

The City of Manford
CALIFORNIA



City Council Meeting Agenda

March 20, 2018

6:00 PM – Study Session & Closed Session

7:00 PM – Regular Meeting

Council Chambers

400 N. Douty St.

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

ROLL CALL:

PUBLIC COMMENT - STUDY SESSION & CLOSED SESSION:

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

STUDY SESSION:

- A. Kings County Association of Governments: 2018 Regional Transportation Plan and Sustainable Communities Strategy

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

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

Number of Potential Cases - 1

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

Property: APN 018-242-077

Agency Negotiators: Darrel Pyle and Ty Mizote

Negotiating Party: Gery Zacher

Under Negotiations: Terms and Price

7:00 PM CALL TO ORDER REGULAR SESSION:

ROLL CALL:

INVOCATION:

FLAG SALUTE:

CLOSED SESSION ACTION REPORT:

RECOGNITIONS/PROCLAMATIONS:

STAFF COMMUNICATIONS:

PUBLIC COMMENT:

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

*A maximum of **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 March 6, 2018 Meeting
- B. City Clerk: Deny claim for damages and direct the City Clerk to send out notification of such to Russ Curry
- C. Administration: Approval of Memorandum of Understanding with the Executive Management Employees Association.
- D. Parks & Recreation: Approve the appropriation of \$27,055.00 from the Aquatic Capital Equipment Replacement Reserve for the Skate Park Perimeter Concrete and drains; and approve Figueroa Concrete Partners to perform the work in the amount of and not to exceed \$27,055.00.
- E. Public Works: Purchase of 636 residential refuse containers from Toter Wastequip, LLC., in the amount of \$32,671.05 (tax and freight included).

- F. Public Works: As it relates to FY 2018/19 Transportation Development Act (TDA) Funds Claim: 1) Adopt Resolution # 18-11-R regarding the public transit needs within the City of Hanford and authorize the City Manager to sign and submit claim for funds and any subsequent amended claims required; 2) Determine, based on City's financial participation in and support of the existing Kings County Area Public Transit System, that there are no areas within the City of Hanford with unmet public transit needs which could reasonably be met by the expansion of the existing system or by the establishment of a new system; 3) Approve the filing of a Notice of Exemption to certify that projects to be constructed with these funds are categorically exempt from the California Environmental Quality Act.
- G. Utilities and Engineering: Accept the attached public right of way and easement deed from Daniel Conner, for sidewalk, curb and gutter, and pedestrian access purposes, and authorize the City Manager to sign the deed certification and file said deed with the Kings County Recorder's office. (Grangeville Blvd & Leoni Drive)
- H. Utilities and Engineering: Approve the attached easement grant deed for the storm drain line running within the Family Healthcare parking lot, and authorize the mayor to sign and the City Clerk to notarize said deed. (5th Street and Redington Street)
- I. Finance: Warrant Register

PUBLIC HEARINGS:

- A. Community Development: Continued Public Hearing: Adoption of Resolution No. 18-09-R, upholding the appeal of the Planning Commission's denial of Planned Unit Development No. 2017-01, therefore approving Planned Unit Development No. 2017-01, a request to deviate from the standards of the R-L-12 Low-Density Residential zone district to allow a 26-lot gated community with common open-space areas, reduced lot sizes, reduced setbacks, and a reduced street width for a private street. Adoption of Resolution No. 18-10-R, upholding the appeal of the Planning Commission's denial of Vesting Tentative Tract 924, thus, approving Vesting Tentative Tract 924, a request to subdivide a 4.19-acre parcel into 26 residential lots in the R-L-12 Low-Density Residential Zone District with a Planned Unit Development overlay. Adoption of Mitigated Negative Declaration No. 2017-13, certifying that the proposed projects would not result in a significant adverse impact on the environment with the incorporation of mitigation measures. The project is located at the southern intersection of Greenfield Avenue and Fitzgerald Lane (APN 010-320-115).

GENERAL BUSINESS:

- A. Community Development: Discuss and provide direction on the U.S. Department of Housing and Urban Development (HUD) proposed Community Development Block Grant (CDBG) Action Plan 2018 activities and allocations.
- B. Community Development: Introduce and waive the first reading of Ordinance 18-02 approving an amendment to Chapter 5.56 to Title 5 amending the business regulations for commercial cannabis businesses to allow medical and adult use commercial cannabis businesses.
- C. Administration: Sale of approximately 16.43 acres to Tessengerlo Kerley, Inc. for \$985,800. APN 018-242-077

- D. Utilities & Engineering: Approve a Scope of Work Change Order for the Police Department Building Remodel Project and authorize an additional appropriation of \$71,034.00 from Police Impact Fee Reserves.

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: 3/20/2018	AGENDA SECTION: A
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SUBJECT:

City Clerk: Approve Minutes from the March 6, 2018 Meeting

RECOMMENDATION:

Approve the minutes from the March 6, 2018 City Council meeting.

FISCAL IMPACT:

ATTACHMENTS:

030618 Minutes



**CITY COUNCIL MEETING
MINUTES**

**March 6, 2018 7:00 PM
Council Chambers
400 N. Douty St.**

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

Mayor David Ayers called the meeting to order at 5:30 p.m.

ROLL CALL:

Present: Justin Mendes, Diane Sharp, Martin Devine, Sue Sorensen, David Ayers

PUBLIC COMMENT - STUDY SESSION & CLOSED SESSION:

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

There were no comments given.

STUDY SESSION:

A. Veterans Building Structural Evaluation Report

Public Works Director Lou Director introduced Rick Ransom of Brooks-Ransom Associates who is a structural engineer. Mr. Brooks provided an overview of the current construction of the roof and ceiling and the areas that are failing. Mr. Ransom discussed the findings in their report and recommendations. A budget of approximately \$60,000 would be anticipated to make the necessary repairs.

Council Member Mendes recommended that the City contact the County for a financial partnership. The Council concurred.

The Council provided consensus for staff to move forward with Brooks-Ransom to prepare the drawings. Staff will bring back a future agenda item for authorization to go out to bid and a budget transfer.

B. Water System Issues and Challenges

Utilities & Engineering Director John Doyel provided a presentation addressing water system issues including arsenic violation at Well No. 50, trihalomethane violations in the southwest part of town, and that Well No. 37 was abandoned not destroyed. The City currently does not treat the water, but that would be the solution. Challenges to a treatment process would be the need for additional training and certification of staff. There would be initial capital expense as well as ongoing operational costs. Staff is considering putting Well No. 37 back into operation since it also needs treatment. A new well was budgeted for FY18 and FY19 and staff would recommend not moving forward with a new well, but treat for the identified issues and see if Well 37 can be recovered.

Staff responded to questions and comments by the Council. The consensus of the Council was for staff to move forward with their proposed plan.

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

Mayor Ayers adjourned to Closed Session at 6:20 p.m.

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

Property: APN 018-242-077

Agency Negotiators: Darrel Pyle and Ty Mizote

Negotiating Party: Gery Zacher

Under Negotiations: Terms and Price

Property: APN 010-265-001

Agency Negotiators: Darrel Pyle and Ty Mizote

Negotiating Party: Main Street Hanford/Heart of Hanford

Under Negotiations: Terms and Price

B. CONFERENCE WITH LABOR NEGOTIATORS - Government Code Section 54957.6

Agency designated representatives: Darrel Pyle, Marissa Gonzales, and Mario Zamora

Employee Organization:

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

Hanford Firefighters Local 3898, IAFF

7:00 PM CALL TO ORDER REGULAR SESSION:

Mayor Ayers called the regular meeting to order at 7:02 p.m.

Mayor Ayers apologized to the public for their poor management of time at the last meeting.

ROLL CALL:

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

INVOCATION:

The invocation was provided by Pastor Stan Plooy.

FLAG SALUTE:

Mayor Ayers led the flag salute.

CLOSED SESSION ACTION REPORT:

There was nothing to report. Council will return to Closed Session to discuss the Real Property Negotiations at the end of the meeting.

RECOGNITIONS/PROCLAMATIONS:**STAFF COMMUNICATIONS:**

Police Captain Karl Anderson stated that they have been addressing false threats on schools put on social media by minors.

Community Development Director Darlene Mata noted that an application for a conditional use permit has been received by Urban Air for the trampoline facility.

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

Parks & Recreation Director Craig Miller invited everyone to attend the Kids Fest on March 17th.

Fire Chief Chris Ekk commented on their preschool fire prevention program. He also reminded everyone to change their clocks this weekend and change the batteries in their smoke alarms.

Finance Director Paula Lofgren stated that they are rolling out the new time card system.

A. Status Report for Capital Improvement Projects in Construction

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.*

Gail Soto of Hanford Senior Citizens, Inc. expressed concern that they are not welcome at the Veterans Building by the veterans and believes it belongs to the Seniors as well.

Nancy Block stated her support of the Senior group for their assistance to her personally, and they need the City's support so they can have a place to gather.

Adam Mederos would like to build a new salon and change his current salon to a beauty school, but the zoning does not allow him to have a school at that location. He explained that he would like to follow the process to allow him to proceed with his plans.

Patricia Dickerson of the Carnegie Museum stated that they will need to postpone their reopening a couple of weeks due to some additional improvements they will be making. The new date will be March 24th.

Nancy Valdez, Secretary of Hanford Senior Citizens commented on the need for the Seniors to have a place to be active and meet. They would like to have the Goodwill building.

Tom McKean on behalf of the Hanford Professional Firefighters commented on the comparisons made in the classification and compensation study. He also stated that they are not asking for a raise in their contract negotiations.

Todd Cotta complained about the zoning change to his property at 9 1/2 Avenue and that they are now attempting to sell it. Potential buyers are unable to put businesses there that they would like.

Emily Burnias expressed her thanks to the Seniors for the work they have done at the Veterans Building. She invited everyone on behalf of the Western Regional Vietnam Wall to their dedication of the permanent replica of the Vietnam Wall at the Dinuba Memorial Hall on April 30th. She requested a \$1,000 donation from the City of Hanford.

Bob Ramos stated that the Seniors should have the Goodwill building and that it would be a good fit for them. He would like better service to be provided to businesses to overcome zoning violations.

Fernando Valdez spoke on behalf of the senior citizens and requested that the City assist them with finding a permanent location.

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 Consent Calendar except for items pulled for separate consideration.

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

- A. City Clerk: Approve Minutes from the February 21, 2018 Special Meeting
- B. City Clerk: Approve Minutes from the February 22, 2018 Special Meeting
- C. City Clerk: Approve Minutes from the February 26, 2018 Joint Meeting
- D. City Clerk: Deny claim for damages and direct the City Clerk to send out notification of such to Danny Escobar
- E. Administration: Approve settlement with Lucila Zaragoza Soto Garcia in the amount of \$155,000.
- F. Public Works: Purchase of 26 (three cubic yard-recycle), 18 (three cubic yard), 10 (two cubic yard) and 15 (one cubic yard) commercial refuse containers from Consolidated Fabricators Corporation, in the amount of \$41,209.99 (tax and freight included).
- G. Public Works: Award contracts to Expert Gate Repair of Madera, Ca., and Gilbert Electric of Hanford, for the replacement of two gate electric gate operators located at the Police Department parking lot, in an amount not to exceed \$12,000.
- H. Public Works: Purchase of one replacement 2018 Ford F-450 flatbed truck from Keller Ford, of Hanford, in the amount of \$48,238.90 and declare one 1994 flatbed truck as surplus.
- I. Utilities and Engineering: Approval of agricultural lease with Sanchez Brothers Farming, Inc. and authorize City Manager to execute said agreement. (11th Avenue and Houston Avenue)
- J. Parks & Recreation: Approve the purchase of a playground structure from NSP3 for Lacey Park in the amount of \$102,315.24.
- K. Parks & Recreation: Approve the purchase and installation of a new playground at Quail Run Estates Park in the amount of \$36,735.32.
- L. Finance: Warrant Register

ITEMS PULLED FROM CONSENT CALENDAR:

1. City Clerk: Approve Minutes from the February 20, 2018 Meeting

Mayor Ayers made a correction to his statement under Council Comments that he was referring to a furniture store not a restaurant.

Motion to approve as amended.

RESULT:	APPROVED AS AMENDED [UNANIMOUS]
MOVER:	David Ayers, Mayor
SECONDER:	Sue Sorensen, Diane Sharp
AYES:	Devine, Sorensen, Sharp, Ayers, Mendes

2. Utilities and Engineering: Award a Contract for the Civic Auditorium Exterior Painting Project to Jeff Painting, of Los Angeles, CA in the amount of \$103,700.00 and establish a construction contingency of \$10,370.00 for this project.

Vice Mayor Sorensen pulled this item for clarification on the funding from ACO. Utilities & Engineering Director stated that \$91,000 will be used from the Building Replacement Reserve fund while approximately \$23,000 will be used from ACO to cover the difference.

Motion to approve.

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

PUBLIC HEARINGS:

- A. Community Development: (STAFF RECOMMENDS THIS ITEM BE CONTINUED TO MARCH 20, 2018): Adoption of Resolution No. 18-09-R, upholding the appeal of the Planning Commission's denial of Planned Unit Development No. 2017-01, therefore approving Planned Unit Development No. 2017-01, a request to deviate from the standards of the R-L-12 Low-Density Residential zone district to allow a 26-lot gated community with common open-space areas, reduced lot sizes, reduced setbacks, and a reduced street width for a private street. Adoption of Resolution No. 18-10-R, upholding the appeal of the Planning Commission's denial of Vesting Tentative Tract 924, thus, approving Vesting Tentative Tract 924, a request to subdivide a 4.19-acre parcel into 26 residential lots in the R-L-12 Low-Density Residential Zone District with a Planned Unit Development overlay. Adoption of Mitigated Negative Declaration No. 2017-13, certifying that the proposed projects would not result in a significant adverse impact on the environment with the incorporation of mitigation measures. The project is located at the southern intersection of Greenfield Avenue and Fitzgerald Lane (APN 010-320-115)

Staff stated that the developer requested to continue the hearing to the next meeting in order to review an additional access point to the development.

Motion to continue the public hearing to March 20, 2018.

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

GENERAL BUSINESS:

- A. Utilities and Engineering: Permission to Advertise the Corporation Yard Wash Bay Renovation Project and Pre-Authorize the City Manager to award and execute the contract on behalf of the City

Utilities & Engineering Director John Doyel provided background information for the Council's review and consideration.

Motion to approve as presented.

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

- B. Utilities and Engineering: Award a contract to Dave Christian Construction Company, Inc., of Fresno, CA in the amount of \$1,713,922.10 for the FY 16/17 Pavement Resurfacing Project, establish a construction contingency of \$171,390.00 for this project, and approve an additional appropriation of \$125,312.10 from the TDA Gas Tax Fund.

Utilities & Engineering Director John Doyel described the proposed project and the bids that were received. The additional appropriation will help cover the contingency costs.

Motion to approve.

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

- C. Utilities and Engineering: Permission to Advertise the FY 17/18 Single and Double Fiberized Micro-Surfacing Project and 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.

Utilities & Engineering Director John Doyel discussed the project and budget.

Motion to approve.

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

COUNCIL REPORTS/COMMENTS:

Council Member Mendes attended the KART meeting where they discussed a new site for their facility. Mr. Mendes suggested that staff look at comparisons of costs of constructing a Senior Center at the old fire station location and at the old YMCA building. He also attended the EDC meeting where they mentioned that the area north of the YMCA would be a good location for senior housing and that the YMCA location be a facility for senior activities. Mr. Mendes commented on a personal matter that a sex offender has moved next door to his children's daycare provider and discovered that it is permitted under current state law. He contacted Assembly Member Salas' office, but was told that Mr. Salas did not want to pursue changing that law and that the daycare provider could always move due to its small size. Mr. Mendes stated that this type of representation is terrible and therefore he has pulled papers to run for the Assembly District and champion this issue himself.

Council Member Sharp attended the open house at the Veteran's center at the Amtrak Station. She also looked at the old YMCA building. Ms. Sharp requested a list of times where new businesses are having issues with the general plan. She also would like the license plate frames on city vehicles to be removed if they reference something other than Hanford.

Council Member Devine expressed his full support of Council Member Mendes and his efforts to address the matter relating to the daycare provider.

Vice Mayor Sorensen is also familiar with that daycare and is excited to hear that Council Member Mendes is willing to make a difference in that issue. She has attended several meetings regarding homelessness and also attended the Veterans First Response Resource Center. Ms. Sorensen expressed concern about the purpose and use of the Veterans Building/Senior Center. She inquired about the process to modify zoning. Ms. Mata stated that the process was explained to the two individuals and she then explained the process to the Council.

Mayor Ayers also attended the open house of the First Response Center at the train station. He also toured the old YMCA building. He stated that he will meet with Gail Soto to discuss a location for the Senior Citizens.

COUNCIL FUTURE AGENDA ITEMS:

Council Member Mendes inquired about the timing of updating the fees. Ms. Mata stated that the building division is still working on their fees. Staff will bring back to Council in the next month or two a proposal which will establish fees that reflect a full cost recovery.

Council Member Sharp requested that a second public comment be added at the end of the meeting. There was not a consensus by the Council to bring this back as a future agenda item.

ADJOURNMENT:

Mayor Ayers reconvened Closed Session at 8:06 p.m. With nothing to report after Closed Session, the meeting was adjourned at 8:52 p.m.

Jennifer Gomez
City Clerk



AGENDA STAFF REPORT

MEETING DATE: 3/20/2018	AGENDA SECTION: B
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SUBJECT:

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

RECOMMENDATION:

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

BACKGROUND:

A claim for damages against the City was received by the following claimant: Russ Curry.

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

FISCAL IMPACT:

ATTACHMENTS:



AGENDA STAFF REPORT

MEETING DATE: 3/20/2018	AGENDA SECTION: C
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SUBJECT:

Administration: Approval of Memorandum of Understanding with the Executive Management Employees Association.

RECOMMENDATION:

That the City Council approves the attached Memorandum of Understanding and authorizes the City Manager to sign the agreement on the City's behalf.

BACKGROUND:

This is the fourth Memorandum of Understanding negotiated with this bargaining unit. Under Council direction, the negotiation team has reached a tentative agreement with the bargaining unit.

The deal points are the following:

- Two-year term July 1, 2018 - June 30, 2020;
- Adoption of the Class and Compensation study;
- Adjustment of salaries pursuant to the Class and Compensation study, using current data;
- 2.5% General Wage increase for all members
- All changes will be effective the first full pay period in the July of 2018

FISCAL IMPACT:

Increase of \$111,985 to the General Fund for FY18/19

ATTACHMENTS:

MOU with EMEA - 2018

City of Hanford Salary Schedule -EMEA.eff July 2018

MEMORANDUM OF UNDERSTANDING

The City of Hanford and the Executive Management Employee Association (“EMEA”) agree to the following terms pursuant to the Meyers-Milias-Brown Act:

1. Salaries for the Executive Management Bargaining Unit shall be adjusted as follows (salary schedule attached):
 - a. Adjustment of salaries pursuant to the Class and Compensation study, using current data;
 - b. 2.5% General wage increase for all members
2. Monetary components herein shall begin at the start of the first full pay period in July 2018.
3. Term July 1, 2018 to June 30, 2020

Darlene Mata, EMEA President	Date

Darrel Pyle, City Manager	Date
City of Hanford	

CITY OF HANFORD SALARY SCHEDULE - EXECUTIVE MANAGEMENT
EFFECTIVE July 2018

BARGAINING		SALARY	MONTHLY SALARY					HOURLY SALARY				
UNIT	JOB TITLE	RANGE	1/MIN	2	3	4	5/MAX	1/MIN	2	3	4	5/MAX
Exec Mgt	Parks and Recreation Director	2362	\$9,177	\$9,647	\$10,143	\$10,662	\$11,207	52.95	55.66	58.52	61.51	64.66
Exec Mgt	Finance Director	2459	\$10,112	\$10,629	\$11,175	\$11,747	\$12,348	58.34	61.32	64.47	67.77	71.24
Exec Mgt	Community Development Director	2476	\$10,285	\$10,811	\$11,367	\$11,949	\$12,560	59.34	62.37	65.58	68.94	72.46
Exec Mgt	Public Utilities & Engineering Director	2484	\$10,367	\$10,898	\$11,458	\$12,045	\$12,661	59.81	62.87	66.10	69.49	73.04
Exec Mgt	Public Works Director	2484	\$10,367	\$10,898	\$11,458	\$12,045	\$12,661	59.81	62.87	66.10	69.49	73.04
Exec Mgt	Fire Chief	2490	\$10,430	\$10,964	\$11,527	\$12,117	\$12,737	60.17	63.25	66.50	69.91	73.48
Exec Mgt	Police Chief		\$10,993	\$11,542	\$12,119	\$12,726	\$13,362	63.42	66.59	69.92	73.42	77.09



AGENDA STAFF REPORT

MEETING DATE: 3/20/2018	AGENDA SECTION: D
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SUBJECT:

Parks & Recreation: Approve the appropriation of \$27,055.00 from the Aquatic Capital Equipment Replacement Reserve for the Skate Park Perimeter Concrete and drains; and approve Figueroa Concrete Partners to perform the work in the amount of and not to exceed \$27,055.00.

RECOMMENDATION:

That the City Council, by motion, approve the appropriation of \$27,055.00 from the Aquatic Capital Equipment Replacement Reserve for the installation of new concrete and drains around the perimeter of the Skate Park with work to be performed by Figueroa Concrete Partners of Hanford, CA in the amount of and not to exceed \$27,055.00.

BACKGROUND:

The Skate Park is coming up on its twentieth anniversary and is in need of some upgrades. The area between the skating area and the wrought iron/block wall is bare dirt and an area where trash collects. This area once had irrigation and grass, but due to vandalism the landscaping was removed. Staff has looked at other alternatives to concrete and found that any type of loose material would find its way on to the pool deck and in the pools itself. The concrete would give an improved look and easier area for staff to maintain.

FISCAL IMPACT:

The fiscal impact would be \$27,055.00 appropriation from the Aquatic Capital Equipment Replacement Reserve, of which there are \$274,000.00 available.

ATTACHMENTS:

Skate Park Concrete Bid
Skate Park Overhead

Figueroa Concrete Partners

14186 Grangeville Blvd
Hanford, CA 93230

Estimate

Date	Estimate #
2/28/2018	1059

Name / Address
City of Hanford 900 S. 10th Ave Hanford, Ca 93230

			Project
			Skate Park Flower B...
Description	Qty	Rate	Total
Includes: Approximately 2700 sqft of 3000 psi concrete 4" thick (no rebar), Excavation, Concrete Pump, 3 Industrial grade drains, 4" SDR 35 pipe.		27,055.00	27,055.00
		Total	\$27,055.00

Attachment: Skate Park Concrete Bid (Skate Park Perimeter Concrete)



Attachment: Skate Park Overhead (Skate Park Perimeter Concrete)



AGENDA STAFF REPORT

MEETING DATE: 3/20/2018	AGENDA SECTION: E
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SUBJECT:

Public Works: Purchase of 636 residential refuse containers from Toter Wastequip, LLC., in the amount of \$32,671.05 (tax and freight included).

RECOMMENDATION:

That the City Council, by motion, authorize the purchase of 636 residential refuse containers from Toter Wastequip, LLC., of Stateville, North Carolina, in the amount of \$32,671.05 (tax and freight included).

BACKGROUND:

To keep up with requests for new refuse service and to replace automated containers that have deteriorated and cannot be repaired, the Public Works Department - Refuse Division budgets funds annually for the purchase of new containers to maintain an adequate inventory.

The sole source purchase of residential refuse containers from Toter Wastequip, LLC., is being recommended due to the following:

- 1) The City has purchased thousands of refuse containers from Toter over the over the past few years.
- 2) Parts such as wheels and axles are interchangeable with existing inventory.
- 3) Dealing with one supplier results in improved warranty service.
- 4) Toter Wastequip, LLC., containers are dependable. The company has honored warranty issues in the past.

