commercial land use designation to provide a variety of commercial goods, entertainment, and services in large format shopping centers for both the Hanford community and the larger region outside of Hanford.

Implementation Within the Zoning Ordinance

Policy Name	General Plan Policy
L48 Typical Uses in Regional Commercial Land Use Designation	Define the uses allowed in the Regional Commercial land use designation to include goods, entertainment, and services that benefit from the market synergy that occurs when the uses are located in close proximity to each other. Typical uses include retail sales in big box or large format buildings, shopping malls, eating establishments, and service stations. Prohibit uses that typically provide only day-to-day goods and services.
L51 Purpose of Service Commercial Land Use Designation	Establish the Service Commercial land use designation to provide for establishments that engage in servicing equipment, materials, products and related sales and travel conveniences, but which do not require the manufacturing, assembly, packaging or processing of articles or merchandise for distribution.
L52 Typical Uses in Service Commercial Land Use Designation	Define the uses allowed in the Service Commercial land use designation to include a broad range of commercial activities such as businesses which have both retail and service components. Among these are uses such as vehicle sales and service; auto rental and equipment rental; motels; restaurants (including fast food); service stations; car washes; building material supply; warehousing; wholesale trade; contractors, suppliers, small equipment yards; and other similar uses.
L57 Typical Uses in Highway Commercial Land Use Designation	Define the uses allowed in the Highway Commercial land use designation to include businesses that support the recreation and tourism industry and to prevent the intrusion of incompatible, non-tourist related uses which would be overly disruptive or would directly compete with shopping areas of nearby communities. Typical uses include full-service hotels, motels, eating establishments, tourist-oriented retail goods, entertainment, and services, automobile related service and repair, and car washes.
L61 Typical Uses in Neighborhood Mixed Use Land Use Designation	Define the uses allowed in the Neighborhood Mixed Use land use designation to include multi-family dwellings along with businesses providing day-to-day goods and services for the surrounding and nearby residential neighborhoods. Commercial uses that would primarily serve a citywide or regional market area shall not be allowed. Typical uses include duplexes, townhomes, apartments, markets, small retail shops, eating establishments, service stations, convenience stores, dry cleaning and laundry services, beauty salons, and other similar uses. Both vertical and horizontal mixed-use developments are encouraged.

Implementation Within the Zoning Ordinance

Policy Name	General Plan Policy
L66 Typical Uses in Corridor Mixed Use Land Use Designation	Define the uses allowed in the Corridor Mixed Use land use designation to include small- and medium- scale commercial providing primarily day-to-day goods and services, office, and multi-family dwellings along with horizontal and vertical mixed use developments that include these uses. Typical uses include duplexes, townhomes, apartments, markets, small retail shops, eating establishments, offices, service stations, medical and dental offices, convenience stores, dry cleaning and laundry services, beauty salons, and other similar uses. Both vertical and horizontal mixed-use developments are encouraged.
L70 Typical Uses in Downtown Mixed Use Land Use Designation	Define the uses allowed in the Downtown Mixed Use land use designation to include a wide range of retail, financial, governmental, professional, business, service, dining, and entertainment activities, along with high density residential dwellings. Typical uses include small retail shops, eating and drinking establishments, townhomes, apartments, markets, professional services, convenience stores, beauty salons, and other similar uses. Vertical and horizontal mixed-use developments are encouraged.
L73 Offices in Downtown	Encourage local-serving offices to locate in the Downtown.
L75 Typical Uses in Office Land Use Designation	Define the uses allowed in the Office land use designation to include professional and medical businesses and institutions typically found in an office building or campus environment. Typical uses include professional offices, medical offices, hospitals, and medical clinics.
L78 Design of Office Land Use Designations	Establish office design policies and standards for new construction and major alterations and additions, including criteria for building massing, exterior materials, landscaping, and location of parking.
L84 Typical Uses in Light Industrial Land Use Designation	Define the uses allowed in the Light Industrial land use designation to include warehousing operations, storage, business parks, research and development facilities, and business and commercial uses that support light industrial uses. Uses are typically conducted within buildings with some limited outside storage or activity permitted. Uses in this designation differ from uses in the heavy industrial designation in that operations are smaller in scale, truck traffic is typically less intense, and customers may visit the site more often.
L88 Typical Uses in Heavy Industrial Land Use Designation	Define the uses allowed in the Heavy Industrial land use designation to include industrial parks, manufacturing, truck terminals, fabrication, processing, assembling, warehousing and distribution, large machinery sales and service, and research and development activities. The uses in this designation differ from uses in the light industrial designation in that operations are typically larger in scale, freight rail service may be needed, large trucks and equipment are utilized, outside processing and storage of materials may be permitted, and nuisance effects may be higher.