FISCAL IMPACT:

The FY 17/18 Refuse Division Fixed Asset Budget provides \$84,120.00 for the purchase of residential automated containers. Attached for council review is a copy of the Refuse Division Fixed Asset budget page.

ATTACHMENTS:

Toter Quote
Budget Page



PHONE: 830-775-3411 FAX: 830-775-3444

WQ-10068358

Sell To:

Contact Name	Lou Camara	Ship To Name	City of Hanford
Bill To Name	City of Hanford	Ship To	City of Hanford Public Works-Refuse
Bill To	315 N Douty St Hanford, CA 93230-3903 USA		Hanford, CA 93230 USA
Email	lcamara@cityofhanfordca.com		
Phone	(559) 585-2569		

Quote Information

Salesperson	Dustin Bender	Created Date	3/1/2018
Salesperson Email	dbender@wastequip.com	Expiration Date	3/31/2018
		Quote Number	WQ-10068358
			Please Reference Quote Number on all Purchase Orders

Model	Product Description	Selected Option	Quantity	Sales Price	Total Price
57596	Model 57596 - Toter 96 Gallon EVR Fully Automated Cart-NIPA	---Body Color - (940) Green ---Lid Color - (940) Green ---Wheels - 10in Sunburst ---Warranty - 12 Yrs Cart Body, All other components 10 Yrs	636.00	\$43.45	\$27,634.20
Op-BHSP-Both	---Body Hot Stamp on Both Sides (Existing)		636.00	\$0.50	\$318.00
Op-SN-Toter	---Toter Serial Number Hot Stamped on Front of Cart Body in White		636.00	\$0.00	\$0.00
200 - Color	---Body Color - (200) Black		75.00	\$0.00	\$0.00
200 - Lid - Color	---Lid Color - (200) Black		75.00	\$0.00	\$0.00
705 - Color	---Body Color - (705) Blue		486.00	\$0.00	\$0.00
705 - Lid - Color	---Lid Color - (705) Blue		486.00	\$0.00	\$0.00
940 - Color	---Body Color - (940) Green		75.00	\$0.00	\$0.00
940 - Lid - Color	---Lid Color - (940) Green		75.00	\$0.00	\$0.00

Payment Terms	Net 30 Days if credit has been established	Subtotal	\$27,952.20
Shipping Terms	FOB Origin	Shipping and Handling	\$2,692.32
		Tax	\$2,026.53
		Grand Total	\$32,671.05

Additional Information

Additional Terms Our Quote is a good faith estimate, based on our understanding of your needs. Subject to our acceptance, your Order is an offer to purchase our Products and services in accordance with the Wastequip Terms & Conditions of Sale ("WQ T&C") located at: <https://www.wastequip.com/terms-conditions-of-sale>, as of the date set forth in Section 1(b) of the WQ T&C, which are made a part of this Quote. These WQ T&Cs may be updated from time to time and are available by

LINE ITEM SUMMARY

PUBLIC WORKS - REFUSE

Fund: 306 Division: 2031

	2014-15 ACTUAL	2015-16 ADOPTED	2015-16 PROJECTED	2016-17 PROPOSED	2017-18 PROPOSED
PERSONNEL SERVICES					
2031 7010 Regular Employees	911,858	996,340	969,120	1,016,220	1,027,600
2031 7013 Part-Time Employees	94,692	98,690	95,030	98,690	98,690
2031 7015 Overtime	37,670	43,980	44,000	44,000	44,000
2031 7018 Incentive Pay	8,968	9,180	9,240	9,500	9,650
2031 7020 Holiday-In-Lieu	9,889	13,070	13,070	13,070	13,070
2031 7027 Vacation Payoff	-	-	-	-	-
2031 7110 Retirement	317,581	370,700	340,050	394,500	401,940
2031 7116 Retirement-Def Comp	1,928	3,900	1,940	3,900	3,900
2031 7149 Other Personnel Benefits	23,338	26,700	23,120	28,410	28,640
2031 7160 Group Insurance	96,073	91,670	117,430	125,400	137,940
2031 7161 Vision Care	3,258	-	3,460	3,370	3,370
2031 7169 Workers' Comp Insurance	128,821	79,340	112,500	295,840	338,930
TOTAL PERSONNEL SERVICES	1,634,076	1,733,570	1,728,960	2,032,900	2,107,730
SERVICES AND SUPPLIES					
2031 7300 Uniform Expense	7,433	4,590	8,100	9,730	9,900
2031 7320 Communications	1,464	1,520	1,810	2,060	2,060
2031 7330 Liability Insurance	55,480	57,520	57,520	69,440	72,710
2031 7400 Fleet Maintenance	869,430	869,810	730,210	868,000	868,550
2031 7410 Fleet Replacement Reserve	493,310	538,250	538,250	565,040	576,080
2031 7412 Equipment Maintenance	19,119	18,350	13,060	20,250	19,950
2031 7420 Building Rental	4,550	4,710	4,710	5,370	5,310
2031 7421 Building Capital/Equip Repl. Reserve	390	390	390	390	390
2031 7430 Computer Maintenance	90	90	90	-	-
2031 7431 Computer Replacement Reserve	380	380	380	160	160
2031 7432 IT Services	1,750	1,800	1,800	2,380	2,350
2031 7440 Office Expense	84	350	350	750	400
2031 7450 Publications and Dues	230	870	640	790	790
2031 7470 Printing	1,147	3,540	3,460	4,300	4,300
2031 7495 Professional and Special Services	9,826	9,850	10,700	11,270	11,270
2031 7530 City Services	612,720	618,850	618,850	637,680	648,200
2031 7550 Other Contractual Service	2,404,490	2,446,760	2,450,700	2,475,000	2,499,300
2031 7560 Advertisement and Public Relations	458	900	460	900	900
2031 7600 Special Departmental Expense	1,878	2,000	2,000	3,610	2,910
2031 7770 Training, Travel, and Meeting Expense	1,653	3,400	3,080	3,400	3,400
2031 7980 Bad Debt Expense	31,544	-	-	-	-
TOTAL SERVICES AND SUPPLIES	4,517,426	4,583,930	4,446,560	4,680,520	4,728,930
FIXED ASSETS					
Prior Year Fixed Assets	137,580	135,720	197,210	-	-
2031 817010 ALEMITE GREASE PUMP	-	-	-	2,000	-
2031 817011 15-1YD CONTAINERS	-	-	-	6,150	-
2031 817012 35-2YD CONTAINERS	-	-	-	17,610	-
2031 817013 15-2YD FOOD WASTE CNTR	-	-	-	9,750	-
2031 817014 45-3YD CONTAINERS	-	-	-	27,950	-
2031 817015 1335-AUTO CONTAINERS 100GAL	-	-	-	84,120	-
2031 817016 500-AUTO CONTAINER LIDS	-	-	-	12,000	-
2031 817301 1-CONTAINER DELIVERY TRUCK	-	-	-	48,000	-
2031 818004 15-1YD CONTAINERS	-	-	-	-	6,150
2031 818005 35-2YD CONTAINERS	-	-	-	-	17,610
2031 818006 15-2YD FOOD WASTE CNTR	-	-	-	-	9,750
2031 818007 45-3YD CONTAINERS	-	-	-	-	27,950
2031 818008 1335-AUTO CONTAINERS 100GAL	-	-	-	-	84,120
2031 818009 500-AUTO CONTAINER LIDS	-	-	-	-	12,000
TOTAL FIXED ASSETS	137,580	135,720	197,210	207,580	157,580
TRANSFERS/REIMBURSEMENTS					
2031 9164 C/A-Storm Drainage	-	-	-	-	-
2031 9176 C/A-Water Operations	(2,000)	(2,000)	(2,000)	(2,000)	(2,000)
2031 9180 Refuse/Recycle Impact Fee	-	(43,070)	(58,110)	(78,660)	(78,660)
TOTAL TRANSFERS/REIMB.	(2,000)	(45,070)	(60,110)	(80,660)	(80,660)
NET EXPENDITURE	6,287,082	6,408,150	6,312,620	6,840,340	6,913,580



AGENDA STAFF REPORT

MEETING DATE: 3/20/2018

AGENDA SECTION: F

SUBJECT:

Public Works: As it relates to FY 2018/19 Transportation Development Act (TDA) Funds Claim:
 1) Adopt Resolution # 18-11-R regarding the public transit needs within the City of Hanford and authorize the City Manager to sign and submit claim for funds and any subsequent amended claims required; 2) Determine, based on City's financial participation in and support of the existing Kings County Area Public Transit System, that there are no areas within the City of Hanford with unmet public transit needs which could reasonably be met by the expansion of the existing system or by the establishment of a new system; 3) Approve the filing of a Notice of Exemption to certify that projects to be constructed with these funds are categorically exempt from the California Environmental Quality Act.

RECOMMENDATION:

That the City Council, by motion:

- 1) Adopt the attached resolution regarding the public transit needs within the City of Hanford and authorize the City Manager to sign and submit claim for funds and any subsequent amended claims required;
- 2) Determine, based on City's financial participation in and support of the existing Kings County Area Transit Agency System, that there are no areas within the City of Hanford with unmet public transit needs which could reasonably be met by the expansion of the system or by the establishment of a new system;
- 3) Approve the filing of a Notice of Exemption to certify that projects to be constructed with these funds are categorically exempt from the California Environmental Quality Act.

BACKGROUND:

Attached are estimates of TDA funding for Fiscal Year 2018/19 prepared by the Kings County Auditor pursuant to section 6620 of the California Administrative Code.

Listed below is a summary distribution of TDA funds received for the past few years:

Description:	<u>2015/16</u>	<u>2016/17</u>	<u>2017/18</u>	<u>2018/19</u>
KCAG Transportation Planning Costs	\$58,677	\$39,583	\$47,890	\$63,506
Kart Bus System Costs	\$555,360	\$370,240	\$481,889	\$481,889
Local Streets and Roads - Claim Amt.	\$821,589	\$1,081,057	\$1,141,265	\$980,277
Hanford's TDA Fund Total	\$1,435,626	\$1,490,880	\$1,671,044	\$1,525,672

These figures will change around May 1, 2018 when the new state population estimates are released. The attached resolution provides that the City Manager sign and submit this claim as well as any amended claims, as may be required.

In regards to filing of an Exemption Notice, Title 14, Section 14104 (c) Public Resources Code provides that rehabilitation and / or reconstruction of existing highways and streets within existing rights of ways are categorically exempt from EIR requirements.

FISCAL IMPACT:

The funds of \$980,277 will be deposited in our Gas Tax Transportation Capital Improvement Fund for use in our street projects capital improvement program.

ATTACHMENTS:

TDA Claims Form

Resolution # 18-11-R (Attachment "A")

Transportation Development Act (TDA) Estimate - Attachment "B"

Transportation Capital Improvement Plan - Attachment "C"

Notice of Exemption (Attachment "D")

CLAIM FOR TDA FUND

OTHER CLAIMS
ARTICLE 8

1. Claimant: City of Hanford
900 S. 10th Ave.
Hanford, CA 93230
2. Claim for FY 2018-19
3. Amount of Apportionment (estimate): 37.2115% \$ 1,525,672
4. Purpose for which claimed funds will be used:

Article 8, Section 99400(a), Local Street and Roads.	\$ <u>980,277</u>
Article 8, Section 99400(c), Transportation Services.	\$ <u>0</u>
Article 8, Section 99233.1 and 99402, Planning.	\$ <u>63,506</u>
Article 8, Section 99234.9, Rail Passenger Service Projects	\$ <u> </u>
5. NOTE: KCAPTA will Claim \$ 481,889 through Article 4.
- * 6. Has your governing body conducted a public hearing for the purpose of soliciting comments on the unmet transit needs that may exist within your jurisdiction?
 NO YES ✓
7. Has your governing body passed a resolution in which the finding was made that there are no areas within your jurisdiction with unmet public transit needs which could reasonably be met by expansion of existing transportation systems or by establishing a new system?
 NO YES ✓

Include a copy of that resolution and documentation of the finding, including evidence and information that provides the basis for the finding, and designate it as "Attachment B".

* AS A JOINT POWERS AUTHORITY, THE KINGS AREA PUBLIC TRANSIT AUTHORITY (KCAPTA) SCHEDULED AND CONDUCTED A PUBLIC HEARING ON THE CITY'S BEHALF.

8. Has your governing body passed a resolution authoring the person whose signature appears below to submit this claim?

NO _____

YES ✓

9. Proposed road maintenance and ^{TENTATIVE} construction budget for the fiscal year of this claim:

\$ 1,555,000

Include a list of road maintenance and construction projects for which the funds are requested and designate it as "Attachment C".

10. Has your governing body certified environmental documents for projects to be funded by this claim?

NO _____

YES ✓

11.

Signature and Title

DARREL PYLE, CITY MANAGER

Date _____

Payment for projects approved by KCAG will be made to Claimant as money is available for distribution in Claimant's account.

ATTACHMENT "A"

RESOLUTION NO. 18-11-R

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD
 REGARDING THE PUBLIC TRANSIT NEEDS WITHIN THE CITY OF HANFORD
 AND AUTHORIZING THE FILING OF A CLAIM FOR LOCAL TRANSPORTATION FUNDS

At a regular meeting of the City Council of the City of Hanford, duly called and held on March 20, 2018, it was moved by Council Member _____, and seconded by Council Member _____, and carried that the following resolution be adopted:

WHEREAS, the Transportation Development Act provides for Local Transportation Funds (LTF) for meeting transportation needs that can be reasonably met; and

WHEREAS, once public transportation needs are met, the balance of the LTF may be claimed for local streets and roads; and

WHEREAS, the City of Hanford has participated with the Kings County Area Public Transit Agency to provide public transportation for the City of Hanford; and

WHEREAS, the Kings County Area Public Transportation Authority Board, a joint powers authority, will conduct a Public Hearing on behalf of the City Council to determine if there are unmet transportation needs that are reasonable to meet; and

WHEREAS, the aforementioned service is currently meeting all transit needs that are reasonable to be met.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hanford does hereby find that, based on current evidence, there are no areas within the City of Hanford with unmet public transit needs which could reasonably be met by expansion of existing transportation systems or by establishing new systems.

BE IT FURTHER RESOLVED that the City Council of the City of Hanford claim the unused balance of the Local Transportation Funds, not used for public transportation and transportation planning, for maintenance of local streets and roads and that maintenance of streets and roads is categorically

exempt from environmental review and that the City Manager is authorized to sign and submit the claim for funds and any subsequent amended claims required.

Passed and Adopted at a regular meeting of the City Council of the City of Hanford duly called and held on the 20th day of March, 2018, by the following vote:

AYES: Council Member

NOES: Council Member

ABSTAIN: Council Member

ABSENT: Council Member

David Ayers, Mayor

ATTEST: _____
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 by the City Council of the City of Hanford at a regular meeting thereof held on the 20th day of March, 2018.

Dated: _____, 2018

Jennifer Gomez, City Clerk

**ESTIMATED FY 2018-19
TRANSPORTATION DEVELOPMENT ACT SHARES**

2018-19 LOCAL TRANSPORTATION FUND SHARES				AMOUNT CLAIMED	AMOUNT REMAINING
1. Estimate of LTF for Fiscal Year 2018-19 by Kings County Auditor pursuant to Section 6620 of the California Administrative Code:					\$4,100,000
2. Article 3, Pedestrian and Bicycle Facilities:				\$82,000 (amount available)	\$4,100,000
AMOUNT					
Claimed to date				\$0	
3. Shares of remaining LTF based on the Department of Finance population estimate as of May 1, 2017:					\$4,100,000
AGENCY	POPULATION*	PERCENTAGE	SHARE		
Avenal	12,491	8.3531%	\$342,477		
Corcoran	21,786	14.5690%	\$597,329		
Hanford	55,645	37.2115%	\$1,525,672		
Lemoore	26,369	17.6338%	\$722,986		
Kings Co.	33,246	22.2326%	\$911,536		
TOTAL	149,537	100.0000%	\$4,100,000		
4. LTF Administration and Article 8 Transportation Planning cost for KCAG:				\$170,661	\$3,929,339
AGENCY	PERCENTAGE	SHARE			
Avenal	8.3531%	\$14,255			
Corcoran	14.5690%	\$24,864			
Hanford	37.2115%	\$63,506			
Lemoore	17.6338%	\$30,094			
Kings Co.	22.2326%	\$37,942			
TOTAL	100.0000%	\$170,661			
5. Article 4, Public Transit, KART (Not Shared by Corcoran):				\$1,000,000	\$2,929,339
AGENCY	PERCENTAGE (Based on Pop. & Hrs. of Service)	SHARE			
Avenal	5.8925%	\$58,925			
Corcoran	0.0000%	\$0			
Hanford	48.1889%	\$481,889			
Lemoore	26.0049%	\$260,049			
Kings Co.	19.9137%	\$199,137			
TOTAL	100.0000%	\$1,000,000			
6. Article 8, Transportation Services, City of Avenal: (From Avenal's Share)				\$4,000	\$2,925,339
AGENCY	SHARE				
Avenal	\$4,000				
7. Article 4, Public Transit, Corcoran Dial-A-Ride: (From Corcoran's Share)				\$477,465	\$2,447,874
AGENCY	SHARE				
Corcoran	\$477,465				
8. Article 8, Transportation Services: (From Corcoran's Share)				\$95,000	\$2,352,874
AGENCY	SHARE				
Corcoran KART tickets	\$5,000				
Corcoran Amtrak tickets	\$90,000				
9. Remaining Article 8 shares for streets and roads. (By population % shown in item #3 above):				\$2,352,874	\$0
AGENCY	SHARE				
Avenal	\$265,297				
Corcoran	\$0				
Hanford	\$980,277				
Lemoore	\$432,843				
Kings Co.	\$674,457				
TOTAL	\$2,352,874				
Estimated FY 2018-19 LTF:				\$4,100,000	

* Based on 2017 Department of Finance estimates released on May 1.

2/26/2018

Attachment: Transportation Development Act (TDA) Estimate - Attachment "B" (PW: FY 18/19 Transportation Development Act (TDA) Funds

ATTACHMENT "C"

TRANSPORTATION PROJECTS - FIVE YEAR CAPITAL PLAN

PROJECT TITLE	2017	2018	2019	2020	2021	2022
Sidewalk and Miscellaneous Concrete Repairs	25,000	25,000	25,000	25,000	25,000	25,000
New Sidewalk and ADA Improvements	45,000	45,000	45,000	45,000	45,000	45,000
Street Division Maintenance	510,000	510,000	510,000	510,000	510,000	510,000
Unscheduled Arterial Upgrades & Traffic Signal Installation	150,000	150,000	150,000	150,000	150,000	150,000
Slurry Seal Treatment	450,000	450,000	230,000	230,000	230,000	230,000
Survey Monumentation / Mapping	15,000	15,000	15,000	15,000	15,000	15,000
Reclamite Seal Treatment	170,000	0	170,000	0	170,000	0
Pavement Resurfacing Treatment	450,000	450,000	230,000	230,000	230,000	230,000
Lacey Boulevard Resurfacing (CIR), Mail Drive to Magna Carta Avenue	1,140,000	0	0	0	0	0
Lacey Boulevard Resurfacing (CIR), Irwin Street to 11th Avenue	525,000	0	0	0	0	0
Bicycle Facility Improvements	565,000	0	0	0	0	0
Traffic Signal at Douty Street and Sixth Street	350,000	0	0	0	0	0
Capacity Improvements at 11th Avenue and Grangeville Boulevard	224,000	350,000	0	0	0	0
Grangeville Boulevard Resurfacing (CIR), 12th Avenue to Centennial Drive	0	690,000	0	0	0	0
Traffic Signal at Grangeville Boulevard & 13th Avenue	0	550,000	0	0	0	0
12th Avenue Widening/Resurfacing, Hanford-Armona Road to Springcrest St.	0	590,000	0	0	0	0
Signage Replacement	0	30,000	0	0	0	0
Traffic Signal Battery Backup Retrofit	0	180,000	180,000	0	0	0
Traffic Signal @ 12th Avenue and Hume Avenue	0	0	0	400,000	0	0
Lacey Blvd. Widening / Reconstruction, 10th Ave to Sierra Dr	0	0	0	3,000,000	2,370,000	0
TOTAL	\$4,619,000	\$4,035,000	\$1,555,000	\$4,605,000	\$3,745,000	\$1,205,000
FUNDING SOURCES						
040 Gas Tax (2105)	425,000	425,000	200,000	200,000	430,000	430,000
041 Gas Tax (2106)	170,000	0	170,000	0	170,000	0
042 Gas Tax (2107)	510,000	510,000	510,000	510,000	510,000	510,000
044 Gas Tax (2103)	1,175,000	1,150,000	180,000	0	0	0
050 Gas Tax (TDA Transportation)	1,035,000	545,000	330,000	330,000	100,000	100,000
052 Gas Tax (RSTP Exchange Funds)	64,800	340,000	0	0	0	0
055 Congestion Mitigation and Air Quality (CMAQ)	915,200	797,000	0	400,000	0	0
181 Transportation Impact Fees	309,000	253,000	150,000	3,150,000	2,520,000	150,000
358 Storm Drainage Capital	7,500	7,500	7,500	7,500	7,500	7,500
363 Wastewater Capital	7,500	7,500	7,500	7,500	7,500	7,500
TOTAL	\$4,619,000	\$4,035,000	\$1,555,000	\$4,605,000	\$3,745,000	\$1,205,000

ATTACHMENT "D"

Streets and Road Maintenance
and Reconstruction

Project Title:

City File No.

N/A

State Clearing House Number
(If Applicable)**NOTICE OF EXEMPTION**TO: Office of Planning Research
P.O. Box 3044, Room 212
Sacramento, CA 95812-3044FROM: Hanford City Public Works Dept.
900 S. 10th Avenue
Hanford, CA 93230X County Clerk
County of KingsProject Title:Streets and Roads Maintenance and ReconstructionProject Location: SpecificExisting street rights of way within the Hanford City LimitsProject Location: City of HanfordProject Location:City of HanfordKings CountyDescription of Nature, Purpose and Beneficiaries of Project:Improvement of City streets for the benefit of the citizens of Hanford and Kings CountyName of Public Agency Approving Project:City of HanfordName of Person or Agency Carrying Out Project:Public Works Department, City of HanfordExempt Status (check one)

- Ministerial (Sec. 21080(b)(1); 15268);
Declared Emergency (Sec. 21080(b)(3); 15269(a);
Emergency Project (Sec. 21080(b)(4); 15269(b)(c);
X Categorical Exemption (Sec. 15301 (c));
Other (Sec. 1410(c) Public Resources Code).

Reasons Why Project is Exempt:

Street maintenance and construction within existing City rights of way is exempt per CEQA 15301 (c) –
Existing highways and streets, sidewalks, gutter, bicycle and pedestrian trails and similar facilities

Contact Person:Area Code/TelephoneLou Camara(559) 585-2567Date Received for Filing:

Signature: _____

Title: Director of Public Works



AGENDA STAFF REPORT

MEETING DATE: 3/20/2018	AGENDA SECTION: G
--------------------------------	--------------------------

SUBJECT:

Utilities and Engineering: Accept the attached public right of way and easement deed from Daniel Conner, for sidewalk, curb and gutter, and pedestrian access purposes, and authorize the City Manager to sign the deed certification and file said deed with the Kings County Recorder's office. (Grangeville Blvd & Leoni Drive)

RECOMMENDATION:

That the City Council, by motion, accept the attached public right of way and easement deed from Daniel Conner, for sidewalk, curb and gutter, and pedestrian access purposes, and authorize the City Manager to sign the deed certification and file said deed with the Kings County Recorder's office.

BACKGROUND:

Design of the Office parking lot at the southwest corner of Grangeville Blvd and Leoni Drive required sidewalk, curb, gutter, and pedestrian access around the proposed drive approach along Leoni Drive to comply with City Standards. A portion of the pedestrian improvements will be on private property which requires the City to have an easement for those improvements. The attached public right of way and easement deed dedicates to the City additional right of way necessary to facilitate the pedestrian improvements.

FISCAL IMPACT:

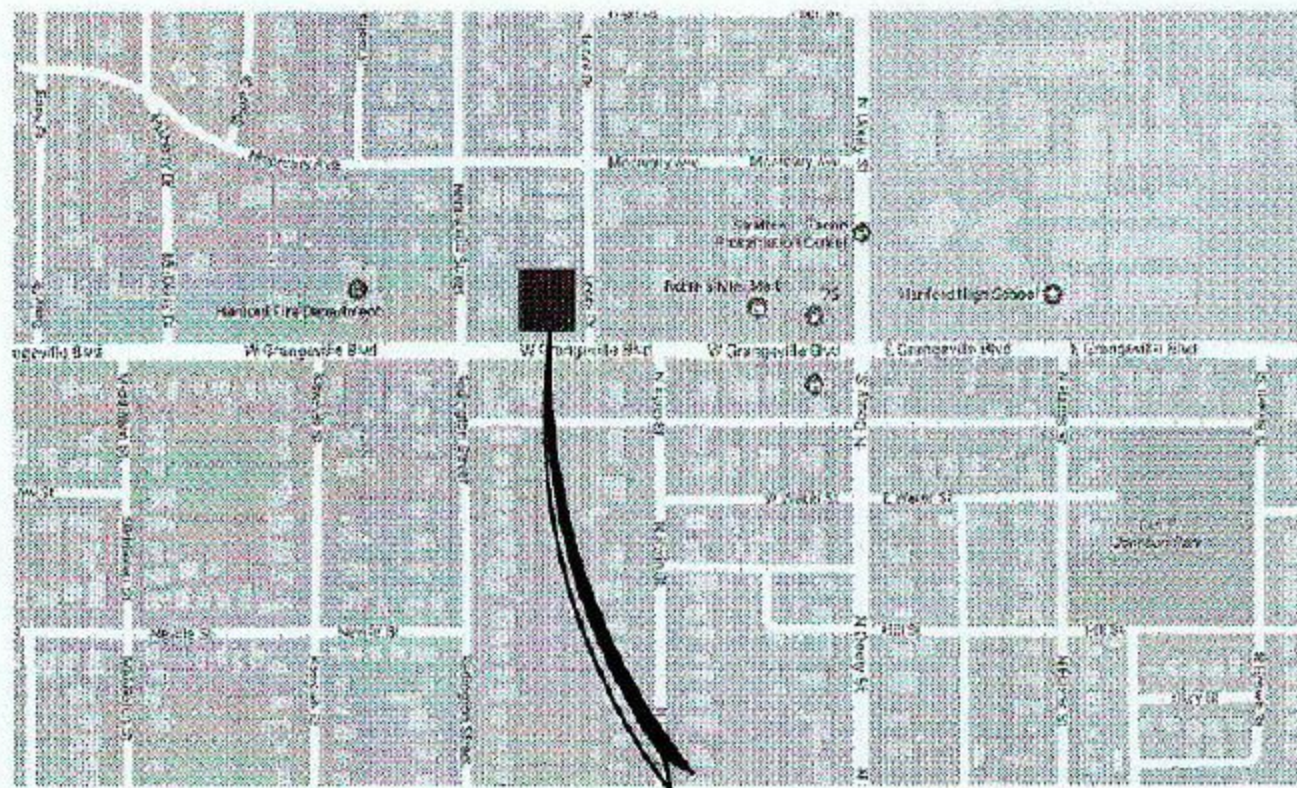
The dedication of a public right of way and pedestrian easement from Mr. Conner to the City is being made at no cost.

ATTACHMENTS:

Location Map
Right of Way & Pedestrian Easement

VICINITY MAP

14.G.a



NOT TO
SCALE

PROJECT LOCATION

RECORDING REQUESTED BY AND

WHEN RECORDED, RETURN TO:

Name City of Hanford (Attn: City Clerk)

Street
Address 319 N. Douty StreetCity &
State Hanford, CA 93230-3951

Title Order No. _____ Escrow No. _____

APN: 008-282-003

SPACE ABOVE THIS LINE FOR RECORDER'S USE
No fee per government code 27383**Public Right-of-Way Easement Deed**

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

DOCUMENTARY TRANSFER TAX IS \$ 0.00 R&T 11922☐ Unincorporated area ☒ City of Hanford☒ Parcel No. 008-282-003☐ computed on full value of interest or property conveyed, or☐ computed on full value less value of liens or encumbrances remaining at time of sale, and

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

DANIEL J. CONNER, as Grantor,

hereby GRANTS to THE CITY OF HANFORD, a Municipal Corporation, as Grantee,

A non-exclusive easement for any and all public purposes, including without limitation, right-of-way for street purposes, over and across certain real property in the City of Hanford, County of Kings, State of California, as described in Exhibit "A", and depicted on Exhibit "B", attached hereto and made a part hereof by reference.

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

Dated February 21, 2018

STATE OF CALIFORNIA } S.S.

COUNTY OF FresnoOn February 21, 2018 before me,Christie M. LuevanoBy: DANIEL J. CONNER

a Notary Public in and for said County and State, personally appeared

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

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

WITNESS my hand and official seal

Signature Christie M. Luevano

(This area for official notarial seal)

Ref Exhibit A ROW Ease Legal doc

Attachment: Right of Way & Pedestrian Easement (UE: Acceptance of Grant Deed for Pedestrian Access)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Name

Street Address

City & State

EXHIBIT "A"

LEGAL DESCRIPTION

That part of the Southeast Quarter of the Southwest Quarter of Section 24, Township 18 South, Range 21 East, Mount Diablo Base and Meridian, in the City of Hanford, County of Kings, State of California, more particularly described as follows:



COMMENCING at the Southeast corner of the Southwest Quarter of said Southeast Quarter of the Southwest Quarter of Section 24, at the intersection of Grangeville Boulevard and Leoni Drive;

thence along the East line of said Southwest Quarter of the Southeast Quarter of the Southwest Quarter of Section 24, and the center line of Leoni Drive, North 00°00'46" West, a distance of 50.00 feet to a point at the Northeast corner of the property offered for dedication for public purposes in the Offer of Dedication recorded July 14, 1997 as Instrument Number 9713636, Kings County Official Records, said point being the TRUE POINT OF BEGINNING;

thence along the northerly line of said dedication, South 89°59'00" West, a distance of 25.00 feet;

thence continuing along said northerly line, South 44°59'07" West, a distance of 14.14 feet to a point 40.00 feet northerly from, measured at right angle to, the South line of the Southwest Quarter of said Section 24;

thence continuing along said northerly line, parallel with said South line, South 89°59'00" West, a distance of 2.83 feet;

thence North 44°59'07" East, a distance of 13.19 feet to a point 28.50 feet westerly from, measured at right angle to, the aforementioned East line of said Southwest Quarter of the Southeast Quarter of the Southwest Quarter of Section 24;

thence parallel with said East line, North 00°00'46" West, a distance of 123.67 feet to a point on the northerly line of the property conveyed by the Trustee's Deed Upon Sale recorded June 14, 2017 as Document Number 1710458, Official Records of Kings County;

thence along the northerly line of said conveyed property, North 89°59'00" East, a distance of 28.50 feet to the previously described East line;

thence along said East line, South 00°00'46" East, a distance of 123.00 feet to the TRUE POINT OF BEGINNING;

End of legal description.

The above described property contains 3,534 square feet, more or less.

APN 008-280-003 (portion)

Attachment: Right of Way & Pedestrian Easement (UE: Acceptance of Grant Deed for Pedestrian Access)



SOUTH LINE OF THE
SOUTHWEST QUARTER OF
SECTION 24, T.18 S., R.21 E.,
M.D.B.M.

LEGEND

- . . . — SECTION LINE
- — — — — PROPERTY LINE
- - - - - R-O-W LINE
-  PUBLIC
RIGHT-OF-WAY
EASEMENT AREA

POINT OF COMMENCEMENT:
SOUTHEAST CORNER OF THE
SOUTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF
SECTION 24, T.18 S., R.21 E.,
M.D.B.M.

EXHIBIT 'B'



SCALE: 1" = 30'

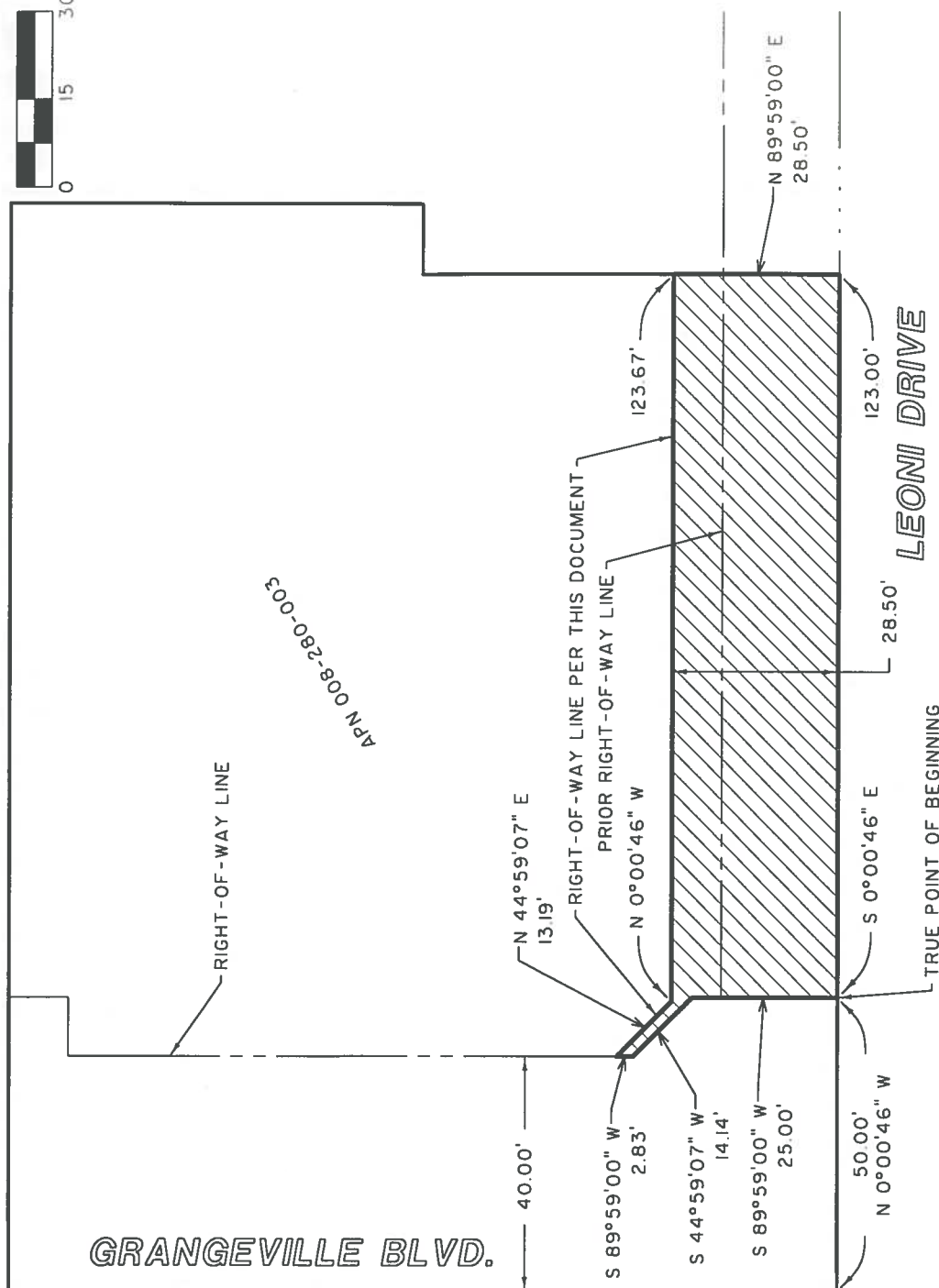


Exhibit Map for Public Right-of-Way Easement

206 W. Grangeville Blvd
Woodland, CA

Attachment: Right of Way & Pedestrian Easement (UE: Acceptance of Grant Deed for Pedestrian Access)



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DATE: DECEMBER 21, 2017
DRAWN BY: RCS
CHECKED BY: CEM
PROJECT NO: 17-4443
DRAWING NO: 17-4443 PUBLIC ROW EASE
SHEET NO: 1

RECORDING REQUESTED BY AND

WHEN RECORDED, RETURN TO:

Name City of Hanford (Attn: City Clerk)

Street
Address 319 N. Douty StreetCity &
State Hanford, CA 93230-3951

Title Order No. _____ Escrow No. _____

APN: 008-282-003

SPACE ABOVE THIS LINE FOR RECORDER'S USE
No fee per government code 27383**Easement Deed**

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$ 0.00 R&T 11922☐ Unincorporated area ☒ City of Hanford☒ Parcel No. 008-282-003☐ computed on full value of interest or property conveyed, or☐ computed on full value less value of liens or encumbrances remaining at time of sale, and

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

DANIEL J. CONNER, as Grantor,

hereby GRANTS to THE CITY OF HANFORD, a Municipal Corporation, as Grantee,

A non-exclusive easement for public sidewalk purposes, over and across certain real property in the City of Hanford, County of Kings, State of California, as described in Exhibit "A", and depicted on Exhibit "B", attached hereto and made a part hereof by reference.

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

Dated February 21, 2018

STATE OF CALIFORNIA

COUNTY OF Fresno } S.S.On February 21, 2018 before me,Christie M. Luevano

a Notary Public in and for said County and State, personally appeared

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

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

WITNESS my hand and official seal

Signature Christie M. LuevanoBy: Daniel J. Conner

(This area for official notarial seal)

Ref Exhibit A Ped Ease Legal doc

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Name

Street Address

City & State

EXHIBIT "A"

LEGAL DESCRIPTION

That part of the Southeast Quarter of the Southwest Quarter of Section 24, Township 18 South, Range 21 East, Mount Diablo Base and Meridian, in the City of Hanford, County of Kings, State of California, more particularly described as follows:

COMMENCING at the Southeast corner of the Southwest Quarter of said Southeast Quarter of the Southwest Quarter of Section 24, at the intersection of Grangeville Boulevard and Leoni Drive;

thence along the East line of said Southwest Quarter of the Southeast Quarter of the Southwest Quarter of Section 24, and the center line of Leoni Drive, North 00°00'46" West, a distance of 173.00 feet to the Northeast corner of the property conveyed by the Trustee's Deed Upon Sale recorded June 14, 2017 as Document Number 1710458, Official Records of Kings County;

thence along the northerly line of said conveyed property, South 89°59'00" West, a distance of 28.50 feet to a point 28.50 feet westerly from, measured at right angle to, the aforementioned East line, to the TRUE POINT OF BEGINNING;

thence parallel with said East line, South 00°00'46" East, a distance of 50.00 feet;

thence South 89°59'14" West, a distance of 4.00 feet;

thence parallel with said East line, North 00°00'46" West, a distance of 50.00 feet to the aforementioned northerly line of the conveyed property;

thence along said northerly line, North 89°59'00" East, a distance of 4.00 feet to the TRUE POINT OF BEGINNING.

End of legal description.

The above described property contains 200 square feet, more or less.

APN 008-280-003 (portion)



Attachment: Right of Way & Pedestrian Easement (UE: Acceptance of Grant Deed for Pedestrian Access)



EXHIBIT 'B'

SCALE: 1" = 30'



GRANGEVILLE BLVD.

SOUTH LINE OF THE
SOUTHWEST QUARTER OF
SECTION 24, T18 S., R21 E.,
M.D.B.M.

LEGEND

- SECTION LINE
- PROPERTY LINE
- R-O-W LINE
- PEDESTRIAN EASEMENT AREA

POINT OF COMMENCEMENT:
SOUTHEAST CORNER OF THE
SOUTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF
SECTION 24, T18 S., R21 E.,
M.D.B.M.

RIGHT-OF-WAY LINE

APN 008-280-003

FUTURE RIGHT-OF-WAY LINE BY
OTHER DOCUMENTS

N 0°00'46" W 50.00'

S 89°59'14" W 4.00'

N 89°59'00" E 4.00'

TRUE POINT
OF
BEGINNING

RIGHT-OF-WAY LINE

173.00'
N 0°00'46" W

LEONI DRIVE

Exhibit Map
for
Pedestrian Easement

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Hanford, Ca



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voice: 559.645.4849
fax: 559.645.4869
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DATE: DECEMBER 21, 2017
DRAWN BY: RCS
CHECKED BY: CEM
PROJECT NO.: 17-4443
DRAWING NO.: 17-4443 PEDESTRIAN EASE
SHEET NO.: 1

14.G.b

Attachment: Right of Way & Pedestrian Easement (UE: Acceptance of Grant Deed for Pedestrian Access)



AGENDA STAFF REPORT

MEETING DATE: 3/20/2018	AGENDA SECTION: H
--------------------------------	--------------------------

SUBJECT:

Utilities and Engineering: Approve the attached easement grant deed for the storm drain line running within the Family Healthcare parking lot, and authorize the mayor to sign and the City Clerk to notarize said deed. (5th Street and Redington Street)

RECOMMENDATION:

That the City Council, by motion, approve the attached easement grant deed for the storm drain line running within the Family Healthcare parking lot, and authorize the mayor to sign and the City Clerk to notarize said deed.

BACKGROUND:

City staff approved a design proposal to change the original storm drain pipeline location to run within the southeast portion of the Family Healthcare facility parking lot (near Redington Street and 5th Street) due to construction constraints. The attached easement grant deed will dedicate to the City the necessary easement to facilitate any maintenance, excavation, and replacement of the storm drain pipeline.

FISCAL IMPACT:

The dedication of a storm drain easement from Family Healthcare to the City is being made at no cost to the City.

ATTACHMENTS:

Family Healthcare - SD Easement
Location Map

**Recording requested by and
Please mail instrument to:**

City of Hanford
900 South 10th Avenue
Hanford, CA 93230
Attn: Lisa A. Dock

***This instrument benefits City only. No fee required
per Government Code Section 6103***

Grant of Easement

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$ EXEMPT PUBLIC ENTITY

☐ unincorporated area ☒ City of Hanford

Assessor's Parcel No.: 012-086-007

☐ computed on full value of interest or property conveyed, or

☐ computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, represents that, as the owner(s) of the herein-described real property,

Family Healthcare Network, a California non-profit corporation

hereby GRANT(s) to the CITY OF HANFORD, A MUNICIPAL CORPORATION, an easement for storm drain pipeline purposes including maintenance, excavation, and replacement, over the real property in the City of Hanford, County of Kings, State of California, described as follows:

**SEE ATTACHED "EXHIBIT A" FOR LEGAL DESCRIPTION AND "EXHIBIT B" FOR PLAT
AND INCORPORATED HEREIN BY REFERENCE**

Signed this 13th day of February, 2018

For: Family Healthcare Network, a California non-profit corporation

Grantor Signature(s): By:

Kerry Hydash
KERRY HYDASH, CEO

Attachment: Family Healthcare - SD Easement (UE: Grant of easement for storm drain line at Family Healthcare)

ACKNOWLEDGMENT

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

State of California
County of Tulare)

On February 13, 2018 before me, Whitney Neely, Notary Public
(insert name and title of the officer)

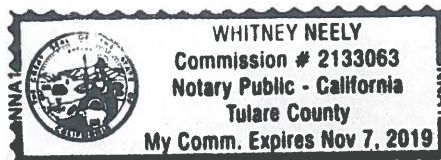
personally appeared Kerry Hydash,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s)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

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

WITNESS my hand and official seal.

Signature

[Handwritten Signature]



(Seal)

Attachment: Family Healthcare - SD Easement (UE: Grant of easement for storm drain line at Family Healthcare)

EXHIBIT 'A'**EASEMENT FOR STORM DRAIN PIPELINE PURPOSES**

Family Healthcare Network - Hanford
 Lane Engineers, Inc. Job No. 16007
 November 13, 2017

A 10.00 feet wide easement lying within that portion of the N1/2 of Section 36, Township 18 South, Range 21 East, Mount Diablo Base and Meridian lying northerly of Blocks 75 & 76 in the City of Hanford, County of Kings, State of California, as shown in Mapbook at Page 11, Kings County Records, the centerline being more particularly described as follows:

Commencing at the intersection of the street right of way lines of 5th Street and Redington Street lying 40.00 feet east and 40.00 feet north of the centerlines of said streets;
 Thence North 79°35'15" East 38.03 feet along the north right of way line of 5th Street to the TRUE POINT OF BEGINING;
 Thence North 56°49'51" West 52.57 feet to the easterly right of way line of Redington Street.

The sidelines of said easement to be lengthened or shortened to terminate at said right of way lines.

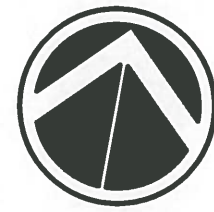
CONTAINING 525 S.F., MORE OR LESS.

SEE EXHIBIT 'B' ATTACHED HERETO.

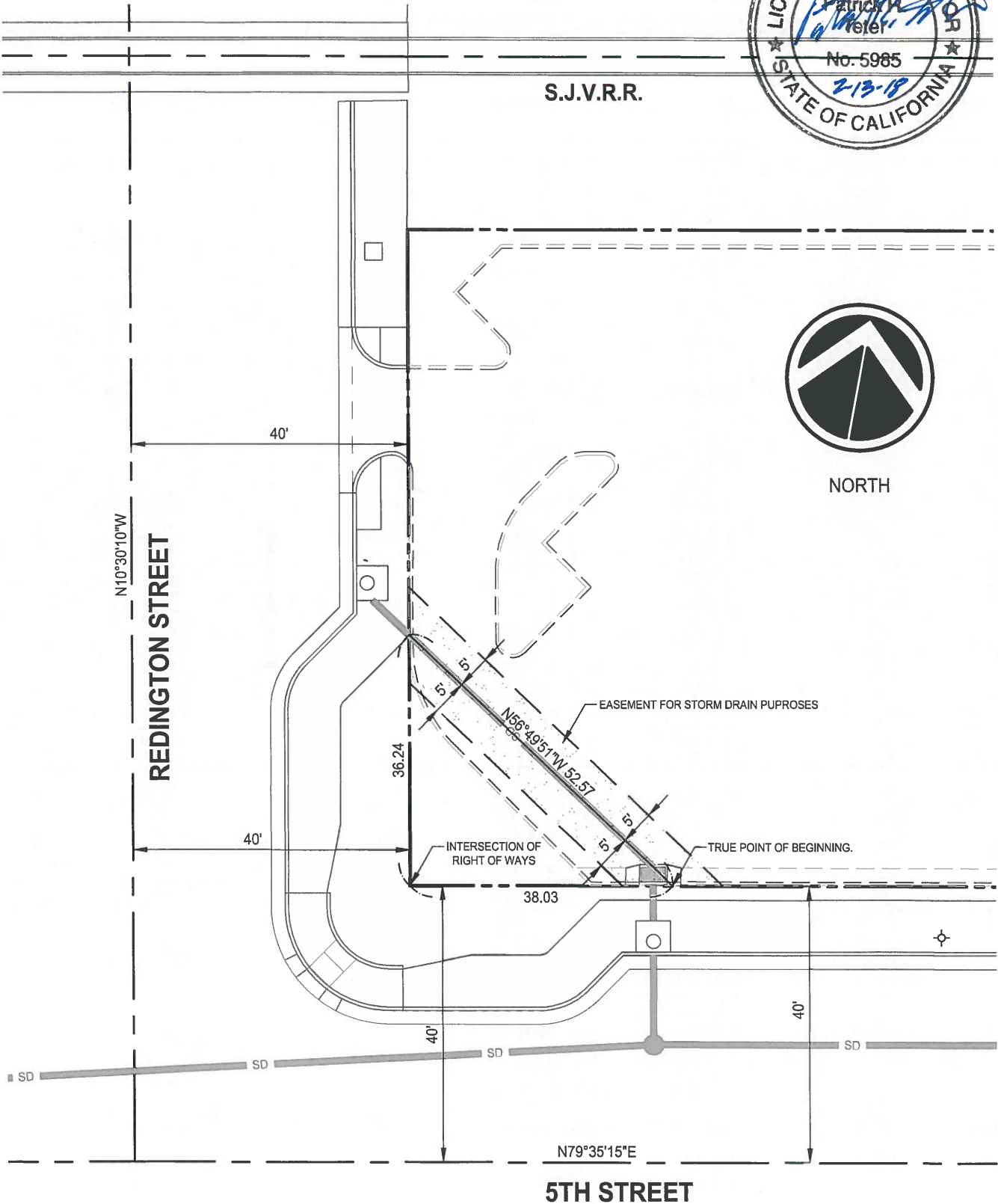


EXHIBIT B

SCALE: 1" = 20'



NORTH



JOB NO. 16007
2 OF 2

DEED CERTIFICATION

This is to certify that the interest in real property conveyed by the Easement Deed dated _____ from FAMILY HEATHCARE NETWORK, a California non-profit corporation to the CITY OF HANFORD, a municipal corporation, is hereby accepted by order of the City Council of the City of Hanford and the Grantee consents to recordation by its duly authorized officer.