Implementation Within the Zoning Ordinance

Policy Name	General Plan Policy
L93 Types of Uses in Airport Protection Land Use Designation	Allow uses that are compatible with the noise, air quality, and traffic impacts associated with airports, such as aviation-oriented commercial and industrial uses, to be located near the Hanford Municipal Airport whenever possible. Typical uses include agricultural uses and rural residential uses at very low densities.
L96 Types of Uses in Open Space Land Use Designation	Typical uses in the Open Space land use designation include parks, pathways, storm drainage basins and water recharge areas, reservations for future freeway interchanges, areas designated for noise attenuation, and major landscape corridors along entryways into the city. While the Open Space designation is intended primarily for public agency use, private land may be designated Open Space. These would include land with storm drainage or other open space "easements" or private environmental or agricultural preserves.
L99 Types of Uses in the Educational Facilities Land Use Designation	Typical uses in the Educational Facilities land use designation include elementary schools, middle schools, high school, and colleges.
T62 On-site Parking Standards	Adopt on-site parking and loading standards that protect the public right of way from parking congestion.
T63 Shared Parking	Adopt policies to encourage shared parking at developments with mixed or adjacent land uses that have differing parking demands.
04 Interim Agricultural Use	Retain existing agricultural areas as an interim use inside the Planned Area Boundary and support agricultural operations until such time that the areas are needed for logical urban expansion.
09 Existing Deed Restricted Agricultural Sites	Designate sites with existing deed agreements that limit the land to agricultural use with the Open Space land use designation.
041 Historic Preservation Districts	Continue to preserve historic resources by delineating historic preservation districts and requiring design review of proposals affecting historic buildings.
042 Downtown Historic Buildings	Encourage the rehabilitation, restoration, and reconstruction of designated historic structures in the Downtown.
043 New Buildings in Historic Districts	Encourage new buildings in historic districts to be complementary to the character of the existing buildings.
044 Flexible Land Use Standards	Adopt flexible land use and design standards to allow the adaptive reuse of historic buildings with a variety of economically viable uses, while minimizing impacts to the historic value and character of sites and structures.

Implementation Within the Zoning Ordinance

Policy Name	General Plan Policy
O67 Private Recreational Space	Adopt minimum standards for the development of private recreational space for new multi-family residential projects.
H31 Adequate Separation from Sensitive Uses	Require adequate separation between industrial areas where hazardous materials are present and sensitive uses such as schools, residential areas, parks, and public facilities.
H50 Sound Walls	Utilize sound walls at the perimeter of new residential developments to protect from noise generated by transportation corridors.
H53 Land Use Zones that Encourage Healthy Food Sales	Designate land use zones that allow convenience stores, supermarkets, and neighborhood markets that stock nutritional food choices in every existing and planned neighborhood.

SECTION 7 - IMPLEMENTATION WITHIN THE GENERAL PLAN

The following policies have been implemented with the General Plan to provide internal consistency. No further implementation is needed at this time. Future general plan amendment proposals must be consistent with these policies.

Policy Name	General Plan Policy	Implementation
E16 Sufficient Land for Industry	Reserve sufficient space for industry, recognizing greater land requirements due to methods of operation and site selection processes.	This has been implemented on the General Plan Land Use Map. Reaffirm if a conflicting general plan amendment is proposed.
L1 Planned Area Boundary	Designate a Planned Area Boundary to serve as the limits of the area to be planned for urban development.	This has been implemented on the General Plan Land Use Map. Reaffirm if a conflicting general plan amendment is proposed.
L2 2035 Growth Boundary	Designate a 2035 Growth Boundary to serve as the limits of the area to be developed with urban uses during the 2015 to 2035 planning period. Locate the 2035 Growth Boundary along major roadways and other natural or manmade physical features that can serve as a physical boundary between urban and agricultural uses.	This has been implemented on the General Plan Land Use Map. Reaffirm if a conflicting general plan amendment is proposed.
L3 Developable Land Inventory	Include enough land within the 2035 Growth Boundary to meet the projected land needs to accommodate growth through the year 2035, along with a 35% market flexibility factor that acknowledges existing constraints to development of some parcels.	This has been implemented on the General Plan Land Use Map. Reaffirm if a conflicting general plan amendment is proposed.
L9 Center of City	Maintain the historic downtown as the physical center of the community.	This has been implemented on the General Plan Land Use Map. Reaffirm if a conflicting general plan amendment is proposed.
L10 Residential / Industrial Separation	Discourage designation of land for new residential uses south of Houston Avenue.	This has been implemented on the General Plan Land Use Map. Reaffirm if a conflicting general plan amendment is proposed.