DATED: _____

CITY OF HANFORD,
a municipal corporation

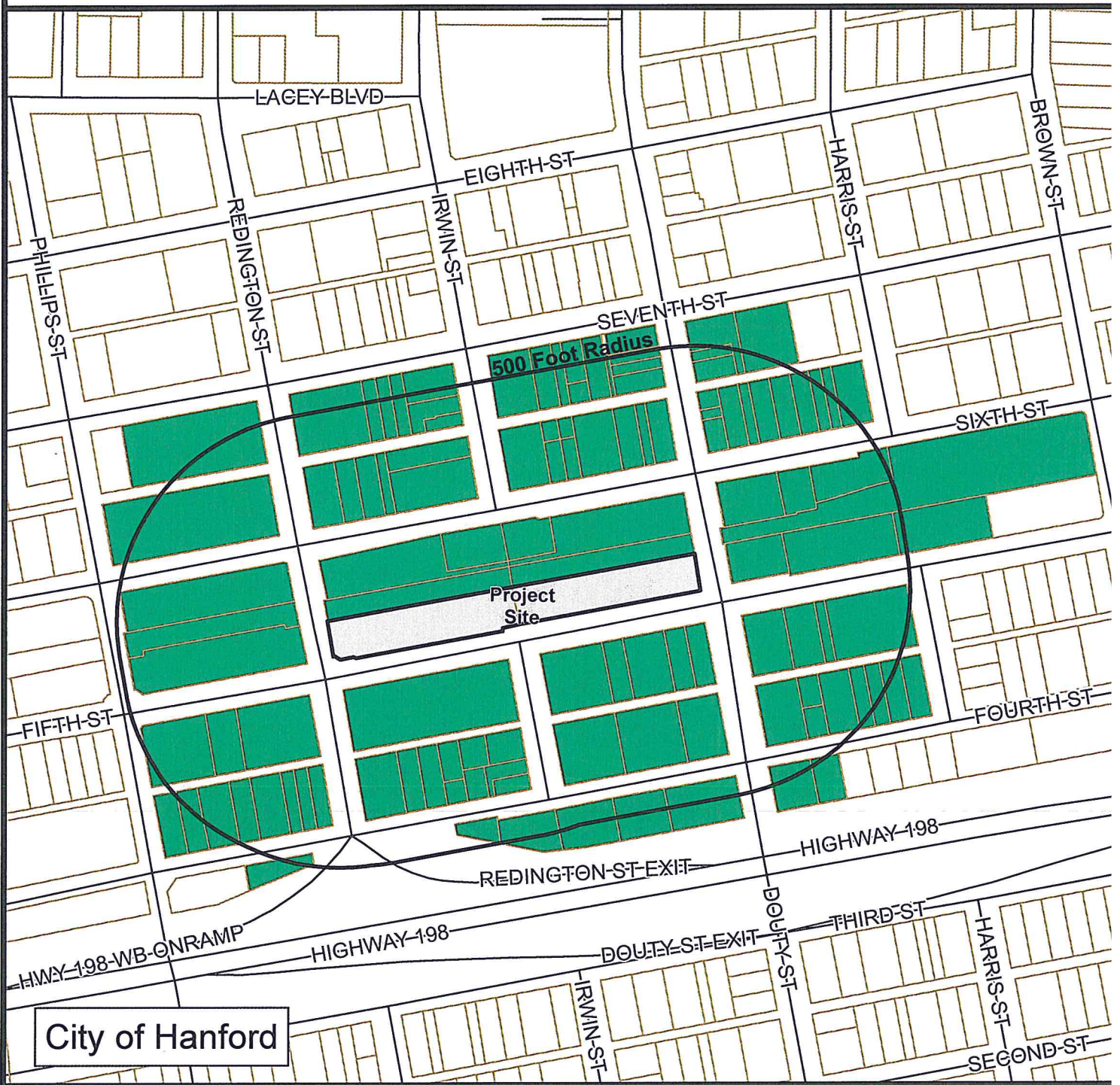
By: _____
Darrel Pyle, City Manager

Attest: _____
Jennifer Gomez, City Clerk

Attachment: Family Healthcare - SD Easement (UE: Grant of easement for storm drain line at Family Healthcare)

Project Location & Mailing List Map

APN: 012-086-007 & 012-091-006



Attachment: Location Map (UE: Grant of easement for storm drain line at Family Healthcare)

City of Hanford



Map prepared by
**Kings County
 Community Development Agency**
 November 17, 2016

1400 W. Lacey Boulevard, Hanford, CA 93230 (559) 852-2670

125 625 0 125 Feet



Legend

Project Area

Properties within 500 foot radius

City Limit Boundary





**AGENDA
STAFF REPORT**

MEETING DATE: 3/20/2018

AGENDA SECTION: I

SUBJECT:

Finance: Warrant Register

RECOMMENDATION:

Approve warrant register for \$1,043,067.74

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

WARRANT REGISTER-03-14-18

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
001 GENERAL FUND	4120 SALES TAX	3/14/18	126523	MUNI SERVICES, LLC MUNI SERVICES, LLC	500.00	INV06-00209	STARS CY17 QTR3	
Division Total 001 GENERAL FUND					500.00			
1100 CITY COUNCIL	7902 CONTRIB-KINGS ECON DEVELOPMENT	3/14/18	126494	KINGS CO ECON DEVELOPMENT CORP KINGS CO ECON DEVELOPMENT CORP	6,559.83	1996	2018-03 CONTRIBUTION	
	7495 PROF AND SPEC SERVICES	3/14/18	126550	SAMPSON, SAMPSON & PATTERSON, LLP SAMPSON, SAMPSON & PATTERSON, LLP	9,025.00		FY17 AUDIT 2018-02	
	7770 TRAINING/TRAVEL/MEETING	3/14/18	126560	SMART & FINAL CORP SMART & FINAL CORP	23.45	014218	BLANKET PURCHASE ORDER	
	7770 TRAINING/TRAVEL/MEETING	3/14/18	126560	SMART & FINAL CORP SMART & FINAL CORP	11.56	014379	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	3/14/18	126567	RAMUNDSEN SUPERIOR HOLDINGS LLC DBA SUPERION LLC	18.18	204451	EXECUTIME/ANNL MTCE	
Division Total 1100 CITY COUNCIL					15,638.02			
1110 CITY MANAGER-CITY CLERK	7320 COMMUNICATIONS	3/6/18	126385	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	54.72	1005407150	2018-02	
	7560 ADVERTISING & PUBLIC REL	3/14/18	126481	HANFORD SENTINEL 234-60007669 HANFORD SENTINEL LEGAL	139.85	76914	BLANKET PURCHASE ORDER	
	7560 ADVERTISING & PUBLIC REL	3/14/18	126481	HANFORD SENTINEL 234-60007669 HANFORD SENTINEL LEGAL	101.45	79271	BLANKET PURCHASE ORDER	
	7560 ADVERTISING & PUBLIC REL	3/14/18	126481	HANFORD SENTINEL 234-60007669 HANFORD SENTINEL LEGAL	2.50		PEPER STATEMNT FEE	
	7770 TRAINING/TRAVEL/MEETING	3/14/18	126538	DARREL PYLE PYLE, DARREL	111.00	TR PYLE26	ADV/MONTEREY/3/14-15	
	7495 PROF AND SPEC SERVICES	3/14/18	126567	RAMUNDSEN SUPERIOR HOLDINGS LLC DBA SUPERION LLC	134.22	204451	EXECUTIME/ANNL MTCE	

Attachment: WARRANT REGISTER-03-14-18 (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	7460	3/14/18	126595	XEROX CORP	155.21	092459648	COPIES 01/21-02/21/18	
	DUPLICATING EXPENSE			XEROX CORP				
	7460	3/14/18	126595	XEROX CORP	158.43	092459648	LEASE/CITY MGR	
	DUPLICATING EXPENSE			XEROX CORP				
Division Total 1110 CITY MANAGER-CITY CLERK					857.38			
1111 PERSONNEL	7320	3/6/18	126385	U S TELEPACIFIC CORP DBA	45.55	1005407150	2018-02	
	COMMUNICATIONS			T P X COMMUNICATIONS				
	7496	3/14/18	126395	ADMINISTRATIVE SOLUTIONS INC	102.00	124611	2018-03 RETIREES	
	GRP INSUR ADM EXPENSE			ADMINISTRATIVE SOLUTIONS INC				
	7496	3/14/18	126402	FRANK ALVISO	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			ALVISO, FRANK				
	7496	3/14/18	126412	GENE BASSETT	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			BASSETT, GENE				
	7496	3/14/18	126413	BENISTAR / HARTFORD-6795	119.00		RETIREE INSUR/B BROWN	
	GRP INSUR ADM EXPENSE			BENISTAR / HARTFORD-6795				
	7496	3/14/18	126413	BENISTAR / HARTFORD-6795	119.00		RETIREE INSUR/B GARCIA	
	GRP INSUR ADM EXPENSE			BENISTAR / HARTFORD-6795				
	7496	3/14/18	126413	BENISTAR / HARTFORD-6795	119.00		RETIREE INSUR/R MATTOS	
	GRP INSUR ADM EXPENSE			BENISTAR / HARTFORD-6795				
	7496	3/14/18	126421	RICHARD BUTTS	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			BUTTS, RICHARD				
	7496	3/14/18	126424	JOHN M CAIN	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			CAIN, JOHN M				
	7496	3/14/18	126431	NICHOLAS CARDARAS	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			CARDARAS, NICHOLAS				
	7496	3/14/18	126432	TERRY CARR	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			CARR, TERRY				
	7496	3/14/18	126433	DEBORAH CASSERA	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			CASSERA, DEBORAH				

Attachment: WARRANT REGISTER-03-14-18 (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	3/14/18	126437	JERRY CHOW	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			CHOW, JERRY				
	7496	3/14/18	126450	BRIAN DECUIR	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			DECUIR, BRIAN				
	7496	3/14/18	126466	DOLORES GALLEGOS	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			GALLEGOS, DOLORES				
	7496	3/14/18	126467	DAVID E GARCIA	119.00		RETIREE INCUR/CITY COST	
	GRP INSUR ADM EXPENSE			GARCIA, DAVID E				
	7496	3/14/18	126472	JOHN L GOMES	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			GOMES, JOHN L				
	7496	3/14/18	126474	DON GREEN	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			GREEN, DON				
	7495	3/14/18	126477	JASON GUSTIN	269.99		TUIT PRE 05/09-11	
	PROF AND SPEC SERVICES			GUSTIN, JASON				
	7496	3/14/18	126483	ROBERT HERNANDEZ	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			HERNANDEZ, ROBERT				
	7496	3/14/18	126501	ARTHUR KNIGHT	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			KNIGHT, ARTHUR				
	7496	3/14/18	126511	JOHN LOBOA	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			LOBOA, JOHN				
	7496	3/14/18	126512	GLORIA LOPEZ	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			LOPEZ, GLORIA				
	7496	3/14/18	126519	MANUEL MEDRANO	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			MEDRANO, MANUEL				
	7496	3/14/18	126543	JOE H RAMSEY	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			RAMSEY, JOE H				
	7496	3/14/18	126544	DAVID REBELO	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			REBELO, DAVID				
	7496	3/14/18	126546	JERRY REED	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			REED, JERRY				

Attachment: WARRANT REGISTER-03-14-18 (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	3/14/18	126547	JAN REYNOLDS REYNOLDS, JAN	119.00		RETIREE INSUR/CITY COST	
	7496 GRP INSUR ADM EXPENSE	3/14/18	126555	GEORGE SEPEDA SEPEDA, GEORGE	119.00		RETIREE INSUR/CITY COST	
	7495 PROF AND SPEC SERVICES	3/14/18	126567	RAMUNDSEN SUPERIOR HOLDINGS LLC DBA SUPERION LLC	127.91	204451	EXECUTIME/ANNL MTCE	
	7460 DUPLICATING EXPENSE	3/14/18	126595	XEROX CORP XEROX CORP	155.22	092459648	COPIES 01/21-02/21/18	
	7460 DUPLICATING EXPENSE	3/14/18	126595	XEROX CORP XEROX CORP	158.43	092459648	LEASE/PERS	
	7496 GRP INSUR ADM EXPENSE	3/14/18	126596	WES YEARY YEARY, WES	119.00		RETIREE INSUR/CITY COST	
Division Total 1111 PERSONNEL					4,072.10			
1201 FINANCE-ACCOUNTING	7495 PROF AND SPEC SERVICES	3/6/18	126384	SUNGARD PUBLIC SECTOR PENTAMATION SUNGARD PUBLIC SECTOR PENTAMATION	806.50	203543	4JS COMPILER	
	7495 PROF AND SPEC SERVICES	3/6/18	126384	SUNGARD PUBLIC SECTOR PENTAMATION SUNGARD PUBLIC SECTOR PENTAMATION	970.93	203543	4JS USER (20 UNITS)	
	7495 PROF AND SPEC SERVICES	3/6/18	126384	SUNGARD PUBLIC SECTOR PENTAMATION SUNGARD PUBLIC SECTOR PENTAMATION	1,456.40	203543	4JS USER (30 UNITS)	
	7495 PROF AND SPEC SERVICES	3/6/18	126384	SUNGARD PUBLIC SECTOR PENTAMATION SUNGARD PUBLIC SECTOR PENTAMATION	732.56	203543	COGNOS REPT	
	7320 COMMUNICATIONS	3/6/18	126385	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	54.66	1005407150	2018-02	
	7495 PROF AND SPEC SERVICES	3/14/18	126499	KINGS CREDIT SERVICES KINGS CREDIT SERVICES	11.55	02-198274	2018-02 COLL FIN-AC	
	7440 OFFICE EXPENSE	3/14/18	126528	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	326.60	9192655	BLANKET PURCHASE ORDER	
	7460 DUPLICATING EXPENSE	3/14/18	126528	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	153.11	9192655	BLANKET PURCHASE ORDER	

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1201 FINANCE-ACCOUNTING	7455 POSTAGE AND FREIGHT	3/14/18	126529	EXPRESS MESSENGER SYSTEMS DBA ON TRAC	3.76	8749390	WELLHOUSE & ASS 2/13	
	7495 PROF AND SPEC SERVICES	3/14/18	126567	RAMUNDSEN SUPERIOR HOLDINGS LLC DBA SUPERION LLC	239.56	204451	EXECUTIME/ANNL MTCE	
	7999 CAL CARD CLEARING	3/14/18	126580	U S BANK CORPORATE PAYMENT SYSTEM U S BANK CORP - CAL CARD	11,542.88		CAL CARD 2018-02	
	7460 DUPLICATING EXPENSE	3/14/18	126595	XEROX CORP XEROX CORP	7.35	092459647	COPIES 1/21-2/21/18	
	7460 DUPLICATING EXPENSE	3/14/18	126595	XEROX CORP XEROX CORP	396.77	092459650	LEASE/COPIES C8055H	
	7460 DUPLICATING EXPENSE	3/14/18	126595	XEROX CORP XEROX CORP	322.36	092459647	LEASE/FINANCE	
Division Total 1201 FINANCE-ACCOUNTING					17,024.99			
1210 FINANCE-UTILITY BILLING	7495 PROF AND SPEC SERVICES	3/6/18	126384	SUNGARD PUBLIC SECTOR PENTAMATION SUNGARD PUBLIC SECTOR PENTAMATION	806.50	203543	4JS COMPILER	
	7495 PROF AND SPEC SERVICES	3/6/18	126384	SUNGARD PUBLIC SECTOR PENTAMATION SUNGARD PUBLIC SECTOR PENTAMATION	970.94	203543	4JS USER (20 UNITS)	
	7495 PROF AND SPEC SERVICES	3/6/18	126384	SUNGARD PUBLIC SECTOR PENTAMATION SUNGARD PUBLIC SECTOR PENTAMATION	1,456.41	203543	4JS USER (30 UNITS)	
	7495 PROF AND SPEC SERVICES	3/6/18	126384	SUNGARD PUBLIC SECTOR PENTAMATION SUNGARD PUBLIC SECTOR PENTAMATION	732.57	203543	COGNOS REPT	
	7320 COMMUNICATIONS	3/6/18	126385	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	54.66	1005407150	2018-02	
	7300 UNIFORM EXPENSE	3/14/18	126406	ARAMARK UNIFORM SERVICES, INC ARAMARK UNIFORM SERVICES, INC	38.72	5183848 2/1	2018-02 UNIFORMS	
	7495 PROF AND SPEC SERVICES	3/14/18	126468	GARDA CL WEST INC GARDA CL WEST INC	565.22	10377412	2018-03	
	7495 PROF AND SPEC SERVICES	3/14/18	126499	KINGS CREDIT SERVICES KINGS CREDIT SERVICES	821.25	02-198232	2018-02 COLL FIN-UB	

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1210 FINANCE-UTILITY BILLING	7440 OFFICE EXPENSE	3/14/18	126528	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	176.89	9192655	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126530	LOWE'S HOME CENTERS INC ORCHARD SUPPLY COMPANY LLC	12.86		CABLE TIES	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126530	LOWE'S HOME CENTERS INC ORCHARD SUPPLY COMPANY LLC	14.97		ELECTRICAL TAPE	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126530	LOWE'S HOME CENTERS INC ORCHARD SUPPLY COMPANY LLC	70.75		FLASHLIGHT-MINI MAG	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126530	LOWE'S HOME CENTERS INC ORCHARD SUPPLY COMPANY LLC	9.62		FRICTION TAPE	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126530	LOWE'S HOME CENTERS INC ORCHARD SUPPLY COMPANY LLC	12.92		RAIN JACKET	
	7455 POSTAGE AND FREIGHT	3/14/18	126536	REBECCA KOZLOWSKI DBA PRESORT CENTER OF FRESNO, LLC	2.86	410044807	02/05-02/09/18	
	7455 POSTAGE AND FREIGHT	3/14/18	126536	REBECCA KOZLOWSKI DBA PRESORT CENTER OF FRESNO, LLC	7.16	410045043	02/12-02/16/18	
	7495 PROF AND SPEC SERVICES	3/14/18	126567	RAMUNDSEN SUPERIOR HOLDINGS LLC DBA SUPERION LLC	139.02	204451	EXECUTIME/ANNL MTCE	
Division Total 1210 FINANCE-UTILITY BILLING					5,893.32			
1300 CITY ATTORNEY/LEGAL SVCS	7490 CONTRACTED LEGAL SERVICE	3/14/18	126475	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	2,265.55	20857	CITY CLERK	
	7490 CONTRACTED LEGAL SERVICE	3/14/18	126475	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	640.50	20857	CITY MANAGER MATTERS	
	7490 CONTRACTED LEGAL SERVICE	3/14/18	126475	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	707.00	20857	CODE ENFORCEMENT	
	7490 CONTRACTED LEGAL SERVICE	3/14/18	126475	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	1,999.75	20857	COMMUNITY DEVELOPMENT	
	7490 CONTRACTED LEGAL SERVICE	3/14/18	126475	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	7,158.00	20857	COUNCIL ADMIN	

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1300 CITY ATTORNEY/LEGAL SVCS	7490 CONTRACTED LEGAL SERVICE	3/14/18	126475	GRISWOLD, LASALLE, COBB, DOWD & GIN	96.75	20857	ENG & UTIL	
	7490 CONTRACTED LEGAL SERVICE	3/14/18	126475	GRISWOLD, LASALLE, COBB, DOWD & GIN	3,324.85	20857	FINANCE	
	7490 CONTRACTED LEGAL SERVICE	3/14/18	126475	GRISWOLD, LASALLE, COBB, DOWD & GIN	4,882.50	20857	MEETINGS	
	7490 CONTRACTED LEGAL SERVICE	3/14/18	126475	GRISWOLD, LASALLE, COBB, DOWD & GIN	5,723.05	20857	POLICE	
	7490 CONTRACTED LEGAL SERVICE	3/14/18	126475	GRISWOLD, LASALLE, COBB, DOWD & GIN	695.75	20857	PROPERTY MGMT	
	7490 CONTRACTED LEGAL SERVICE	3/14/18	126475	GRISWOLD, LASALLE, COBB, DOWD & GIN	3,297.50	20857	PUBLIC WORKS	
	7490 CONTRACTED LEGAL SERVICE	3/14/18	126475	GRISWOLD, LASALLE, COBB, DOWD & GIN	771.75	20857	RECREATION	
	7518 SPECIAL LEGAL SERVICES	3/14/18	126475	GRISWOLD, LASALLE, COBB, DOWD & GIN	413.25	20857	FARADAY	
	7518 SPECIAL LEGAL SERVICES	3/14/18	126475	GRISWOLD, LASALLE, COBB, DOWD & GIN	205.95	20857	LABOR EXEC MGMT	
	7518 SPECIAL LEGAL SERVICES	3/14/18	126475	GRISWOLD, LASALLE, COBB, DOWD & GIN	3,797.95	20857	LABOR FIRE CAPT/FF	
	7518 SPECIAL LEGAL SERVICES	3/14/18	126475	GRISWOLD, LASALLE, COBB, DOWD & GIN	22.50	20857	LABOR GENERAL UNIT	
	7518 SPECIAL LEGAL SERVICES	3/14/18	126475	GRISWOLD, LASALLE, COBB, DOWD & GIN	209.70	20857	LABOR MID MGMT	
	7518 SPECIAL LEGAL SERVICES	3/14/18	126475	GRISWOLD, LASALLE, COBB, DOWD & GIN	562.00	20857	LABOR POLICE	
	7518 SPECIAL LEGAL SERVICES	3/14/18	126475	GRISWOLD, LASALLE, COBB, DOWD & GIN	175.50	20857	LITIG HEAT2	
	7518 SPECIAL LEGAL SERVICES	3/14/18	126475	GRISWOLD, LASALLE, COBB, DOWD & GIN	4,214.25	20857	LITIG HELENA	

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1300 CITY ATTORNEY/LEGAL SVCS	7518 SPECIAL LEGAL SERVICES	3/14/18	126475	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	67.50	20857	LITIG SEIU GPS			
	7518 SPECIAL LEGAL SERVICES	3/14/18	126475	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	1,639.55	20857	LITIG SJVEDC			
	7518 SPECIAL LEGAL SERVICES	3/14/18	126475	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	819.95	20857	LITIG TRANSPARENT CA			
	7518 SPECIAL LEGAL SERVICES	3/14/18	126475	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	305.00	20857	PFA ENER SOLUTIONS			
	7518 SPECIAL LEGAL SERVICES	3/14/18	126475	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	1,456.25	22731(20857	RDA SUCESSOR AGENCY			
	7518 SPECIAL LEGAL SERVICES	3/14/18	126475	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	7,813.07	20857	REAL ESTATE			
	7519 LIABILITY RISK MANAGEMENT	3/14/18	126475	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	282.50	20857	LITIG PEREZ			
	7519 LIABILITY RISK MANAGEMENT	3/14/18	126475	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	1,107.60	20857	LITIG SO CAL EDISON			
	7519 LIABILITY RISK MANAGEMENT	3/14/18	126475	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	1,860.87	20857	LITIG VALDEZ			
	7519 LIABILITY RISK MANAGEMENT	3/14/18	126475	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	293.25	20857	LITIG VILLARRUEL			
	7519 LIABILITY RISK MANAGEMENT	3/14/18	126475	GRISWOLD, LASALLE, COBB, DOWD & GIN GRISWOLD, LASALLE, COBB, DOWD & GIN	307.80	20857	LITIG ZARAGOZA			
	Division Total 1300 CITY ATTORNEY/LEGAL SVCS					57,117.39				
	1309 LIABILITY INSURANCE	7330 LIABILITY INSURANCE	3/14/18	126597	YORK RISK SERVICES GROUP, INC YORK RISK SERVICES GROUP, INC-LIAB	2,296.80	6207 02/18		2018-02 SVC FEE	
	Division Total 1309 LIABILITY INSURANCE					2,296.80				

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1310 WORKERS' COMPENSATION	7169 WORKERS' COMP INSURANCE	3/9/18	126390	ACCLAMATION INSURANCE MGMT SVC-WC ACCLAMATION INSURANCE MGMT SVC	58,766.19		FY18 REPLENISH TRUST	
Division Total 1310 WORKERS' COMPENSATION					58,766.19			
1315 COMPUTER MAINTENANCE	7320 COMMUNICATIONS	3/6/18	126385	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	36.44	1005407150	2018-02	
	7495 PROF AND SPEC SERVICES	3/14/18	126422	C D W GOVERNMENT LLC C D W GOVERNMENT LLC	1,050.00	LVN4109	FY18 SFTWRE LIC - BARRACU	
	7495 PROF AND SPEC SERVICES	3/14/18	126422	C D W GOVERNMENT LLC C D W GOVERNMENT LLC	177.00	LVN4109	FY18 SFTWRE LIC BARRACUDA	
	7495 PROF AND SPEC SERVICES	3/14/18	126422	C D W GOVERNMENT LLC C D W GOVERNMENT LLC	147.50	LVN4109	FY18 SFTWRE LIC BARRACUDA	
	7495 PROF AND SPEC SERVICES	3/14/18	126422	C D W GOVERNMENT LLC C D W GOVERNMENT LLC	900.00	LVN4109	FY18 SFTWRE LIC UPDT - BA	
	7495 PROF AND SPEC SERVICES	3/14/18	126422	C D W GOVERNMENT LLC C D W GOVERNMENT LLC	900.00	LVN4109	FY18 SFTWRE UPDT BARRACUD	
	7495 PROF AND SPEC SERVICES	3/14/18	126441	COMCAST BUSINESS COMCAST BUSINESS	2,868.85	62584611	939068019 ETHERNET	
	7495 PROF AND SPEC SERVICES	3/14/18	126443	COMPUTER SYSTEMS PLUS INC COMPUTER SYSTEMS PLUS INC	1,643.45	96642	2018-02 EMAIL/SCAN	
	7495 PROF AND SPEC SERVICES	3/14/18	126567	RAMUNDSEN SUPERIOR HOLDINGS LLC DBA SUPERIOR LLC	69.40	204451	EXECUTIME/ANNL MTCE	
	7495 PROF AND SPEC SERVICES	3/14/18	126569	SWAGIT PRODUCTIONS, LLC SWAGIT PRODUCTIONS, LLC	50.00	10442	2018-02 AUDIO STREAM	
	7495 PROF AND SPEC SERVICES	3/14/18	126586	VERIZON WIRELESS VERIZON WIRELESS	38.01	9802702333	2018-02 AIR CARD	
Division Total 1315 COMPUTER MAINTENANCE					7,880.65			

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1411 PLANNING	7320 COMMUNICATIONS	3/6/18	126385	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	36.44	1005407150	2018-02	
	4922 SUBDIVISION & ZONING FEES	3/14/18	126469	MADISON GILBERT GILBERT, MADISON	2,906.00		SPR2018-11/502-1005	
	7560 ADVERTISING & PUBLIC REL	3/14/18	126481	HANFORD SENTINEL 234-60007669 HANFORD SENTINEL LEGAL	103.65	79088	BLANKET PURCHASE ORDER	
	7560 ADVERTISING & PUBLIC REL	3/14/18	126481	HANFORD SENTINEL 234-60007669 HANFORD SENTINEL LEGAL	142.25	79282	BLANKET PURCHASE ORDER	
	7560 ADVERTISING & PUBLIC REL	3/14/18	126481	HANFORD SENTINEL 234-60007669 HANFORD SENTINEL LEGAL	164.85	79403	BLANKET PURCHASE ORDER	
	7560 ADVERTISING & PUBLIC REL	3/14/18	126481	HANFORD SENTINEL 234-60007669 HANFORD SENTINEL LEGAL	2.50		PAPER STATEMNT FEE	
	7495 PROF AND SPEC SERVICES	3/14/18	126567	RAMUNDSEN SUPERIOR HOLDINGS LLC DBA SUPERION LLC	191.96	204451	EXECUTIME/ANNL MTCE	
	7460 DUPLICATING EXPENSE	3/14/18	126595	XEROX CORP XEROX CORP	70.96	092459651	LEASE/COPIES	
	Division Total 1411 PLANNING				3,618.61			
1412 BUILDING INSPECTION	7450 PUBLICATIONS AND DUES	3/6/18	126369	INTERNATIONAL ASSOC PLUMB & MECH INTERNATIONAL ASSOC PLUMB & MECH	300.00	201802-1520	2018 DUES WEBB	
	7450 PUBLICATIONS AND DUES	3/6/18	126370	INTERNATIONAL CODE COUNCIL INC INTERNATIONAL CODE COUNCIL INC	240.00	025695012/1	CY18 DUES	
	7320 COMMUNICATIONS	3/6/18	126385	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	100.21	1005407150	2018-02	
	7300 UNIFORM EXPENSE	3/14/18	126406	ARAMARK UNIFORM SERVICES, INC ARAMARK UNIFORM SERVICES, INC	69.96	5183808 2/1	2018-02 UNIFORMS	
	7455 POSTAGE AND FREIGHT	3/14/18	126470	GOLDEN STATE OVERNIGHT GOLDEN STATE OVERNIGHT	12.31	3570410	INTERWEST 02/28	
	7924 VEHICLE ABATEMENT EXPEN	3/14/18	126480	RONALD HURT DBA HANFORD AUTO DISMANTLING	60.00	CE18-0275	TOW 2003 DODGE	

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1412 BUILDING INSPECTION	7440 OFFICE EXPENSE	3/14/18	126528	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	137.37	9192655	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	3/14/18	126567	RAMUNDSEN SUPERIOR HOLDINGS LLC DBA SUPERION LLC	200.43	204451	EXECUTIME/ANNL MTCE	
	7460 DUPLICATING EXPENSE	3/14/18	126595	XEROX CORP XEROX CORP	125.47	092459651	LEASE/COPIES	
	Division Total 1412 BUILDING INSPECTION				1,245.75			
1413 CITY HFD PUBLIC HSG AUTH	7320 COMMUNICATIONS	3/6/18	126385	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	27.33	1005407150	2018-02	
	7440 OFFICE EXPENSE	3/14/18	126528	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	(28.51)	9192655	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	3/14/18	126567	RAMUNDSEN SUPERIOR HOLDINGS LLC DBA SUPERION LLC	66.05	204451	EXECUTIME/ANNL MTCE	
	7460 DUPLICATING EXPENSE	3/14/18	126595	XEROX CORP XEROX CORP	94.56	092459651	LEASE/COPIES	
Division Total 1413 CITY HFD PUBLIC HSG AUTH					159.43			
1431 CENTRL PRKNG & BUS ID-OP	7904-001 CONTRIB-MAIN ST HANFORD	3/14/18	126514	MAIN STREET HANFORD MAIN STREET HANFORD	20,272.50		FY18 QTR4	
Division Total 1431 CENTRL PRKNG & BUS ID-OP					20,272.50			
1450-001 CDBG ENTITLEMENT REUSE FD	7495 PROF AND SPEC SERVICES	3/14/18	126465	G M S, INC G M S, INC	245.00	208619	02/18 LIC & WARRANTY	
	7495 PROF AND SPEC SERVICES	3/14/18	126465	G M S, INC G M S, INC	65.00	208620	02/18 SERV & SUPPORT	
Division Total 1450-001 CDBG ENTITLEMENT REUSE FD					310.00			

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1450-017 CDBG ENTITLEMENT 2017/18	818660 CONTINUUM OF CARE-18	3/14/18	126500	KINGS TULARE CONTINUUM OF CARE KINGS TULARE CONTINUUM OF CARE	555.30	1265	PROGRM DELIVERY 01/18	
	818658 HOUSING REHAB-18 ENT	3/14/18	126542	RAINBOW ROOFING RAINBOW ROOFING	8,037.00	2025	ROOF 414 MAGNOLIA AVE	
	818658 HOUSING REHAB-18 ENT	3/14/18	126545	LESTER COOPER DBA RED'S ROOFING CO	8,890.00	3603	ROOF 801 LELAND WAY	
	Division Total 1450-017 CDBG ENTITLEMENT 2017/18 17,482.30							
1484 RDA SUCCR AGENCY ADMIN FD	7518 SPECIAL LEGAL SERVICES	3/14/18	126532	PELTZER & RICHARDSON LAW CORP PELTZER & RICHARDSON LAW CORP	87.50	5123	OVR SIGHT BRD MEET1/22	
	7495 PROF AND SPEC SERVICES	3/14/18	126559	SIMON COMPANY, INC SIMON COMPANY, INC	2,500.00	7	APPRISAL/11TH/ENERGY	
	Division Total 1484 RDA SUCCR AGENCY ADMIN FD 2,587.50							
1511 POLICE-SUPPORT SERVICE	7320 COMMUNICATIONS	3/6/18	126385	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	511.35	1005407150	2018-02	
	7770 TRAINING/TRAVEL/MEETING	3/7/18	126386	KARL ANDERSON ANDERSON, KARL	114.00	TR ANDERS	ADV/DANA PT/03/14-16	
	7770 TRAINING/TRAVEL/MEETING	3/7/18	126386	KARL ANDERSON ANDERSON, KARL	(114.00)	TR ANDERS	ADV/DANA PT/03/14-16	Y
	7770 TRAINING/TRAVEL/MEETING	3/7/18	126388	PARKER SEVER SEVER, PARKER	114.00	TR SEVER2	ADV/DANA PT/03/14-16	
	7770 TRAINING/TRAVEL/MEETING	3/7/18	126388	PARKER SEVER SEVER, PARKER	(114.00)	TR SEVER2	ADV/DANA PT/03/14-16	Y
	7770 TRAINING/TRAVEL/MEETING	3/14/18	126400	CHAD ALLEN ALLEN, CHAD	224.00	TR ALLEN9	ADV/SACRA/04/01-04	
	7770 TRAINING/TRAVEL/MEETING	3/14/18	126400	CHAD ALLEN ALLEN, CHAD	357.18	TR ALLEN9	LDG/SACRA/04/01-04	

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1511 POLICE-SUPPORT SERVICE	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126415	BEST UNIFORMS BEST UNIFORMS	595.24	41248	VEST-VALLIN, JUSTIN	
	7603 SWAT	3/14/18	126418	BOYDD PRODUCTS INC BOYDD PRODUCTS INC	964.18	958	BALLISTIC SHIELD/BOYDD CO	
	7603 SWAT	3/14/18	126418	BOYDD PRODUCTS INC BOYDD PRODUCTS INC	18.00	958	ESTIMATED SHIPPING/HANDLI	
	7495 PROF AND SPEC SERVICES	3/14/18	126426	CALIF DEPT OF JUSTICE CALIF DEPT OF JUSTICE	499.00	288849	LIVE SCAN/FINGERPRINTS	
	7922-503 LLEGB EXPLORER POST MTL	3/14/18	126427	CALIF HIGHWAY PATROL CALIF HIGHWAY PATROL	2,145.00	TR COTTA	REG/W SACRA/04/26-29	
	7770 TRAINING/TRAVEL/MEETING	3/14/18	126451	RAYMOND DIAS DIAS, RAYMOND	352.00	TR DIAZ2	ADV/RANCHO/03/18-23	
	7770 TRAINING/TRAVEL/MEETING	3/14/18	126451	RAYMOND DIAS DIAS, RAYMOND	417.69	EXP 02/20-2	EXP/ANAHEIM/02/20-23	
	7770 TRAINING/TRAVEL/MEETING	3/14/18	126451	RAYMOND DIAS DIAS, RAYMOND	725.52	TR DIAZ2	LDG/RANCHO/03/18-23	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126457	EVIDENT, INC EVIDENT, INC	59.52	127404B	CAP-SHURE SWABS - 6" WOOD	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126457	EVIDENT, INC EVIDENT, INC	220.81	127404A	ESTIMATED SHIPPING/HANDLI	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126457	EVIDENT, INC EVIDENT, INC	130.95	127404B	EVIDENCE BAG TUBING-12" X	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126457	EVIDENT, INC EVIDENT, INC	87.42	127404B	EVIDENCE BAG TUBING-6" X	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126457	EVIDENT, INC EVIDENT, INC	40.00	127404A	EVIDENCE BAGS /JUMBO PAPE	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126457	EVIDENT, INC EVIDENT, INC	46.90	127404A	EVIDENCE BAGS/LARGE PAPER	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126457	EVIDENT, INC EVIDENT, INC	24.18	127404A	EVIDENCE BOXES-HARD DRIVE	

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1511 POLICE-SUPPORT SERVICE	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126457	EVIDENT, INC EVIDENT, INC	20.40	127404A	FOLDING SHOVEL	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126457	EVIDENT, INC EVIDENT, INC	30.26	127404A	GUN BOXES W/EVIDENCE FORM	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126457	EVIDENT, INC EVIDENT, INC	26.10	127404B	HEAT SEALABLE BAGS/100-12	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126457	EVIDENT, INC EVIDENT, INC	7.04	127404A	HEAT SEALABLE BAGS/100-4"	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126457	EVIDENT, INC EVIDENT, INC	11.44	127404A	HEAT SEALABLE BAGS/100-6"	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126457	EVIDENT, INC EVIDENT, INC	18.48	127404A	HEAT SEALABLE BAGS/100-9"	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126457	EVIDENT, INC EVIDENT, INC	25.76	127404A	KNIFE BOXES W/EVIDENCE FO	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126457	EVIDENT, INC EVIDENT, INC	105.28	127404A	MEASURING WHEEL -CAMPACT	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126457	EVIDENT, INC EVIDENT, INC	60.45	127404A	RIFLE BOXES W/EVIDENCE FO	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126457	EVIDENT, INC EVIDENT, INC	20.40	127404B	SMALL MARKER ZIPERED CASE	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126457	EVIDENT, INC EVIDENT, INC	24.65	127404A	SMALL MARKER ZIPPERED CAS	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126457	EVIDENT, INC EVIDENT, INC	66.30	127404A	SMALL PHOTO MARKERS - NUM	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126457	EVIDENT, INC EVIDENT, INC	26.52	127404B	SMALL PHOTO MARKERS/NUMBE	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126457	EVIDENT, INC EVIDENT, INC	38.54	127404A	TUBING DISPENSER-24"	
	7770 TRAINING/TRAVEL/MEETING	3/14/18	126464	FRESNO POLICE REGIONAL TRNG CTR FRESNO POLICE REGIONAL TRNG CTR	421.00	TR AMADO	REG/FRESNO/03/20-23	

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1511 POLICE-SUPPORT SERVICE	7770	3/14/18	126464	FRESNO POLICE REGIONAL TRNG CTR	421.00	TR RIVERA	REG/FRESNO/03/20-23	
	TRAINING/TRAVEL/MEETING			FRESNO POLICE REGIONAL TRNG CTR				
	7770	3/14/18	126464	FRESNO POLICE REGIONAL TRNG CTR	421.00	TR SCANDU	REG/FRESNO/06/19-21	
	TRAINING/TRAVEL/MEETING			FRESNO POLICE REGIONAL TRNG CTR				
	7770	3/14/18	126464	FRESNO POLICE REGIONAL TRNG CTR	421.00	TR SITTER	REG/FRESNO/3/20-23	
	TRAINING/TRAVEL/MEETING			FRESNO POLICE REGIONAL TRNG CTR				
	7770	3/14/18	126464	FRESNO POLICE REGIONAL TRNG CTR	421.00	FR MCCREA	REG/FRESNO/7/31-8/02	
	TRAINING/TRAVEL/MEETING			FRESNO POLICE REGIONAL TRNG CTR				
	7600	3/14/18	126528	OFFICE DEPOT (CONTRACT)	174.57	9192655	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			OFFICE DEPOT				
	7602	3/14/18	126537	PROFORCE LAW ENFORCEMENT	579.02	338052	RIFLE STOCK- ADJUSTABLE B	
	SNIPER			PROFORCE LAW ENFORCEMENT				
	7770	3/14/18	126551	SAN DIEGO REGIONAL TRAINING CTR	525.00	TR ROLDAN	REG/SAN DIEGO/6/3-8	
	TRAINING/TRAVEL/MEETING			SAN DIEGO REGIONAL TRAINING CTR				
	7785	3/14/18	126562	SOUTHERN CALIF GAS CO	192.49		2018-02 1505173000	
	UTILITIES-GAS			SOUTHERN CALIF GAS CO				
	7603	3/14/18	126563	JAMES E SIZEMORE, JR DBA	25.47	1129	DECALS-SWAT LOGO 22" X 2	
	SWAT			SQUARED AWAY GRAPHICS				
	7603	3/14/18	126563	JAMES E SIZEMORE, JR DBA	134.49	1129	LOCKER DECALS-SWAT LOGO:	
	SWAT			SQUARED AWAY GRAPHICS				
	7603	3/14/18	126563	JAMES E SIZEMORE, JR DBA	222.20	1129	UNIFORM SHIRTS: NEXT LEVE	
	SWAT			SQUARED AWAY GRAPHICS				
	7495	3/14/18	126567	RAMUNDSEN SUPERIOR HOLDINGS LLC DBA	521.16	204451	EXECUTIME/ANNL MTCE	
	PROF AND SPEC SERVICES			SUPERION LLC				
	7495	3/14/18	126575	TRANSUNION RISK & ALTERNATIVE DATA	51.30	47911 3/18	ACCT 47911 SEARCH/RPTS/12	
	PROF AND SPEC SERVICES			TRANSUNION RISK & ALTERNATIVE DATA				
	7320	3/14/18	126587	VERIZON WIRELESS	21.13	9802721310	872315009 TRACKER	
	COMMUNICATIONS			VERIZON WIRELESS				
	7770	3/14/18	126588	VOHNE LICHE KENNELS, INC	175.00	14486	K-9 MONTHLY TRAINING	
	TRAINING/TRAVEL/MEETING			VOHNE LICHE KENNELS, INC				

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Division Total 1511 POLICE-SUPPORT SERVICE					12,627.39			
1512-1 POLICE-RECORDS	7460 DUPLICATING EXPENSE	3/6/18	126376	MARLIN LEASING CORP DBA MARLIN BUSINESS BANK	609.14	15728060	KYOCERA COPIER SYSTEM	
	7455 POSTAGE AND FREIGHT	3/6/18	126381	PITNEY BOWES / PURCHASE POWER PITNEY BOWES / PURCHASE POWER	420.99	323480212/1	2018-01 POSTAGE	
	7440 OFFICE EXPENSE	3/14/18	126528	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	435.78	9192655	BLANKET PURCHASE ORDER	
	7770 TRAINING/TRAVEL/MEETING	3/14/18	126564	MARIBEL V STINSON STINSON, MARIBEL V	331.06	EXP 2/26-3/1	EXP/SAN DEGO/2/26-3/1	
	7495 PROF AND SPEC SERVICES	3/14/18	126567	RAMUNDSEN SUPERIOR HOLDINGS LLC DBA SUPERION LLC	132.76	204451	EXECUTIME/ANNL MTCE	
Division Total 1512-1 POLICE-RECORDS					1,929.73			
1512-2 POLICE-COMMUNICATIONS	7770 TRAINING/TRAVEL/MEETING	3/14/18	126425	MAYRA CALDERA CALDERA, MAYRA	203.72	EXP 2/26-3/1	EXP/FRESNO/02/26-03/2	
	7495 PROF AND SPEC SERVICES	3/14/18	126567	RAMUNDSEN SUPERIOR HOLDINGS LLC DBA SUPERION LLC	394.82	204451	EXECUTIME/ANNL MTCE	
Division Total 1512-2 POLICE-COMMUNICATIONS					598.54			
1513 POLICE-OPERATIONS	7600-022 PAL PROGRAM EXPENSE	3/14/18	126428	CALIF MILITARY DEPT ACCOUNTING CALIF MILITARY DEPT ACCOUNTING	800.00		4/18 RENT 902 11TH AV	
	7412 EQUIPMENT MAINTENANCE	3/14/18	126449	DATALUX CORP DATALUX CORP	20.00	47823	ESTIMATED SHIPPING/HANDLI	
	7412 EQUIPMENT MAINTENANCE	3/14/18	126449	DATALUX CORP DATALUX CORP	321.75	47823	FLOOR MOUNTS FOR MDT'S/FL	
	7533 GRAFFITI CONTROL	3/14/18	126462	SHERWIN WILLIAMS COMPANY DBA FRAZEE INDUSTRIES	20.90	6016-3	PAINT & SUPPLIES	

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1513 POLICE-OPERATIONS	7533 GRAFFITI CONTROL	3/14/18	126462	SHERWIN WILLIAMS COMPANY DBA FRAZEE INDUSTRIES	64.29	6045-2	PAINT & SUPPLIES	
	7533 GRAFFITI CONTROL	3/14/18	126462	SHERWIN WILLIAMS COMPANY DBA FRAZEE INDUSTRIES	35.17	9714-0	PAINT & SUPPLIES	
	7495 PROF AND SPEC SERVICES	3/14/18	126482	HANFORD VETERINARY HOSPITAL, INC HANFORD VETERINARY HOSPITAL, INC	36.77	1081700	K-9 ARGOS/FITNSS EXAM	
	7495 PROF AND SPEC SERVICES	3/14/18	126482	HANFORD VETERINARY HOSPITAL, INC HANFORD VETERINARY HOSPITAL, INC	1,187.60	1081709	K-9 NICO/EXAM	
	4305-001 PARKING FINES-HANFORD	3/14/18	126497	KINGS CO TREASURER KINGS CO TREASURER	437.50		2018-01 CTHS/JAIL FDS	
	4305-001 PARKING FINES-HANFORD	3/14/18	126497	KINGS CO TREASURER KINGS CO TREASURER	307.50		2018-01 PENLTY EQ/REG	
	7600-022 PAL PROGRAM EXPENSE	3/14/18	126513	LOWE'S LOWE'S	38.56	918705	DUCT TAPE/PIPE	
	7495 PROF AND SPEC SERVICES	3/14/18	126535	MELVIN W KING DBA POLYGRAPH PROFESSIONALS	200.00	17-123	EXAM R CANO	
	818311 1-CAR, PATROL	3/14/18	126539	Q P C S LLC Q P C S LLC	104.00	15193	1YR CLOUD MGR/SUPPORT	
	818311 1-CAR, PATROL	3/14/18	126539	Q P C S LLC Q P C S LLC	158.95	15193	ANTENNAS/PANORAMA 3-1	
	818311 1-CAR, PATROL	3/14/18	126539	Q P C S LLC Q P C S LLC	771.23	15193	CRADLEPOINT IBR1150LPE-VZ	
	7495 PROF AND SPEC SERVICES	3/14/18	126567	RAMUNDSEN SUPERIOR HOLDINGS LLC DBA SUPERION LLC	1,722.35	204451	EXECUTIME/ANNL MTCE	
	7540 PARKING CITATN ADMIN COS	3/14/18	126577	TURBO DATA SYS INC TURBO DATA SYS INC	432.66	27475	2018-01	
	7540 PARKING CITATN ADMIN COS	3/14/18	126577	TURBO DATA SYS INC TURBO DATA SYS INC	203.78	27475	TICKET PRO MONTHLY	
Division Total 1513 POLICE-OPERATIONS					6,863.01			