Implementation Within the General Plan

Policy Name	General Plan Policy	Implementation
L100 Location of Educational Facilities Designation	Locate the Educational Facilities Designation on existing school facilities, and in new areas planned for residential neighborhoods. Where a site is not yet developed, the land use designation is allowed to “float” on the Land Use Map within the one-mile square section in which it is located. Locations along collector streets are preferred for new elementary schools.	This has been implemented on the General Plan Land Use Map. Reaffirm if a conflicting general plan amendment is proposed.
L101 Purpose of Public Facilities Land Use Designation	Establish the Public Facilities land use designation to accommodate municipal facilities and government operations.	This has been implemented on the General Plan Land Use Map. Reaffirm if a conflicting general plan amendment is proposed.
L103 Location of Public Facilities Designation	Locate the Public Facilities land use designation on land owned by Hanford, Kings County, or other local or regional public agencies.	This has been implemented on the General Plan Land Use Map. Reaffirm if a conflicting general plan amendment is proposed.
L12 Regional Commercial Centers	Locate regional commercial centers in areas that have access to major highways.	This has been implemented on the General Plan Land Use Map. Reaffirm if a conflicting general plan amendment is proposed.
L13 Development Boundary at 13 th Avenue	Locate the 2035 Growth Boundary at 13 th Avenue to maintain a rural agricultural land use buffer between Hanford and the communities of Grangeville and Armona.	This has been implemented on the General Plan Land Use Map. Reaffirm if a conflicting general plan amendment is proposed.
L158 Eastside Regional Commercial Center	Reserve land for a future regional commercial center at Highway 43 and Grangeville Boulevard outside of the 2035 Development Boundary, with an assumption that the construction would occur beyond the planning period of this General Plan.	This has been implemented on the General Plan Land Use Map. Reaffirm if a conflicting general plan amendment is proposed.
L166 Westside Urban/Agricultural Fringe	Utilize the 13 th Avenue right of way as a land use buffer between urban and agricultural uses.	This has been implemented on the General Plan Land Use Map. Reaffirm if a conflicting general plan amendment is proposed.

Implementation Within the General Plan

Policy Name	General Plan Policy	Implementation
L50 Location and Size of Regional Commercial Land Use Designation	Locate Regional Commercial land use designations along arterial streets near access to Highways 198 or 43. Offices and high density residential development are typically located adjacent to the Regional Commercial land use designation. Require new development projects to be a minimum 10 acres in size.	This has been implemented on the General Plan Land Use Map. Reaffirm if a conflicting general plan amendment is proposed.
L55 Location and Size of Service Commercial Land Use Designation	Locate Service Commercial land use designations along Highway 198 and where they can serve as a buffer land use, such as between residential areas and railroad corridors. Require new development projects to be a minimum of one acre.	This has been implemented on the General Plan Land Use Map. Reaffirm if a conflicting general plan amendment is proposed.
L56 Purpose of Highway Commercial Land Use Designation	Establish the Highway Commercial land use designation to provide areas for commercial establishments that offer accommodations, supplies, services, or recreational opportunities primarily to the traveling public.	This has been implemented on the General Plan Land Use Map. Reaffirm if a conflicting general plan amendment is proposed.
L59 Location and Size of Highway Commercial Land Use Designation	Locate Highway Commercial land use designations in areas that have nearby access to Highway 198 or Highway 43.	This has been implemented on the General Plan Land Use Map. Reaffirm if a conflicting general plan amendment is proposed.
L60 Purpose of Neighborhood Mixed Use Land Use Designation	Establish the Neighborhood Mixed Use land use designation to promote mixed-use commercial and multi-family residential areas that allow walking to and between the mix of uses. New development may be oriented towards an existing public street or a new street or civic space within the development site.	This has been implemented on the General Plan Land Use Map. Reaffirm if a conflicting general plan amendment is proposed.

Implementation Within the General Plan

Policy Name	General Plan Policy	Implementation
L63 Location and Size of Neighborhood Mixed Use Land Use Designation	Locate Neighborhood Mixed Use land use designations on eight (8) to twenty-five (25) acres at roughly one-mile intervals on one corner of an intersection of an arterial street and an arterial or collector street. This land designation takes the place of the Neighborhood Commercial land use designation on some corners.	This has been implemented on the General Plan Land Use Map. Reaffirm if a conflicting general plan amendment is proposed.
L65 Purpose of Corridor Mixed Use Land Use Designation	Establish the Corridor Mixed Use land use designation to promote a mix of commercial, office, and multi-family residential uses along transportation corridors at a scale compatible with adjacent residential neighborhood, with the intent of creating a pedestrian-friendly environment that encourages walking between uses.	This has been implemented on the General Plan Land Use Map. Reaffirm if a conflicting general plan amendment is proposed.
L68 Location and Size of Corridor Mixed Use Land Use Designation	Locate Corridor Mixed Use land use designations along one or both sides of portions of Arterial streets where a mix of commercial and residential uses would benefit the neighborhood. Specific locations shall include portions of 10 th Avenue, Lacey Boulevard, Garner Avenue, and Hanford-Armona Road.	This has been implemented on the General Plan Land Use Map. Reaffirm if a conflicting general plan amendment is proposed.
L69 Purpose of Downtown Mixed Use Land Use Designation	Establish the Downtown Mixed Use land use designation as a unique pedestrian-oriented, multi-story, concentrated area of shopping, entertainment, eating establishments, high density housing, and offices primarily served by on-street or public parking concentrated in the historic center of Hanford to serve the entire community.	This has been implemented on the General Plan Land Use Map. Reaffirm if a conflicting general plan amendment is proposed.

Implementation Within the General Plan

Policy Name	General Plan Policy	Implementation
L72 Location and Size of Downtown Mixed Use Land Use Designation	Locate Downtown Mixed Use land use designations in the historic center of Hanford.	This has been implemented on the General Plan Land Use Map. Reaffirm if a conflicting general plan amendment is proposed.
L74 Purpose of Office Land Use Designation	Establish the Office land use designation to support professional, non-retail businesses, along with medical and health care needs in a large campus-style setting as part of a resilient economic base.	This has been implemented on the General Plan Land Use Map. Reaffirm if a conflicting general plan amendment is proposed.
L77 Location of Office Land Use Designation	Locate Office land use designations in areas that have direct access to an Arterial street and that are adjacent to a Regional Commercial, Corridor Mixed Use, or Downtown Mixed Use land use designation. Existing large office and medical facilities may be exempted from this requirement.	This has been implemented on the General Plan Land Use Map. Reaffirm if a conflicting general plan amendment is proposed.
L79 Purpose of Office Residential Land Use Designation	Establish the Office Residential land use designation to preserve and enhance existing residential structures by allowing them to convert to offices, bed and breakfast inns, or a combination of office and residential units.	This has been implemented on the General Plan Land Use Map. Reaffirm if a conflicting general plan amendment is proposed.
L80 Location of Office Residential Land Use Designation	The Office Residential land use designation shall be located near the Downtown Mixed Use designation or other areas that have concentrations of historic or heritage residential dwellings. General locations include houses along Grangeville Boulevard, between 10th and 11th Avenues, Redington, Irwin, and Douty Streets between Ninth Street/Dewey Street, and Ninth Street between Brown Street and 10th Avenue.	This has been implemented on the General Plan Land Use Map. Reaffirm if a conflicting general plan amendment is proposed.