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1514 POLICE-TRAFFIC ENFORCEMNT	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126567	RAMUNDSEN SUPERIOR HOLDINGS LLC DBA SUPERION LLC	140.86	204451	EXECUTIME/ANNL MTCE	
Division Total 1514 POLICE-TRAFFIC ENFORCEMNT					140.86			
1515 POLICE-MULTI AGENCY T/F	7495 PROF AND SPEC SERVICES	3/14/18	126567	RAMUNDSEN SUPERIOR HOLDINGS LLC DBA SUPERION LLC	104.38	204451	EXECUTIME/ANNL MTCE	
Division Total 1515 POLICE-MULTI AGENCY T/F					104.38			
1516 POLICE-SCHOOL OFFICER PRG	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126567	RAMUNDSEN SUPERIOR HOLDINGS LLC DBA SUPERION LLC	272.67	204451	EXECUTIME/ANNL MTCE	
Division Total 1516 POLICE-SCHOOL OFFICER PRG					272.67			
1517 POLICE-POP PROGRAM	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126567	RAMUNDSEN SUPERIOR HOLDINGS LLC DBA SUPERION LLC	176.74	204451	EXECUTIME/ANNL MTCE	
Division Total 1517 POLICE-POP PROGRAM					176.74			
1518 POLICE-ANIMAL CONTROL	7495 PROF AND SPEC SERVICES	3/14/18	126567	RAMUNDSEN SUPERIOR HOLDINGS LLC DBA SUPERION LLC	59.57	204451	EXECUTIME/ANNL MTCE	
Division Total 1518 POLICE-ANIMAL CONTROL					59.57			
1610 FIRE-ADMIN/SUPPRESSION	7010 REGULAR EMPLOYEES	3/1/18	126355	THOMAS LEE LEE, THOMAS	1,839.28		CY18 PP005 NO DIR DEP	
	7320 COMMUNICATIONS	3/6/18	126385	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	209.53	1005407150	2018-02	
	7320 COMMUNICATIONS	3/9/18	126393	VERIZON WIRELESS VERIZON WIRELESS	503.76	9801808115	342019390 DATA PORTS	
	7305 CALL FIREFIGHTERS	3/14/18	126401	ALLSTAR FIRE EQUIPMENT INC ALLSTAR FIRE EQUIPMENT INC	854.56	204690	VOLUNTEER HELMETS	

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1610 FIRE-ADMIN/SUPPRESSION	7495 PROF AND SPEC SERVICES	3/14/18	126405	AMERIPRIDE UNIFORM SERVICE AMERIPRIDE UNIFORM SERVICE	119.10	1502083308	BLANKET PURCHASE ORDER			
	7495 PROF AND SPEC SERVICES	3/14/18	126405	AMERIPRIDE UNIFORM SERVICE AMERIPRIDE UNIFORM SERVICE	121.45	1502083390	BLANKET PURCHASE ORDER			
	7495 PROF AND SPEC SERVICES	3/14/18	126405	AMERIPRIDE UNIFORM SERVICE AMERIPRIDE UNIFORM SERVICE	119.10	1502092995	BLANKET PURCHASE ORDER			
	7495 PROF AND SPEC SERVICES	3/14/18	126405	AMERIPRIDE UNIFORM SERVICE AMERIPRIDE UNIFORM SERVICE	121.45	1502093726	BLANKET PURCHASE ORDER			
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126503	L N CURTIS & SONS L N CURTIS & SONS	202.45	INV162044	XL GLOVES			
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126524	MUNICIPAL EMERGENCY SERVICES INC MUNICIPAL EMERGENCY SERVICES INC	311.55	IN1203445	GERMANIUM LENS(SCBA)			
	7440 OFFICE EXPENSE	3/14/18	126528	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	136.81	9192655	BLANKET PURCHASE ORDER			
	7495 PROF AND SPEC SERVICES	3/14/18	126541	TAYLOR BROTHERS, INC DBA R E S COM	52.00	1612672	H-0350 PEST CNTRL			
	7785 UTILITIES-GAS	3/14/18	126562	SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	141.48		2018-02 0711175100#2			
	7495 PROF AND SPEC SERVICES	3/14/18	126567	RAMUNDSEN SUPERIOR HOLDINGS LLC DBA SUPERION LLC	1,474.15	204451	EXECUTIME/ANNL MTCE			
	7455 POSTAGE AND FREIGHT	3/14/18	126579	TWO EAGER DREAMS INC DBA U P S STORE #3921	11.45	899523681	1Z1F45R00394746580			
	7455 POSTAGE AND FREIGHT	3/14/18	126579	TWO EAGER DREAMS INC DBA U P S STORE #3921	68.58	839523681	1Z1F45R04293558882			
	7460 DUPLICATING EXPENSE	3/14/18	126595	XEROX CORP XEROX CORP	301.99	092459652	LEASE/COPIES 2018-02			
	Division Total 1610 FIRE-ADMIN/SUPPRESSION					6,588.69				
	1610-001 FIRE CAP/EQUIP REPL RES	818026 FIRE HOSE 1000' OF 3"	3/14/18	126401	ALLSTAR FIRE EQUIPMENT INC ALLSTAR FIRE EQUIPMENT INC	100.00	205267		ESTIMATED SHIPPING/HANDLI	

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1610-001 FIRE CAP/EQUIP REPL RES	818026 FIRE HOSE 1000' OF 3"	3/14/18	126401	ALLSTAR FIRE EQUIPMENT INC ALLSTAR FIRE EQUIPMENT INC	4,638.56	205267	YELLOW FIRE HOSE- 3" X 50	
Division Total 1610-001 FIRE CAP/EQUIP REPL RES					4,738.56			
1611 FIRE-FIRE PREVENTION	7770 TRAINING/TRAVEL/MEETING	3/14/18	126410	MATTHEW BAKER BAKER, MATTHEW	16.00	EXP 2/15	EXP/KINGSBURG/2/15	
	7495 PROF AND SPEC SERVICES	3/14/18	126486	INTERWEST CONSULTING GROUP INC INTERWEST CONSULTING GROUP INC	180.00	39123	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	3/14/18	126486	INTERWEST CONSULTING GROUP INC INTERWEST CONSULTING GROUP INC	240.00	39140	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	3/14/18	126486	INTERWEST CONSULTING GROUP INC INTERWEST CONSULTING GROUP INC	180.00	39146	BLANKET PURCHASE ORDER	
	7770 TRAINING/TRAVEL/MEETING	3/14/18	126515	GABRIEL C MARTINEZ MARTINEZ, GABRIEL C	16.00	EXP 02/15	EXP/KINGSBURG/02/15	
	7450 PUBLICATIONS AND DUES	3/14/18	126526	NATIONAL FIRE PROTECTION ASC NATIONAL FIRE PROTECTION ASC	175.00	7158142Y	MBRSHP BELTRAN CY18	
	7440 OFFICE EXPENSE	3/14/18	126528	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	1,196.10	9192655	BLANKET PURCHASE ORDER	
	7455 POSTAGE AND FREIGHT	3/14/18	126529	EXPRESS MESSENGER SYSTEMS DBA ON TRAC	3.76	8748936	INTERWEST 02/15	
	7455 POSTAGE AND FREIGHT	3/14/18	126529	EXPRESS MESSENGER SYSTEMS DBA ON TRAC	3.76	8748936	INTERWEST 02/15	
	7455 POSTAGE AND FREIGHT	3/14/18	126529	EXPRESS MESSENGER SYSTEMS DBA ON TRAC	3.76	8748936	INTERWEST 02/15	
	7455 POSTAGE AND FREIGHT	3/14/18	126529	EXPRESS MESSENGER SYSTEMS DBA ON TRAC	3.76	8748936	INTERWEST 02/21	
	7455 POSTAGE AND FREIGHT	3/14/18	126529	EXPRESS MESSENGER SYSTEMS DBA ON TRAC	3.76	8748936	INTERWEST 02/28	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126530	LOWE'S HOME CENTERS INC ORCHARD SUPPLY COMPANY LLC	24.41		BLANKET PURCHASE ORDER	

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1611 FIRE-FIRE PREVENTION	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126530	LOWE'S HOME CENTERS INC ORCHARD SUPPLY COMPANY LLC	6.10		BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126530	LOWE'S HOME CENTERS INC ORCHARD SUPPLY COMPANY LLC	27.50		BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	3/14/18	126567	RAMUNDSEN SUPERIOR HOLDINGS LLC DBA SUPERION LLC	44.94	204451	EXECUTIME/ANNL MTCE	
	Division Total 1611 FIRE-FIRE PREVENTION				2,124.85			
1710 PARKS & REC-ADMIN	7320 COMMUNICATIONS	3/6/18	126385	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	36.44	1005407150	2018-02	
	7440 OFFICE EXPENSE	3/14/18	126445	ROSA CONTRERAS CONTRERAS, ROSA	11.94		DECOR-BULLETIN BOARD	
	7440 OFFICE EXPENSE	3/14/18	126445	ROSA CONTRERAS CONTRERAS, ROSA	9.77		EASTER DECORATIONS	
	7440 OFFICE EXPENSE	3/14/18	126528	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	188.68	9192655	BLANKET PURCHASE ORDER	
	7412 EQUIPMENT MAINTENANCE	3/14/18	126567	RAMUNDSEN SUPERIOR HOLDINGS LLC DBA SUPERION LLC	101.00	204451	EXECUTIME/ANNL MTCE	
	Division Total 1710 PARKS & REC-ADMIN				347.83			
1711 PARKS & REC-SPORTS	7780 UTILITIES-ELECTRICITY	3/9/18	126392	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	1,121.33		2018-02 BABE RUTH	
	7780 UTILITIES-ELECTRICITY	3/9/18	126392	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	724.65		2018-02 CAMPUS	
	7780 UTILITIES-ELECTRICITY	3/9/18	126392	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	166.66		2018-02 GREENFIELD	
	7780 UTILITIES-ELECTRICITY	3/9/18	126392	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	70.01		2018-02 HARRIS	

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1711 PARKS & REC-SPORTS	7780 UTILITIES-ELECTRICITY	3/9/18	126392	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	403.74		2018-02 LACEY	
	7780 UTILITIES-ELECTRICITY	3/9/18	126392	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	734.15		2018-02 SOFTBALL COMP	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126484	HOLT LUMBER INC HOLT LUMBER INC	104.30	517608	CONCRETE ANCHORS	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126513	LOWE'S LOWE'S	43.59		BLANKET PURCHASE ORDER	
	7675 SOFTBALL COMPLEX	3/14/18	126513	LOWE'S LOWE'S	32.52	901640	BAT RACK PAINT	
	7675 SOFTBALL COMPLEX	3/14/18	126513	LOWE'S LOWE'S	39.90	901621	PAINT & SUPPLIES	
	7675 SOFTBALL COMPLEX	3/14/18	126513	LOWE'S LOWE'S	(10.15)	918687	RETURN PAINT	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126522	STEVE MORRISON DBA MORRISON'S SILKSCREEN	853.71	K22518	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	3/14/18	126533	KELLY PERREIRA PERREIRA, KELLY	96.00		SFTBAL OFFCL 03/08	
	7495 PROF AND SPEC SERVICES	3/14/18	126553	ANTHONY SANCHEZ SANCHEZ, ANTHONY	506.00		SFTBAL OFFCL2/26-3/10	
	7495 PROF AND SPEC SERVICES	3/14/18	126567	RAMUNDSEN SUPERIOR HOLDINGS LLC DBA SUPERION LLC	34.10	204451	EXECUTIME/ANNL MTCE	
Division Total 1711 PARKS & REC-SPORTS					4,920.51			
1713 PARKS & REC-LONGFIELD	7495 PROF AND SPEC SERVICES	3/14/18	126452	DIRECTV LLC DIRECTV LLC	142.48	3367471654	007014205 BLANKET PO	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126485	HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE	47.18	02212018	BLANKET PURCHASE ORDER	
	7785 UTILITIES-GAS	3/14/18	126562	SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	322.72		2018-02 1949155800	

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1713 PARKS & REC-LONGFIELD	7495 PROF AND SPEC SERVICES	3/14/18	126567	RAMUNDSEN SUPERIOR HOLDINGS LLC DBA SUPERION LLC	26.26	204451	EXECUTIME/ANNL MTCE	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126581	ULINE, INC ULINE, INC	186.24	95298434	GYM WIPES	
	Division Total 1713 PARKS & REC-LONGFIELD				724.88			
1714 PARKS & REC-POOL/SKATE	7495 PROF AND SPEC SERVICES	3/14/18	126516	MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	24.50	1708471	PLUNGE 2018-03	
	7785 UTILITIES-GAS	3/14/18	126562	SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	22.35		2018-02 1234156900	
	7495 PROF AND SPEC SERVICES	3/14/18	126567	RAMUNDSEN SUPERIOR HOLDINGS LLC DBA SUPERION LLC	35.01	204451	EXECUTIME/ANNL MTCE	
	Division Total 1714 PARKS & REC-POOL/SKATE				81.86			
1716 PARKS & REC-FACILITIES	4510 FM-FACILITIES-OTHER RENTS	3/14/18	126509	WANDA LEONARDO LEONARDO, WANDA	25.00	2003231	REFUND PRK SHLTR10014	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126522	STEVE MORRISON DBA MORRISON'S SILKSCREEN	351.78	K22418	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	3/14/18	126567	RAMUNDSEN SUPERIOR HOLDINGS LLC DBA SUPERION LLC	35.20	204451	EXECUTIME/ANNL MTCE	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126581	ULINE, INC ULINE, INC	251.24	95298434	BACK SUPPORT BELTS	
	Division Total 1716 PARKS & REC-FACILITIES				663.22			
1719 PARKS & REC-YOUTH SERV	7320 COMMUNICATIONS	3/6/18	126385	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	18.22	1005407150	2018-02	
	7495 PROF AND SPEC SERVICES	3/14/18	126399	JASON HARPER ALL ABOARD TRAIN RENTALS 2	350.00		TRACKLESS TRAIN RENT	

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1719 PARKS & REC-YOUTH SERV	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126434	SUSAN CHAVEZ CHAVEZ, SUSAN	39.51		BALLONS, CUPS, PLATES	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126434	SUSAN CHAVEZ CHAVEZ, SUSAN	51.98		PAPER CRAFTS, FLORAL,	
	7495 PROF AND SPEC SERVICES	3/14/18	126436	CHILDREN'S STORYBOOK GARDEN/MUSEUM CHILDREN'S STORYBOOK GARDEN/MUSEUM	125.00	121	ADMISSN SPRING CAMP	
	7495 PROF AND SPEC SERVICES	3/14/18	126490	JOEY'S JUMPING CASTLE INC JOEY'S JUMPING CASTLE INC	595.00	1622	BLANKET PURCHASE ORDER	
	7680 CONCESSION SUPPLIES	3/14/18	126560	SMART & FINAL CORP SMART & FINAL CORP	326.95	014773	TEEN CTR SNACK BAR	
	7495 PROF AND SPEC SERVICES	3/14/18	126567	RAMUNDSEN SUPERIOR HOLDINGS LLC DBA SUPERION LLC	47.60	204451	EXECUTIME/ANNL MTCE	
	7470 PRINTING	3/14/18	126595	XEROX CORP XEROX CORP	272.08	092459654	LEASE/COPIES	
Division Total 1719 PARKS & REC-YOUTH SERV					1,826.34			
1720 PARKS & REC-ADULT/SPCL	7320 COMMUNICATIONS	3/6/18	126385	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	9.11	1005407150	2018-02	
	7495 PROF AND SPEC SERVICES	3/14/18	126414	JOHN BENTON BENTON, JOHN ROLLIN WEST BAND	250.00		SR BARN DNCE 03/21	
	7495 PROF AND SPEC SERVICES	3/14/18	126460	GARY FEINSTEIN FEINSTEIN, GARY	250.00	115	PROMO PICS SR ACTIVIT	
	7495 PROF AND SPEC SERVICES	3/14/18	126498	BRANDON K AINSWORTH DBA KINGS CO TROPHY & ENGRAVING	214.50	0979	TROPHIES CHALL BSKBAL	
	7440 OFFICE EXPENSE	3/14/18	126528	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	133.79	9192655	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	3/14/18	126567	RAMUNDSEN SUPERIOR HOLDINGS LLC DBA SUPERION LLC	22.18	204451	EXECUTIME/ANNL MTCE	
	5012-201 CA-CONTRACTED CLASSES	3/14/18	126572	GARY TORRES TORRES, GARY	7.50	2003229	RFD 1 CLASS G TORRES	

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1720 PARKS & REC-ADULT/SPCL	5012-201 CA-CONTRACTED CLASSES	3/14/18	126572	GARY TORRES TORRES, GARY	7.50	2003229	RFD 1 CLASS M TORRES	
Division Total 1720 PARKS & REC-ADULT/SPCL					894.58			
1721 PARKS & REC-COMM PROM/EVT	7495 PROF AND SPEC SERVICES	3/6/18	126362	LANCE CARDOZA CARDOZA, LANCE	500.00		PRO WRESTLE/KIDS FEST	
	7320 COMMUNICATIONS	3/6/18	126385	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	9.11	1005407150	2018-02	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126447	CRESTLINE SPECIALTIES INC CRESTLINE SPECIALTIES INC	1,082.22	3540787	ADVERTISING PROMO ITEMS	
	7495 PROF AND SPEC SERVICES	3/14/18	126567	RAMUNDSEN SUPERIOR HOLDINGS LLC DBA SUPERION LLC	8.62	204451	EXECUTIME/ANNL MTCE	
	7470 PRINTING	3/14/18	126595	XEROX CORP XEROX CORP	272.08	092459654	LEASE/COPIES	
Division Total 1721 PARKS & REC-COMM PROM/EVT					1,872.03			
1722 PARKS & REC-PARKS	7320 COMMUNICATIONS	3/6/18	126385	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	18.22	1005407150	2018-02	
	7300 UNIFORM EXPENSE	3/14/18	126406	ARAMARK UNIFORM SERVICES, INC ARAMARK UNIFORM SERVICES, INC	186.12	5183798 2/1	2018-02 UNIFORMS	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126416	BIG STATE INDUSTRIAL SUPPLY INC BIG STATE INDUSTRIAL SUPPLY INC	711.56	1279784	NITRILE DISP GLOVES	
	7550 OTHER CONTRACTUAL SERV	3/14/18	126473	PAUL ENCINIAS DBA GOPHER GRABBERS LLC	1,300.00	4580	MONTHLY RODENT CRTL	
	7550 OTHER CONTRACTUAL SERV	3/14/18	126473	PAUL ENCINIAS DBA GOPHER GRABBERS LLC	1,300.00	4663	MONTHLY RODENT CTRL	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126484	HOLT LUMBER INC HOLT LUMBER INC	32.58	517485	BLANKET PURCHASE ORDER	

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1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126485	HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE	309.67	02212018	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126506	THE LAWNMOWER MAN LAWN MOWER MAN, THE	279.65	4723718	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126507	LAWRENCE TRACTOR CO LAWRENCE TRACTOR CO	42.89	273425	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126513	LOWE'S LOWE'S	78.28		BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126518	CONSOLIDATED ELEC DIST, INC DBA MEDALLION SUPPLY	68.35	2877-47462	BLANKET PURCHASE ORDER	
	7550 OTHER CONTRACTUAL SERV	3/14/18	126527	NICK CHAMPI ENTERPRISES INC NICK CHAMPI ENTERPRISES INC	1,050.00	20117	TREE REMOVAL	
	7780 UTILITIES-ELECTRICITY	3/14/18	126531	P G & E P G & E	9.86		2018-02 6276476966-7	
	7495 PROF AND SPEC SERVICES	3/14/18	126567	RAMUNDSEN SUPERIOR HOLDINGS LLC DBA SUPERIOR LLC	370.45	204451	EXECUTIME/ANNL MTCE	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126592	WEST VALLEY SUPPLY INC WEST VALLEY SUPPLY INC	(55.46)	90804	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126592	WEST VALLEY SUPPLY INC WEST VALLEY SUPPLY INC	119.73	90805	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126592	WEST VALLEY SUPPLY INC WEST VALLEY SUPPLY INC	19.66	90807	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126592	WEST VALLEY SUPPLY INC WEST VALLEY SUPPLY INC	74.59	90833	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126592	WEST VALLEY SUPPLY INC WEST VALLEY SUPPLY INC	21.49	90835	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126592	WEST VALLEY SUPPLY INC WEST VALLEY SUPPLY INC	35.07	90949	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126592	WEST VALLEY SUPPLY INC WEST VALLEY SUPPLY INC	41.85	91002	BLANKET PURCHASE ORDER	

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1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126592	WEST VALLEY SUPPLY INC	75.68	91011	BLANKET PURCHASE ORDER	
	WEST VALLEY SUPPLY INC							
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126592	WEST VALLEY SUPPLY INC	7.84	91021	BLANKET PURCHASE ORDER	
	WEST VALLEY SUPPLY INC							
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126592	WEST VALLEY SUPPLY INC	57.07	91073	BLANKET PURCHASE ORDER	
	WEST VALLEY SUPPLY INC							
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126592	WEST VALLEY SUPPLY INC	(21.92)	91074	BLANKET PURCHASE ORDER	
	WEST VALLEY SUPPLY INC							
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126592	WEST VALLEY SUPPLY INC	0.69	91078	BLANKET PURCHASE ORDER	
WEST VALLEY SUPPLY INC								
7600 SPECIAL DEPARTMENTAL EX	3/14/18	126592	WEST VALLEY SUPPLY INC	64.61	91102	BLANKET PURCHASE ORDER		
Division Total 1722 PARKS & REC-PARKS				6,198.53				
2010 PW-ADMINISTRATION & ENGR	7320 COMMUNICATIONS	3/6/18	126385	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	163.98	1005407150	2018-02	
	7300 UNIFORM EXPENSE	3/14/18	126406	ARAMARK UNIFORM SERVICES, INC ARAMARK UNIFORM SERVICES, INC	74.20	5183651 2/1	2018-02 UNIFORMS	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126454	BOB FAMILY ENTERPRISES, INC DBA EASI FILE CORPORATION	160.88	83713	HANGERS, PLAN 24"	
	818002 1-STORAGE CTR, EASI FILE	3/14/18	126454	BOB FAMILY ENTERPRISES, INC DBA EASI FILE CORPORATION	2,568.64	83712	CABINET	
	818002 1-STORAGE CTR, EASI FILE	3/14/18	126454	BOB FAMILY ENTERPRISES, INC DBA EASI FILE CORPORATION	173.47	83712	ESTIMATED SHIPPING/HANDLI	
	7440 OFFICE EXPENSE	3/14/18	126528	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	582.07	9192655	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	3/14/18	126567	RAMUNDSEN SUPERIOR HOLDINGS LLC DBA SUPERION LLC	618.86	204451	EXECUTIME/ANNL MTCE	
	7460 DUPLICATING EXPENSE	3/14/18	126595	XEROX CORP XEROX CORP	379.49	092459649	COPIES 01/21-02/21/18	

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2010	7460	3/14/18	126595	XEROX CORP	317.39	092459649	LEASE/PUBLIC WKS	
PW-ADMINISTRATION & ENGR	DUPLICATING EXPENSE			XEROX CORP				
Division Total 2010 PW-ADMINISTRATION & ENGR					5,038.98			
2011	7320	3/6/18	126385	U S TELEPACIFIC CORP DBA	18.22	1005407150	2018-02	
PW-STREET MAINTENANCE	COMMUNICATIONS			T P X COMMUNICATIONS				
	7300	3/14/18	126406	ARAMARK UNIFORM SERVICES, INC	183.05	5183671 2/1	2018-02 UNIFORMS	
	UNIFORM EXPENSE			ARAMARK UNIFORM SERVICES, INC				
	7600	3/14/18	126506	THE LAWNMOWER MAN	30.37	4723729	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			LAWNMOWER MAN, THE				
	7600	3/14/18	126513	LOWE'S	104.64		BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			LOWE'S				
	7600	3/14/18	126518	CONSOLIDATED ELEC DIST, INC DBA	71.43	2877-474326	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			MEDALLION SUPPLY				
	7600	3/14/18	126518	CONSOLIDATED ELEC DIST, INC DBA	247.78	2877-474333	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			MEDALLION SUPPLY				
	7600	3/14/18	126518	CONSOLIDATED ELEC DIST, INC DBA	10.49	2877-474746	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			MEDALLION SUPPLY				
	7780	3/14/18	126561	SOUTHERN CALIF EDISON CO	5,763.12		2018-02	
	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
	7780	3/14/18	126561	SOUTHERN CALIF EDISON CO	32,523.21		2018-02 VINTAGE EST	
	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
	7790	3/14/18	126561	SOUTHERN CALIF EDISON CO	142.82		2018-02 PRKG LOTS	
	UTILITIES-PRKG LOT ELECTR			SOUTHERN CALIF EDISON CO				
	7790	3/14/18	126561	SOUTHERN CALIF EDISON CO	77.37		2018-02 XMAS	
	UTILITIES-PRKG LOT ELECTR			SOUTHERN CALIF EDISON CO				
	7495	3/14/18	126567	RAMUNDSEN SUPERIOR HOLDINGS LLC DBA	322.95	204451	EXECUTIME/ANNL MTCE	
	PROF AND SPEC SERVICES			SUPERION LLC				
Division Total 2011 PW-STREET MAINTENANCE					39,495.45			

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2020	7433	3/14/18	126411	W BANKS MOORE, INC DBA BANKS & CO	100.00	WO-0985	2018-03 UST INSPECT	
AIRPORT-OPERATING	FUEL AND LUBE MAINTENANCE							
	7495	3/14/18	126411	W BANKS MOORE, INC DBA BANKS & CO	385.45	WO-0740	AGT TEST &TANK REPAIR	
	PROF AND SPEC SERVICES							
	7495	3/14/18	126516	MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	30.00	1708471	AIRPORT 2018-03	
	PROF AND SPEC SERVICES							
	7785	3/14/18	126562	SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	72.18		2018-03 1052157816	
	UTILITIES-GAS							
	7495	3/14/18	126567	RAMUNDSEN SUPERIOR HOLDINGS LLC DBA SUPERION LLC	5.76	204451	EXECUTIME/ANNL MTCE	
	PROF AND SPEC SERVICES							
	7320	3/14/18	126585	UNWIRED BROADBAND INC UNWIRED BROADBAND INC	178.99	INV0053138	INTERNET/SET-UP&MONTH	
	COMMUNICATIONS							
Division Total 2020 AIRPORT-OPERATING					772.38			
2031	7320	3/6/18	126385	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	36.44	1005407150	2018-02	
REFUSE	COMMUNICATIONS							
	7300	3/14/18	126406	ARAMARK UNIFORM SERVICES, INC ARAMARK UNIFORM SERVICES, INC	291.28	5183682 2/1	2018-02 UNIFORMS	
	UNIFORM EXPENSE							
	818007	3/14/18	126444	CONSOLIDATED FABRICATORS CONSOLIDATED FABRICATORS	8,618.61	190038	DUMPSTERS, 3CY-RECYCLE	
	45-3YD CONTAINERS							
	818007	3/14/18	126444	CONSOLIDATED FABRICATORS CONSOLIDATED FABRICATORS	7,387.38	190094	DUMPSTERS, 3CY-RECYCLE	
	45-3YD CONTAINERS							
	818007	3/14/18	126444	CONSOLIDATED FABRICATORS CONSOLIDATED FABRICATORS	761.00	190038	ESTIMATED SHIPPING/HANDLI	
	45-3YD CONTAINERS							
	818007	3/14/18	126444	CONSOLIDATED FABRICATORS CONSOLIDATED FABRICATORS	761.00	190094	ESTIMATED SHIPPING/HANDLI	
	45-3YD CONTAINERS							
	7412	3/14/18	126485	HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE	395.95	02212018	BLANKET PURCHASE ORDER	
	EQUIPMENT MAINTENANCE							
	7300	3/14/18	126488	J H TACKETT INC DBA J H TACKETT MARKETING	65.07	1200	SHIRTS-JASON RIDGEWAY	
	UNIFORM EXPENSE							

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2031 REFUSE	7440 OFFICE EXPENSE	3/14/18	126528	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	35.50	9192655	BLANKET PURCHASE ORDER	
	817301 1-TRUCK/CONTAINER (SPLIT)	3/14/18	126549	RUCKSTELL CALIF SALES CO RUCKSTELL CALIF SALES CO	5,901.76	600523	ADD OPTION/TRUCK #149- CO	
	7495 PROF AND SPEC SERVICES	3/14/18	126567	RAMUNDSEN SUPERIOR HOLDINGS LLC DBA SUPERION LLC	703.79	204451	EXECUTIME/ANNL MTCE	
	818008 1335-AUTO CONTRS 100GAL	3/14/18	126574	WASTEQUIP MFG DBA TOTER LLC	31,411.17	65519241	CONTAINER, REFUSE	
	818008 1335-AUTO CONTRS 100GAL	3/14/18	126574	WASTEQUIP MFG DBA TOTER LLC	2,447.56	65519241	ESTIMATED SHIPPING/HANDLI	
	818008 1335-AUTO CONTRS 100GAL	3/14/18	126574	WASTEQUIP MFG DBA TOTER LLC	341.06	65519241	STAMP, HOT	
Division Total 2031 REFUSE					59,157.57			
2032 REFUSE-STREET CLEANING	7300 UNIFORM EXPENSE	3/14/18	126406	ARAMARK UNIFORM SERVICES, INC ARAMARK UNIFORM SERVICES, INC	42.24	5183688 2/1	2018-02 UNIFORM	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126567	RAMUNDSEN SUPERIOR HOLDINGS LLC DBA SUPERION LLC	94.75	204451	EXECUTIME/ANNL MTCE	
Division Total 2032 REFUSE-STREET CLEANING					136.99			
2040 FLEET MAINTENANCE	7320 COMMUNICATIONS	3/6/18	126385	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	18.22	1005407150	2018-02	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126396	CENTRAL VALLEY GMC DBA AFFINITY TRUCK CENTER	209.38	F003487283	BLANKET PURCHASE ORDERS	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126396	CENTRAL VALLEY GMC DBA AFFINITY TRUCK CENTER	488.61	F003487884	BLANKET PURCHASE ORDERS	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126396	CENTRAL VALLEY GMC DBA AFFINITY TRUCK CENTER	6,211.00	F003488423	BLANKET PURCHASE ORDERS	

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2040 FLEET MAINTENANCE	7600	3/14/18	126396	CENTRAL VALLEY GMC DBA	52.18	F003488584	BLANKET PURCHASE ORDERS	
	SPECIAL DEPARTMENTAL EX			AFFINITY TRUCK CENTER				
	7600	3/14/18	126396	CENTRAL VALLEY GMC DBA	(1,079.20)	F003489253	BLANKET PURCHASE ORDERS	
	SPECIAL DEPARTMENTAL EX			AFFINITY TRUCK CENTER				
	7600	3/14/18	126396	CENTRAL VALLEY GMC DBA	37.32	F003489422	BLANKET PURCHASE ORDERS	
	SPECIAL DEPARTMENTAL EX			AFFINITY TRUCK CENTER				
	7600	3/14/18	126396	CENTRAL VALLEY GMC DBA	939.83	F003489835	BLANKET PURCHASE ORDERS	
	SPECIAL DEPARTMENTAL EX			AFFINITY TRUCK CENTER				
	7495	3/14/18	126404	AMERICAN STEAMWAY INC	339.62	27959	BLANKET PURCHASE ORDER	
	PROF AND SPEC SERVICES			AMERICAN STEAMWAY INC				
	7600	3/14/18	126404	AMERICAN STEAMWAY INC	143.97	27959	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			AMERICAN STEAMWAY INC				
	7300	3/14/18	126406	ARAMARK UNIFORM SERVICES, INC	156.92	5183696 2/1	2018-02 UNIFORMS	
	UNIFORM EXPENSE			ARAMARK UNIFORM SERVICES, INC				
	7434	3/14/18	126409	BADASCI TIRE CO, INC	4,267.90	141193	BLANKET PURCHASE ORDER	
	TIRES AND TUBES			BADASCI TIRE CO, INC				
	7434	3/14/18	126409	BADASCI TIRE CO, INC	25.00	141317	BLANKET PURCHASE ORDER	
	TIRES AND TUBES			BADASCI TIRE CO, INC				
	7434	3/14/18	126409	BADASCI TIRE CO, INC	2,210.83	141319	BLANKET PURCHASE ORDER	
	TIRES AND TUBES			BADASCI TIRE CO, INC				
	7434	3/14/18	126409	BADASCI TIRE CO, INC	1,969.30	141556	BLANKET PURCHASE ORDER	
	TIRES AND TUBES			BADASCI TIRE CO, INC				
	7495	3/14/18	126411	W BANKS MOORE, INC DBA	100.00	WO-0984	2018-03 UST INSPECT	
	PROF AND SPEC SERVICES			BANKS & CO				
	7495	3/14/18	126419	MC KEE ENTERPRISES, LLC DBA	35.00	62782	BLANKET PURCHASE ORDER	
	PROF AND SPEC SERVICES			BRAD'S HANFORD SMOG-N-TUNE				
	7495	3/14/18	126419	MC KEE ENTERPRISES, LLC DBA	35.00	63043	BLANKET PURCHASE ORDER	
	PROF AND SPEC SERVICES			BRAD'S HANFORD SMOG-N-TUNE				
	7495	3/14/18	126419	MC KEE ENTERPRISES, LLC DBA	35.00	63045	BLANKET PURCHASE ORDER	
	PROF AND SPEC SERVICES			BRAD'S HANFORD SMOG-N-TUNE				

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2040	7495	3/14/18	126419	MC KEE ENTERPRISES, LLC DBA	35.00	63113	BLANKET PURCHASE ORDER	
FLEET MAINTENANCE	PROF AND SPEC SERVICES			BRAD'S HANFORD SMOG-N-TUNE				
	7600	3/14/18	126420	BURTON'S FIRE, INC	310.66	38991	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			BURTON'S FIRE, INC				
	7600	3/14/18	126420	BURTON'S FIRE, INC	178.68	39799	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			BURTON'S FIRE, INC				
	7600	3/14/18	126420	BURTON'S FIRE, INC	64.24	39981	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			BURTON'S FIRE, INC				
	7433	3/14/18	126435	FLEETCOR TECHNOLOGIES INC DBA	234.18	52761708	2018-02 GAS CARD	
	FUEL AND LUBE MAINTENANC			CHEVRON & TEXACO BUSINESS CARD SVC				
	7495	3/14/18	126448	CUMMINS PACIFIC LLC	2,692.70	022-77	LABOR- ELEC VOLTAGE SWITC	
	PROF AND SPEC SERVICES			CUMMINS PACIFIC LLC				
	7600	3/14/18	126448	CUMMINS PACIFIC LLC	158.69	022-77	PARTS- ELEC VOLTAGE SWITC	
	SPECIAL DEPARTMENTAL EX			CUMMINS PACIFIC LLC				
	7433	3/14/18	126455	ELBERT DISTRIBUTING, INC	294.43	PI0006529	BLANKET PURCHASE ORDER	
	FUEL AND LUBE MAINTENANC			ELBERT DISTRIBUTING, INC				
	7600	3/14/18	126459	FASTENAL INDUSTRIAL & CONST SUPP	45.80	CAHAN6684	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			FASTENAL INDUSTRIAL & CONST SUPP				
	7600	3/14/18	126459	FASTENAL INDUSTRIAL & CONST SUPP	11.07	CAHAN6719	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			FASTENAL INDUSTRIAL & CONST SUPP				
	7600	3/14/18	126461	FORK LIFT SPECIALTIES, INC	163.18	15051284	PARTS WASHER DETERGNT	
	SPECIAL DEPARTMENTAL EX			FORK LIFT SPECIALTIES, INC				
	7600	3/14/18	126471	GOLDEN STATE PETERBILT	158.74	F768277	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			GOLDEN STATE PETERBILT				
	7600	3/14/18	126471	GOLDEN STATE PETERBILT	182.93	F768505	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			GOLDEN STATE PETERBILT				
	7600	3/14/18	126471	GOLDEN STATE PETERBILT	61.90	P841692	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			GOLDEN STATE PETERBILT				
	7600	3/14/18	126479	HANFORD AUTO & TRUCK PARTS, INC	3,210.83	02282018	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			HANFORD AUTO & TRUCK PARTS, INC				

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2040 FLEET MAINTENANCE	7433 FUEL AND LUBE MAINTENANCE	3/14/18	126487	J C LANSLOWNE DIST INC J C LANSLOWNE DIST INC	2,190.22	710141	BLANKET PURCHASE ORDER	
	7433 FUEL AND LUBE MAINTENANCE	3/14/18	126487	J C LANSLOWNE DIST INC J C LANSLOWNE DIST INC	20,466.39	706730	FUEL BLANKET PO	
	7600 SPECIAL DEPARTMENTAL EXPENSE	3/14/18	126489	JEFF'S AUTO SUPPLY JEFF'S AUTO SUPPLY	1.53	D207280	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EXPENSE	3/14/18	126489	JEFF'S AUTO SUPPLY JEFF'S AUTO SUPPLY	43.21	D207305	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EXPENSE	3/14/18	126489	JEFF'S AUTO SUPPLY JEFF'S AUTO SUPPLY	528.27	D207317	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EXPENSE	3/14/18	126489	JEFF'S AUTO SUPPLY JEFF'S AUTO SUPPLY	(58.99)	D207336	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EXPENSE	3/14/18	126489	JEFF'S AUTO SUPPLY JEFF'S AUTO SUPPLY	284.83	D207350	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EXPENSE	3/14/18	126489	JEFF'S AUTO SUPPLY JEFF'S AUTO SUPPLY	99.85	D207353	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EXPENSE	3/14/18	126489	JEFF'S AUTO SUPPLY JEFF'S AUTO SUPPLY	133.68	D207367	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EXPENSE	3/14/18	126489	JEFF'S AUTO SUPPLY JEFF'S AUTO SUPPLY	204.72	D207371	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EXPENSE	3/14/18	126489	JEFF'S AUTO SUPPLY JEFF'S AUTO SUPPLY	4.69	D207392	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EXPENSE	3/14/18	126489	JEFF'S AUTO SUPPLY JEFF'S AUTO SUPPLY	20.42	D207399	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EXPENSE	3/14/18	126489	JEFF'S AUTO SUPPLY JEFF'S AUTO SUPPLY	39.39	D207403	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EXPENSE	3/14/18	126489	JEFF'S AUTO SUPPLY JEFF'S AUTO SUPPLY	160.79	D207444	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EXPENSE	3/14/18	126489	JEFF'S AUTO SUPPLY JEFF'S AUTO SUPPLY	8.11	D207462	BLANKET PURCHASE ORDER	

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2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126489	JEFF'S AUTO SUPPLY JEFF'S AUTO SUPPLY	921.57	D207510	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126489	JEFF'S AUTO SUPPLY JEFF'S AUTO SUPPLY	(133.68)	D207520	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126489	JEFF'S AUTO SUPPLY JEFF'S AUTO SUPPLY	226.23	D207723	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126492	J V A C INC DBA KELLER FORD LINCOLN	43.52	50107154	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126492	J V A C INC DBA KELLER FORD LINCOLN	85.91	50107743	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126493	KELLER MOTORS OF HANFORD KELLER MOTORS OF HANFORD	596.56	5065770	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126493	KELLER MOTORS OF HANFORD KELLER MOTORS OF HANFORD	109.57	5065828	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126493	KELLER MOTORS OF HANFORD KELLER MOTORS OF HANFORD	1,597.78	5065845	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126493	KELLER MOTORS OF HANFORD KELLER MOTORS OF HANFORD	105.34	5065847	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126493	KELLER MOTORS OF HANFORD KELLER MOTORS OF HANFORD	(107.25)	5065951	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126493	KELLER MOTORS OF HANFORD KELLER MOTORS OF HANFORD	94.87	5066079	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126502	KROEGER EQUIP & SUPPLY KROEGER EQUIP & SUPPLY	62.31	K180484	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126507	LAWRENCE TRACTOR CO LAWRENCE TRACTOR CO	199.27	274506	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126507	LAWRENCE TRACTOR CO LAWRENCE TRACTOR CO	20.14	274836	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	3/14/18	126510	LITTLE WORLEY'S AUTO ELECTRIC LITTLE WORLEY'S AUTO ELECTRIC	35.00	48768	BLANKET PURCHASE ORDER	

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2040 FLEET MAINTENANCE	7433 FUEL AND LUBE MAINTENANCE	3/14/18	126548	ROE OIL COMPANY ROE OIL COMPANY	139.48	157876CT	MOTORCYCLE FUEL	
	7600 SPECIAL DEPARTMENTAL EXPENSE	3/14/18	126549	RUCKSTELL CALIF SALES CO RUCKSTELL CALIF SALES CO	240.79	600496	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EXPENSE	3/14/18	126549	RUCKSTELL CALIF SALES CO RUCKSTELL CALIF SALES CO	115.87	703305	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EXPENSE	3/14/18	126549	RUCKSTELL CALIF SALES CO RUCKSTELL CALIF SALES CO	671.43	703312	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EXPENSE	3/14/18	126554	SCELZI ENTERPRISES INC SCELZI ENTERPRISES INC	206.61	F1881	UTILITY BOX PARTS	
	7600 SPECIAL DEPARTMENTAL EXPENSE	3/14/18	126557	SHIELDS HARPER & CO, INC SHIELDS HARPER & CO, INC	194.70	3073556	FUEL ISLAND PARTS	
	7433 FUEL AND LUBE MAINTENANCE	3/14/18	126558	SILVAS OIL CO INC SILVAS OIL CO INC	22,676.16	841588	FUEL BLANKET PO	
	7785 UTILITIES-GAS	3/14/18	126562	SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	1,804.01		2018-02 1130155600	
	7495 PROF AND SPEC SERVICES	3/14/18	126567	RAMUNDSEN SUPERIOR HOLDINGS LLC DBA SUPERION LLC	236.93	204451	EXECUTIME/ANNL MTCE	
	7600 SPECIAL DEPARTMENTAL EXPENSE	3/14/18	126578	TURF STAR INC TURF STAR INC	124.99	7004798.00	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	3/14/18	126589	CROMER EQUIPMENT COMPANY DBA WAREHOUSE SYSTEMS-A GRAYLIFT CO	528.50	30015282	LABOR-SOLID FORKLIFT TIRE	
	7600 SPECIAL DEPARTMENTAL EXPENSE	3/14/18	126589	CROMER EQUIPMENT COMPANY DBA WAREHOUSE SYSTEMS-A GRAYLIFT CO	1,217.86	30015282	PARTS-SOLID FORKLIFT TIRE	
	7495 PROF AND SPEC SERVICES	3/14/18	126590	WATERDROPS EXPRESS CAR WASH LLC WATERDROPS EXPRESS CAR WASH LLC	80.00	129434	LACEY WASHES BLANKET PO	
	7495 PROF AND SPEC SERVICES	3/14/18	126591	WATERDROPS EXPRESS CAR WASH LLC WATERDROPS EXPRESS CAR WASH LLC	428.00	937725	11TH AVE CAR WASHES-BLANK	
	7495 PROF AND SPEC SERVICES	3/14/18	126594	WORLD OIL ENVIRONMENTAL SERVICES WORLD OIL ENVIORNMENTAL SERVICES	220.00	1500003025	USED OIL FILTERS	

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2040 FLEET MAINTENANCE	7495 PROF AND SPEC SERVICES	3/14/18	126594	WORLD OIL ENVIRONMENTAL SERVICES WORLD OIL ENVIORNMENTAL SERVICES	120.00	1500003020	USED OIL MIXED	
Division Total 2040 FLEET MAINTENANCE					80,988.49			
2061 STORM DRAINAGE-OPERATING	7780 UTILITIES-ELECTRICITY	3/9/18	126392	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	2,427.02		2018-02 2-26-451-3748	
	7300 UNIFORM EXPENSE	3/14/18	126406	ARAMARK UNIFORM SERVICES, INC ARAMARK UNIFORM SERVICES, INC	65.56	5183710 2/1	2018-02 UNIFORMS	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126485	HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE	1.22	02212018	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126513	LOWE'S LOWE'S	56.51		BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126527	NICK CHAMPI ENTERPRISES INC NICK CHAMPI ENTERPRISES INC	3.65	19913	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126567	RAMUNDSEN SUPERIOR HOLDINGS LLC DBA SUPERION LLC	125.11	204451	EXECUTIME/ANNL MTCE	
	7412 EQUIPMENT MAINTENANCE	3/14/18	126571	TELSTAR INSTRUMENTS, INC TELSTAR INSTRUMENTS, INC	428.00	93521B	WIRE MOTOR LFT ST 35	
Division Total 2061 STORM DRAINAGE-OPERATING					3,107.07			
2071 WASTEWATER OPERATING	7320 COMMUNICATIONS	3/6/18	126385	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	81.99	1005407150	2018-02	
	7320 COMMUNICATIONS	3/9/18	126389	A T & T A T & T (13982)	94.49	10902375	2018-01 584-8633	
	7550 OTHER CONTRACTUAL SERV	3/14/18	126398	D S WATERS OF AMERICA, INC DBA ALHAMBRA & SIERRA SPRINGS	56.96	9408211311	BLANKET PURCHASE ORDER	
	7300 UNIFORM EXPENSE	3/14/18	126406	ARAMARK UNIFORM SERVICES, INC ARAMARK UNIFORM SERVICES, INC	173.36	5183840 2/1	2018-02 UNIFORMS	

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2071 WASTEWATER OPERATING	7650 CHEMICALS	3/14/18	126423	CA BIOLOGICAL SOLUTIONS INC CA BIOLOGICAL SOLUTIONS INC	3,566.06	1508	DEGREASER BUCKETS	
	7495 PROF AND SPEC SERVICES	3/14/18	126429	CALIF STATE WATER RESOURCE CTL BRD CALIF STATE WATER RESOURCE CTL BRD	3,592.00	EA0818-201	2018 ELAP CERT #2013	
	7412 EQUIPMENT MAINTENANCE	3/14/18	126456	EVANTEC LAB SUPPLY EVANTEC LAB SUPPLY	217.92	181419	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	3/14/18	126456	EVANTEC LAB SUPPLY EVANTEC LAB SUPPLY	382.48	181421	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	3/14/18	126456	EVANTEC LAB SUPPLY EVANTEC LAB SUPPLY	1,081.08	181420	BUF SOLUTION, ACETATE @14	
	7650 CHEMICALS	3/14/18	126456	EVANTEC LAB SUPPLY EVANTEC LAB SUPPLY	300.00	181420	ESTIMATED SHIPPING/HANDLI	
	7650 CHEMICALS	3/14/18	126456	EVANTEC LAB SUPPLY EVANTEC LAB SUPPLY	2,316.60	181420	IODIDE, POTASS, 25 LBS #8	
	7495 PROF AND SPEC SERVICES	3/14/18	126458	FRUIT GROWERS LABORATORY, INC DBA F G L ENVIRONMENTAL	1,845.00	745971A	ANN INDUS ANALYS	
	7495 PROF AND SPEC SERVICES	3/14/18	126458	FRUIT GROWERS LABORATORY, INC DBA F G L ENVIRONMENTAL	387.00	745975A	ANN INDUS ANALYS	
	7495 PROF AND SPEC SERVICES	3/14/18	126458	FRUIT GROWERS LABORATORY, INC DBA F G L ENVIRONMENTAL	387.00	745999A	ANN INDUS ANALYS	
	7495 PROF AND SPEC SERVICES	3/14/18	126458	FRUIT GROWERS LABORATORY, INC DBA F G L ENVIRONMENTAL	44.00	746226A	ANN INDUS ANALYS	
	7495 PROF AND SPEC SERVICES	3/14/18	126458	FRUIT GROWERS LABORATORY, INC DBA F G L ENVIRONMENTAL	387.00	746227A	ANN INDUS ANALYS	
	7495 PROF AND SPEC SERVICES	3/14/18	126458	FRUIT GROWERS LABORATORY, INC DBA F G L ENVIRONMENTAL	387.00	746228A	ANN INDUS ANALYS	
	7495 PROF AND SPEC SERVICES	3/14/18	126458	FRUIT GROWERS LABORATORY, INC DBA F G L ENVIRONMENTAL	369.00	746314A	ANN INDUS ANALYS	
	7495 PROF AND SPEC SERVICES	3/14/18	126458	FRUIT GROWERS LABORATORY, INC DBA F G L ENVIRONMENTAL	2,192.00	754484A	BLANKET PURCHASE ORDER	