Implementation Within the General Plan

Policy Name	General Plan Policy	Implementation
L83 Purpose of Light Industrial Land Use Designation	Establish the Light Industrial land use designation to support warehousing operations, storage, business parks, research and development facilities, and establishments engaged in light manufacturing, assembling, packaging, and processing that are not obnoxious or offensive to nearby properties due to odor, dust, exhaust, noise, vibration or other nuisances.	This has been implemented on the General Plan Land Use Map. Reaffirm if a conflicting general plan amendment is proposed.
L85 Location of Light Industrial Land Use Designation	Locate Light Industrial land use designations south of Houston Avenue to serve as a land use buffer between Residential and Heavy Industrial land use designations. Locations north of Houston Avenue that are near rail lines or that have access to Arterial streets, are also allowed when they do not result in land use compatibility conflicts.	This has been implemented on the General Plan Land Use Map. Reaffirm if a conflicting general plan amendment is proposed.
L87 Purpose of Heavy Industrial Land Use Designation	Establish the Heavy Industrial land use designation to provide for manufacturing facilities and industries that may be obnoxious due to odor, dust, smoke, gas, noise, vibration or similar causes and therefore require isolation from many other kinds of land uses.	This has been implemented on the General Plan Land Use Map. Reaffirm if a conflicting general plan amendment is proposed.
L89 Location of Heavy Industrial Land Use Designation	Locate Heavy Industrial land use designations south of Houston Avenue, between 9 th Avenue and 12 th Avenue. Locate the Heavy Industrial land use designation adjacent to only a Light Industrial, Open Space, or Public Facilities land use designation to minimize conflicts with other land uses.	This has been implemented on the General Plan Land Use Map. Reaffirm if a conflicting general plan amendment is proposed.
L90 Generous Supply of Industrial Land	Maintain a generous supply of industrial land that is attractive and desirable to potential industrial developers.	This has been implemented on the General Plan Land Use Map. Reaffirm if a conflicting general plan amendment is proposed.

Implementation Within the General Plan

Policy Name	General Plan Policy	Implementation
L92 Purpose of Airport Protection Land Use Designation	The purpose of the Airport Protection land use designation is to ensure that land uses in the vicinity of Hanford Municipal Airport are compatible with airport operations and are consistent with the Hanford Municipal Airport Master Plan.	This has been implemented on the General Plan Land Use Map. Reaffirm if a conflicting general plan amendment is proposed.
L95 Purpose of Open Space Land Use Designation	Establish the Open Space land use designation to protect and enhance existing parks, designated agricultural easement preserves, and drainage courses and identify sites for new parks.	This has been implemented on the General Plan Land Use Map. Reaffirm if a conflicting general plan amendment is proposed.
L98 Purpose of Educational Facilities Land Use Designation	Establish the Educational Facilities land use designation for existing and future public and private schools (kindergarten through college).	This has been implemented on the General Plan Land Use Map. Reaffirm if a conflicting general plan amendment is proposed.
T1 Coordination of Circulation and Land Use	Develop a circulation network that reinforces the desired land use pattern for Hanford, as identified in the land use element.	This has been implemented on the Circulation Use Map. Reaffirm if a conflicting general plan amendment is proposed.
T2 Street Classification System	Designate a functional street classification system that includes Highways, Major Arterials, Arterials, Collectors, Minor Collectors, and Local streets.	This has been implemented on the Circulation Use Map. Reaffirm if a conflicting general plan amendment is proposed.
T3 Circulation Map	Identify the locations of existing and future Highways, Major Arterials, Arterials, Collectors, and Minor Collectors with the Planned Area Boundary on the Circulation Map. Locations shown shall be fixed, with allowance for slight variation from the depicted alignments of new Collectors and Minor Collectors.	This has been implemented on the Circulation Use Map. Reaffirm if a conflicting general plan amendment is proposed.
T11 Designation of Major Arterials	Major Arterials shall be designated on Flint Avenue between 13 th Avenue and SR 43, on 13 th Avenue between Flint Avenue and Houston Avenue, and on Houston Avenue between 13 th Avenue and SR 43.	This has been implemented on the Circulation Use Map. Reaffirm if a conflicting general plan amendment is proposed.

Implementation Within the General Plan

Policy Name	General Plan Policy	Implementation
T13 Purpose of Arterials	Arterials shall provide for through traffic movement on continuous routes through Hanford with limited access to abutting property.	This has been implemented on the Circulation Use Map. Reaffirm if a conflicting general plan amendment is proposed.
T14 Designation of Arterials	Arterials shall be designated generally on the one-mile grid of streets within the Planned Area Boundary. The specific streets designated are Flint Avenue, Fargo Avenue, Grangeville Boulevard, Lacey Boulevard, Hanford-Armona Road, Houston Avenue, Iona Avenue, Idaho Avenue, 7 th Avenue, 9 th Avenue, 10 th Avenue, 11 th Avenue, 12 th Avenue, and 13 th Avenue.	This has been implemented on the Circulation Use Map. Reaffirm if a conflicting general plan amendment is proposed.
T17 Purpose of Collectors	Collectors shall provide traffic movement within a limited area and connect local roads to the Arterial street system.	This has been implemented on the Circulation Use Map. Reaffirm if a conflicting general plan amendment is proposed.
T18 Designation of Collectors	Collectors shall be designated generally at ½ mile intervals between Arterials in new growth areas and on selected existing through streets that connect to two or more Arterials.	This has been implemented on the Circulation Use Map. Reaffirm if a conflicting general plan amendment is proposed.
T20 Purpose of Minor Collectors	Minor Collectors shall provide internal traffic movement within a neighborhood and connect local roads to Collectors and/or Arterials.	This has been implemented on the Circulation Use Map. Reaffirm if a conflicting general plan amendment is proposed.
T21 Designation of Collectors	Minor Collectors shall be designated in developed areas without a ½ mile Collector interval and/or where the street is not wide enough to be designated a Collector.	This has been implemented on the Circulation Use Map. Reaffirm if a conflicting general plan amendment is proposed.
01 Boundary between Urban and Agricultural Uses	Utilize the Planned Area Boundary as the long term boundary line between urban uses and agricultural uses and prohibit non-agricultural development outside the Planned Area Boundary.	This has been implemented on the General Plan Land Use Map. Reaffirm if a conflicting general plan amendment is proposed.

Implementation Within the General Plan

Policy Name	General Plan Policy	Implementation
P51 Fire Station Locations	Provide for five City fire station locations within the 2035 Growth Boundary on the General Plan Land Use Map.	This has been implemented on the General Plan Land Use Map. Reaffirm if a conflicting general plan amendment is proposed.
T23 Purpose of Local Streets	Local streets shall provide internal traffic movement within a neighborhood and direct access to abutting property.	This has been implemented on the Circulation Use Map. Reaffirm if a conflicting general plan amendment is proposed.

CITY OF HANFORD PLANNING COMMISSION STAFF REPORT

MEETING DATE: Tuesday, December 12, 2017

PROJECT: Implementation Plan for the City of Hanford General Plan

PROJECT PLANNER: Darlene R. Mata, Community Development Director

STAFF RECOMMENDATION

Staff recommends that the Planning Commission:

1. Recommend adoption of the Implementation Plan for the City of Hanford General Plan to the City Council, in accordance with California Government Code 65400(a)(1).

RECOMMENDED MOTION

1. I move to approve Resolution 2017-23 recommending that the City Council adopt the Implementation Plan for the City of Hanford General Plan.

PROJECT

The City of Hanford adopted an update to the General Plan on April 24, 2017. In accordance with California Government Code 65400(a)(1), it is required that the City adopt an implementation plan for the General Plan. The Code states that following the adoption of all or part of a General Plan, the planning agency, in this case the Planning Commission, shall investigate and make a recommendation to the legislative body regarding reasonable and practical means of implementing the General Plan. The Implementation Plan is intended to provide guidance to implementing the policies for orderly growth and development, preservation and conservation of open space and natural resources and the efficient expenditure of public funds relating to the 2035 General Plan.

The Implementation Plan for the Hanford General Plan is attached, as **Exhibit A**.

Many of the policies identified in the 2035 General Plan are implemented through the Hanford Zoning Ordinance (Chapter 17 of the Hanford Municipal Code). The Zoning Ordinance was comprehensively updated on May 2, 2017 and became effective June 1, 2017. Additionally, many policies in the General Plan are self-implemented in other sections of the General Plan. Therefore, much of the General Plan has already been implemented.

The Implementation Plan uses the same policy numbering scheme as the General Plan Policy Document. However, the policies are grouped based on how they will be implemented, as follows:

- **Section 2** lists the policies that will be implemented directly by City action (either by the Council or City Staff).
- **Section 3** lists the policies that require implementation through contact, coordination, and/or cooperation with outside agencies.
- **Section 4** lists policies that require a combination of City action and review and evaluation of development proposals, as applications are made.
- **Section 5** lists policies that are implemented by review of development proposals, usually by enforcement of the policies on these new projects.
- **Section 6 and 7** list the policies that have already been implemented through the General Plan and Zoning Ordinance.

In some cases, there may be more than one way to implement a General Plan policy. It is also possible for one action to implement many policies of the General Plan. The best example is the Pedestrian and Bicycle Master Plan, which is identified as an action to implement Policies T39 and T40 assists in the implementation of other policies that will rely on the Pedestrian and Bicycle Master Plan.

The Implementation Plan will serve as a guide for future decisions, with the final decision of how to most successfully implement the General Plan being with the City Council.



**AGENDA
STAFF REPORT**

MEETING DATE: 12/12/2017

AGENDA SECTION:

SUBJECT:

Review and make a recommendation on the Implementation Plan for the Hanford 2035 General Plan to the City Council.

See attached staff report.

FISCAL IMPACT:

ATTACHMENTS:

Staff Report

Resolution No. 2017-23 (Implementation Plan)

Exhibit A - Implementation Plan for the City of Hanford General Plan

RESOLUTION NO. 2017-23

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD RECOMMENDING APPROVAL OF THE IMPLEMENTATION PLAN FOR THE HANFORD GENERAL PLAN TO THE CITY COUNCIL, IN ACCORDANCE WITH CALIFORNIA GOVERNMENT CODE 65400

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on December 12, 2017, at 7:00 p.m., it was moved by Commissioner Douglas, and seconded by Commissioner Sanchez, and duly carried, that the following resolution be adopted:

WHEREAS, the City Council of the City of Hanford adopted a comprehensive update to the General Plan on April 24, 2017; and

WHEREAS, later, on May 2, 2017, the City Council of the City of Hanford adopted a comprehensive update to the Zoning Ordinance (Title 17 of the Hanford Municipal Code), in order to maintain consistency with the General Plan; and

WHEREAS, the Zoning Ordinance became effective 30 days after its adoption on June 1, 2017; and

WHEREAS, the Implementation Plan for the Hanford General Plan, attached as Exhibit A, has been reviewed by the Planning Commission of the City of Hanford as the planning advisory agency, in accordance with California Government Code 65400(a)(1); and

WHEREAS, the Implementation Plan for the City of Hanford General Plan has been prepared to provide guidance to implementing the policies identified in the 2035 General Plan; and

WHEREAS, the Implementation Plan has been reviewed and evaluated for consistency with the General Plan goals, objectives, and policies; and

WHEREAS, The City of Hanford certified Environmental Impact Report prepared for the 2035 General Plan (SCH#2015041024).

WHEREAS, the Implementation Plan for the City of Hanford General Plan is a planning tool and does not result in physical development. Therefore there are no impacts that will result from the project that were not adequately analyzed and addressed in the Environmental Impact Report, therefore further environmental review is not required in accordance with California Environmental Quality Act Section 15183.

NOW, THEREFORE, BE IT RESOLVED, that the City of Hanford Planning Commission makes the following findings:

1. That the Implementation Plan for the General Plan has been prepared in accordance with California Government Code 65400(a)(1);
2. That the Implementation Plan for the General Plan is consistent with the General Plan.
3. That there will be no impacts as a result of the project that were not adequately analyzed and addressed in the Environmental Impact Report prepared for the 2035 General Plan (SCH#2015041024) herein incorporated by reference.

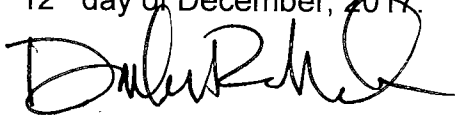
BE IT FURTHER RESOLVED that the Planning Commission of the City of Hanford hereby recommends that the City Council of the City of Hanford adopt the Implementation Plan for the Hanford General Plan, attached as **Exhibit A**.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Hanford on December 12, 2017 by the following vote

AYES:	Commissioners	Douglas, Sanchez, Ham, Paden, Perico, Johnston
NOES:	Commissioners	
ABSTAIN:	Commissioners	
ABSENT:	Commissioners	Galvan

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 12th day of December, 2017.



Darlene R. Mata, Secretary

EXHIBIT A

PEDESTRIAN AND BICYCLE MASTER PLAN

Exhibit A
Implementation Plan for the Hanford General Plan

Attachment: Planning Commission Staff Report and Resolution (2035 General Plan Implementation Plan)