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2071 WASTEWATER OPERATING	7495 PROF AND SPEC SERVICES	3/14/18	126458	FRUIT GROWERS LABORATORY, INC DBA F G L ENVIRONMENTAL	80.00	840258A	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	3/14/18	126458	FRUIT GROWERS LABORATORY, INC DBA F G L ENVIRONMENTAL	561.00	840317A	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	3/14/18	126458	FRUIT GROWERS LABORATORY, INC DBA F G L ENVIRONMENTAL	2,192.00	840381A	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	3/14/18	126458	FRUIT GROWERS LABORATORY, INC DBA F G L ENVIRONMENTAL	153.00	840406A	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	3/14/18	126458	FRUIT GROWERS LABORATORY, INC DBA F G L ENVIRONMENTAL	86.00	840475A	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	3/14/18	126458	FRUIT GROWERS LABORATORY, INC DBA F G L ENVIRONMENTAL	479.00	840614A	BLANKET PURCHASE ORDER	
	7412 EQUIPMENT MAINTENANCE	3/14/18	126463	FRESNO PIPE & SUPPLY INC FRESNO PIPE & SUPPLY INC	564.29	75727	WATER CHECK VALVE, TITAN,	
	7650 CHEMICALS	3/14/18	126478	HACH COMPANY HACH COMPANY	795.72	10859386	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	3/14/18	126478	HACH COMPANY HACH COMPANY	352.57	10862422	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126485	HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE	343.08	02212018	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	3/14/18	126487	J C LANSDOWNE DIST INC J C LANSDOWNE DIST INC	3,244.31	272959	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	3/14/18	126487	J C LANSDOWNE DIST INC J C LANSDOWNE DIST INC	424.97	273593	BLANKET PURCHASE ORDER	
	7770 TRAINING/TRAVEL/MEETING	3/14/18	126491	JORGENSEN CO INC JORGENSEN CO INC	212.50	5711117	CONFINED SPACE TRNING	
	7551 WWTP EFFLUENT DISPOSAL	3/14/18	126504	LAKESIDE IRRIGATION WATER DISTRICT LAKESIDE IRRIGATION WATER DISTRICT	7,470.00		2018-01 EFFLUENT WTR	
	7495 PROF AND SPEC SERVICES	3/14/18	126516	MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	24.50	1708471	WWTP 2018-03	

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2071 WASTEWATER OPERATING	7412 EQUIPMENT MAINTENANCE	3/14/18	126518	CONSOLIDATED ELEC DIST, INC DBA MEDALLION SUPPLY	417.64	9130-40712	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	3/14/18	126520	METTLER-TOLEDO, INC METTLER-TOLEDO, INC	1,200.06	654598165	SVC PLN, CAL. 3 BAL	
	7785 UTILITIES-GAS	3/14/18	126562	SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	2,214.92		2018-02 0732175100	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126565	SUEZ WTS SERVICES USA, INC SUEZ WTS SERVICES USA INC	519.10	99166252	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	3/14/18	126567	RAMUNDSEN SUPERIOR HOLDINGS LLC DBA SUPERION LLC	291.23	204451	EXECUTIME/ANNL MTCE	
	7412 EQUIPMENT MAINTENANCE	3/14/18	126571	TELSTAR INSTRUMENTS, INC TELSTAR INSTRUMENTS, INC	7,639.47	93429	BLANKET PURCHASE ORDER	
	7412 EQUIPMENT MAINTENANCE	3/14/18	126571	TELSTAR INSTRUMENTS, INC TELSTAR INSTRUMENTS, INC	14,736.28	93436	BLANKET PURCHASE ORDER	
	7412 EQUIPMENT MAINTENANCE	3/14/18	126571	TELSTAR INSTRUMENTS, INC TELSTAR INSTRUMENTS, INC	7,023.20	93437	BLANKET PURCHASE ORDER	
	7412 EQUIPMENT MAINTENANCE	3/14/18	126571	TELSTAR INSTRUMENTS, INC TELSTAR INSTRUMENTS, INC	6,710.57	93438	BLANKET PURCHASE ORDER	
	7412 EQUIPMENT MAINTENANCE	3/14/18	126571	TELSTAR INSTRUMENTS, INC TELSTAR INSTRUMENTS, INC	6,649.70	93446	BLANKET PURCHASE ORDER	
	7412 EQUIPMENT MAINTENANCE	3/14/18	126571	TELSTAR INSTRUMENTS, INC TELSTAR INSTRUMENTS, INC	7,281.68	93449	BLANKET PURCHASE ORDER	
	7412 EQUIPMENT MAINTENANCE	3/14/18	126571	TELSTAR INSTRUMENTS, INC TELSTAR INSTRUMENTS, INC	17,062.14	93448	CHLORINATOR SVC-SEMI ANNU	
	7550 OTHER CONTRACTUAL SERV	3/14/18	126573	TOTAL FILTRATION SERVICES, INC TOTAL FILTRATION SERVICES, INC	52.14	PSV174079	BLANKET PURCHASE ORDER	
	7550 OTHER CONTRACTUAL SERV	3/14/18	126573	TOTAL FILTRATION SERVICES, INC TOTAL FILTRATION SERVICES, INC	52.14	PSV174740	BLANKET PURCHASE ORDER	
	7550-001 OTHER CONTR-SOLAR SYSTE	3/14/18	126585	UNWIRED BROADBAND INC UNWIRED BROADBAND INC	69.95	INV0052412	WIRELESS-BLANKET PO	

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Division Total 2071 WASTEWATER OPERATING 106,764.10								
2072 SANITARY SEWER COLLECTION	7320 COMMUNICATIONS	3/6/18	126385	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	18.22	1005407150	2018-02	
	7300 UNIFORM EXPENSE	3/14/18	126406	ARAMARK UNIFORM SERVICES, INC ARAMARK UNIFORM SERVICES, INC	98.32	5183830 2/1	2018-02 UNIFORMS	
	7320 COMMUNICATIONS	3/14/18	126442	COMCAST CABLE COMMUNICATIONS, INC COMCAST CABLE COMMUNICATIONS, INC	57.96	0439763 3/1	8155500390439763 SCADA	
	7412 EQUIPMENT MAINTENANCE	3/14/18	126459	FASTENAL INDUSTRIAL & CONST SUPP FASTENAL INDUSTRIAL & CONST SUPP	44.48	CAHAN6713	BLANKET PURCHASE ORDER	
	7770 TRAINING/TRAVEL/MEETING	3/14/18	126491	JORGENSEN CO INC JORGENSEN CO INC	170.00	57111118	CONFINED SPACE TRNING	
	7780 UTILITIES-ELECTRICITY	3/14/18	126531	P G & E P G & E	265.25		2018-02 5401477022-3	
	7495 PROF AND SPEC SERVICES	3/14/18	126567	RAMUNDSEN SUPERIOR HOLDINGS LLC DBA SUPERION LLC	123.23	204451	EXECUTIME/ANNL MTCE	
Division Total 2072 SANITARY SEWER COLLECTION 777.46								
2074 WASTEWATER CAPITAL	817668 9TH/HSTN AV SWR MN CONS	3/14/18	126417	BLAIR CHURCH & FLYNN INC BLAIR CHURCH & FLYNN INC	60,754.08	5537	1/1-2/4/18 PROF SVCS	
	817644 SEWER LIFT STA 16/54 ELEC	3/14/18	126571	TELSTAR INSTRUMENTS, INC TELSTAR INSTRUMENTS, INC	16,500.00	93428	LIFT STA 16/PANEL UPGRADE	
	817644 SEWER LIFT STA 16/54 ELEC	3/14/18	126571	TELSTAR INSTRUMENTS, INC TELSTAR INSTRUMENTS, INC	13,025.00	934727	LIFT STA 54/CONTROL PANEL	
Division Total 2074 WASTEWATER CAPITAL 90,279.08								
2081 WATER-OPERATIONS	7320 COMMUNICATIONS	3/6/18	126385	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	36.44	1005407150	2018-02	

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2081 WATER-OPERATIONS	7450 PUBLICATIONS AND DUES	3/9/18	126391	CALIF STATE WATER RESOURCE CTL BRD CALIF STATE WATER RESOURCE CTL BRD	160.00		C MARTINEZ D2 CERT	
	7450 PUBLICATIONS AND DUES	3/9/18	126391	CALIF STATE WATER RESOURCE CTL BRD CALIF STATE WATER RESOURCE CTL BRD	155.00		C MARTINEZ T1 CERT	
	7412 EQUIPMENT MAINTENANCE	3/14/18	126403	AMERICAN INCORPORATED AMERICAN INCORPORATED	133.50	7077706	TANK 5 A/C REPAIR	
	7300 UNIFORM EXPENSE	3/14/18	126406	ARAMARK UNIFORM SERVICES, INC ARAMARK UNIFORM SERVICES, INC	244.59	5183717 2/1	2018-02 UNIFORMS	
	7495 PROF AND SPEC SERVICES	3/14/18	126408	B S K & ASSOCIATES INC B S K & ASSOCIATES INC	150.00	A804239	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	3/14/18	126408	B S K & ASSOCIATES INC B S K & ASSOCIATES INC	375.00	A804241	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	3/14/18	126408	B S K & ASSOCIATES INC B S K & ASSOCIATES INC	400.00	A804348	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	3/14/18	126408	B S K & ASSOCIATES INC B S K & ASSOCIATES INC	100.00	A804475	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	3/14/18	126408	B S K & ASSOCIATES INC B S K & ASSOCIATES INC	83.00	A805054	BLANKET PURCHASE ORDER	
	7320 COMMUNICATIONS	3/14/18	126442	COMCAST CABLE COMMUNICATIONS, INC COMCAST CABLE COMMUNICATIONS, INC	57.97	0439763 3/1	8155500390439763 SCADA	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126459	FASTENAL INDUSTRIAL & CONST SUPP FASTENAL INDUSTRIAL & CONST SUPP	29.49	CAHAN6698	SANDING DISC/PAINT	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126485	HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE	104.54	02212018	BLANKET PURCHASE ORDER	
	7770 TRAINING/TRAVEL/MEETING	3/14/18	126491	JORGENSEN CO INC JORGENSEN CO INC	680.00	5711120	CONFINED SPACE TRNING	
	7495 PROF AND SPEC SERVICES	3/14/18	126495	KINGS CO HEALTH DEPT KINGS CO HEALTH DEPT	2,280.00	IN0048101	2018-01 WTR SAMPLE	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126534	JOSEPH G POLLARD CO INC DBA POLLARDWATER.COM	234.58	0102920	WATER SAMPLING GLOVES	

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2081 WATER-OPERATIONS	7495 PROF AND SPEC SERVICES	3/14/18	126552	SAN JOAQUIN VALLEY AIR POLLUTION SAN JOAQUIN VALLEY AIR POLLUTION	525.00	C274545	C7817 ANNUAL PERMIT	
	7495 PROF AND SPEC SERVICES	3/14/18	126567	RAMUNDSEN SUPERIOR HOLDINGS LLC DBA SUPERION LLC	491.92	204451	EXECUTIME/ANNL MTCE	
	7412 EQUIPMENT MAINTENANCE	3/14/18	126571	TELSTAR INSTRUMENTS, INC TELSTAR INSTRUMENTS, INC	1,300.00	93521A	TRANSFORMER W38 -REMOVE/I	
	7412 EQUIPMENT MAINTENANCE	3/14/18	126571	TELSTAR INSTRUMENTS, INC TELSTAR INSTRUMENTS, INC	428.00	93521C	TRBLE SHOOT ELEC W-45	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126576	TRIPLE J CONCRETE TRIPLE J CONCRETE	105.86	11352	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126576	TRIPLE J CONCRETE TRIPLE J CONCRETE	76.58	11397	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	3/14/18	126584	UNIVAR UNIVAR	325.46	F0883743	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	3/14/18	126584	UNIVAR UNIVAR	355.05	F0883744	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	3/14/18	126584	UNIVAR UNIVAR	340.25	F0883745	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	3/14/18	126584	UNIVAR UNIVAR	754.48	F0883746	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	3/14/18	126584	UNIVAR UNIVAR	221.90	F0883875	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	3/14/18	126584	UNIVAR UNIVAR	355.05	F0883888	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	3/14/18	126584	UNIVAR UNIVAR	140.54	F0883889	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	3/14/18	126584	UNIVAR UNIVAR	325.46	F0884069	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	3/14/18	126584	UNIVAR UNIVAR	488.19	F0884070	BLANKET PURCHASE ORDER	

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2081 WATER-OPERATIONS	7650 CHEMICALS	3/14/18	126584	UNIVAR	414.22	F0884071	BLANKET PURCHASE ORDER	
				UNIVAR				
	7650 CHEMICALS	3/14/18	126584	UNIVAR	310.67	F0884076	BLANKET PURCHASE ORDER	
				UNIVAR				
	7650 CHEMICALS	3/14/18	126584	UNIVAR	130.18	F0884244	BLANKET PURCHASE ORDER	
				UNIVAR				
	7650 CHEMICALS	3/14/18	126584	UNIVAR	147.95	F0884245	BLANKET PURCHASE ORDER	
				UNIVAR				
	7650 CHEMICALS	3/14/18	126584	UNIVAR	295.87	F0884246	BLANKET PURCHASE ORDER	
				UNIVAR				
	818011 3-FIRE HYDRANT MTR 3"	3/14/18	126598	ZENNER PERFORMANCE METERS INC	9,845.55	0039569-IN	1" REGISTER CHANGE OUT-AM	
				ZENNER PERFORMANCE METERS INC				
	818011 3-FIRE HYDRANT MTR 3"	3/14/18	126598	ZENNER PERFORMANCE METERS INC	334.75	0039569-IN	3/4" REGISTER CHANGE OUT-	
				ZENNER PERFORMANCE METERS INC				
	818011 3-FIRE HYDRANT MTR 3"	3/14/18	126598	ZENNER PERFORMANCE METERS INC	5,508.00	0039569-IN	STEALTH GEL CAPS	
				ZENNER PERFORMANCE METERS INC				
	818011 3-FIRE HYDRANT MTR 3"	3/14/18	126598	ZENNER PERFORMANCE METERS INC	196.91	0039569-IN	WIRE CONNECTOR-DIRECT BUR	
				ZENNER PERFORMANCE METERS INC				
Division Total 2081 WATER-OPERATIONS					28,641.95			
2091 INTERMODAL-OPERATING	7780 UTILITIES-ELECTRICITY	3/9/18	126392	SOUTHERN CALIF EDISON CO	256.30		2018-02	
				SOUTHERN CALIF EDISON CO				
	7550 OTHER CONTRACTUAL SERV	3/14/18	126438	CLARK PEST CONTROL, INC	45.00	0106699803	2018-03 AMTRAK	
				CLARK PEST CONTROL, INC				
	7550 OTHER CONTRACTUAL SERV	3/14/18	126516	MATSON ALARM COMPANY, INC	49.00	1708471	AMTRAK 2018-03	
				MATSON ALARM COMPANY, INC				
	7785 UTILITIES-GAS	3/14/18	126562	SOUTHERN CALIF GAS CO	52.88		2018-02 1826156000	
				SOUTHERN CALIF GAS CO				
Division Total 2091 INTERMODAL-OPERATING					403.18			

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2100 BUILDING MAINTENANCE	7320 COMMUNICATIONS	3/6/18	126385	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	27.33	1005407150	2018-02	
	7780 UTILITIES-ELECTRICITY	3/9/18	126392	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	348.66		2018-02	
	7300 UNIFORM EXPENSE	3/14/18	126406	ARAMARK UNIFORM SERVICES, INC ARAMARK UNIFORM SERVICES, INC	123.80	5183817 2/1	2018-02 UNIFORMS	
	7550 OTHER CONTRACTUAL SERV	3/14/18	126438	CLARK PEST CONTROL, INC CLARK PEST CONTROL, INC	56.00	0079019003	2018-03 CITY OFC	
	7550 OTHER CONTRACTUAL SERV	3/14/18	126438	CLARK PEST CONTROL, INC CLARK PEST CONTROL, INC	40.00	0002405703	2018-03 CIVIC AUD	
	7550 OTHER CONTRACTUAL SERV	3/14/18	126438	CLARK PEST CONTROL, INC CLARK PEST CONTROL, INC	50.00	0097036603	2018-03 COE PARK	
	7550 OTHER CONTRACTUAL SERV	3/14/18	126438	CLARK PEST CONTROL, INC CLARK PEST CONTROL, INC	45.00	0106699703	2018-03 CORP YARD	
	7550 OTHER CONTRACTUAL SERV	3/14/18	126438	CLARK PEST CONTROL, INC CLARK PEST CONTROL, INC	49.00	0095060903	2018-03 LONGFIELD	
	7550 OTHER CONTRACTUAL SERV	3/14/18	126438	CLARK PEST CONTROL, INC CLARK PEST CONTROL, INC	40.00	0087821603	2018-03 POLICE	
	7550 OTHER CONTRACTUAL SERV	3/14/18	126438	CLARK PEST CONTROL, INC CLARK PEST CONTROL, INC	40.00	0090125503	2018-03 VETS	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126462	SHERWIN WILLIAMS COMPANY DBA FRAZEE INDUSTRIES	50.48	6364-7	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126484	HOLT LUMBER INC HOLT LUMBER INC	406.33	517473	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126484	HOLT LUMBER INC HOLT LUMBER INC	(406.33)	517476	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126485	HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE	318.61	02212018	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126513	LOWE'S LOWE'S	355.63		BLANKET PURCHASE ORDER	

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2100 BUILDING MAINTENANCE	7550 OTHER CONTRACTUAL SERV	3/14/18	126516	MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	110.50	1708471	CITY OFFICES 2018-03	
	7550 OTHER CONTRACTUAL SERV	3/14/18	126516	MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	71.00	1708471	CIVIC AUD 2018-03	
	7550 OTHER CONTRACTUAL SERV	3/14/18	126516	MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	24.50	1708471	CORP YD 2018-03	
	7550 OTHER CONTRACTUAL SERV	3/14/18	126516	MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	24.50	1708471	LONGFIELD 2018-03	
	7550 OTHER CONTRACTUAL SERV	3/14/18	126516	MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	48.00	1708471	PD EVIDENCE 2018-03	
	7550 OTHER CONTRACTUAL SERV	3/14/18	126516	MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	30.00	1708471	PD INVEST 2018-03	
	7550 OTHER CONTRACTUAL SERV	3/14/18	126516	MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	34.50	1708471	VETS/SR CTR 2018-03	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126518	CONSOLIDATED ELEC DIST, INC DBA MEDALLION SUPPLY	249.68	2877-474530	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126518	CONSOLIDATED ELEC DIST, INC DBA MEDALLION SUPPLY	79.19	2877-474551	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126518	CONSOLIDATED ELEC DIST, INC DBA MEDALLION SUPPLY	(39.78)	2877-474551	BLANKET PURCHASE ORDER	
	7785 UTILITIES-GAS	3/14/18	126562	SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	54.23		2018-02 0961156800	
	7785 UTILITIES-GAS	3/14/18	126562	SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	382.12		2018-02 1700155930	
	7785 UTILITIES-GAS	3/14/18	126562	SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	507.56		2018-02 1742156100	
	7785 UTILITIES-GAS	3/14/18	126562	SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	1,182.54		2018-02 1805156100	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126567	RAMUNDSEN SUPERIOR HOLDINGS LLC DBA SUPERION LLC	165.92	204451	EXECUTIME/ANNL MTCE	

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2100 BUILDING MAINTENANCE	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126568	INTERLINE BRANDS INC DBA SUPPLYWORKS	822.45	42083216	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126568	INTERLINE BRANDS INC DBA SUPPLYWORKS	268.05	426250452	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126568	INTERLINE BRANDS INC DBA SUPPLYWORKS	7.26	428236012	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126568	INTERLINE BRANDS INC DBA SUPPLYWORKS	121.49	428785646	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126568	INTERLINE BRANDS INC DBA SUPPLYWORKS	163.71	429434970	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126568	INTERLINE BRANDS INC DBA SUPPLYWORKS	(268.05)	429548043	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	3/14/18	126568	INTERLINE BRANDS INC DBA SUPPLYWORKS	535.03	429886906	BLANKET PURCHASE ORDER	
	7550 OTHER CONTRACTUAL SERV	3/14/18	126573	TOTAL FILTRATION SERVICES, INC TOTAL FILTRATION SERVICES, INC	82.51	PSV1747400	BLANKET PURCHASE ORDER	
	Division Total 2100 BUILDING MAINTENANCE				6,201.42			
2104 ACCUM CAPITAL OUTLAY	818609 CIVIC AUD WALL CARPET	3/14/18	126394	ACOUSTICS FIRST CORPORATION ACOUSTICS FIRST CORPORATION	5,784.00	24856	ACOUSTIC WALL COVERING	
	818609 CIVIC AUD WALL CARPET	3/14/18	126394	ACOUSTICS FIRST CORPORATION ACOUSTICS FIRST CORPORATION	731.94	24856	ESTIMATED SHIPPING/HANDLI	
	817605 FIRE 1 EXPANSION	3/14/18	126453	E B M DESIGN GROUP INC E B M DESIGN GROUP INC	1,023.90	21340	CONST DOCS/BRACING	
	818609 CIVIC AUD WALL CARPET	3/14/18	126462	SHERWIN WILLIAMS COMPANY DBA FRAZEE INDUSTRIES	46.98	6017-1	PAINT STRAINER	
	818609 CIVIC AUD WALL CARPET	3/14/18	126484	HOLT LUMBER INC HOLT LUMBER INC	353.78	517562	5/8" AC PLYWOOD/CAULK	
	818609 CIVIC AUD WALL CARPET	3/14/18	126484	HOLT LUMBER INC HOLT LUMBER INC	125.41	517532	JOINT COMPOUND, ETC	

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2104 ACCUM CAPITAL OUTLAY	818609 CIVIC AUD WALL CARPET	3/14/18	126484	HOLT LUMBER INC HOLT LUMBER INC	323.88	517477	ORIENTED STRAND BRD	
	818648 DOWNTOWN 2010 PLAN	3/14/18	126513	LOWE'S LOWE'S	14.11	901913	QUICK SET CONCRETE	
	817673 FIRE STA 3-DESIGN/CONSTR	3/14/18	126521	MOORE TWINING ASSOCIATES, INC MOORE TWINING ASSOCIATES, INC	4,855.19	0052427	2018-01 PROF SVC	
	813602 GENERAL/MASTR PLAN UPDA	3/14/18	126540	QUAD KNOFF, INC QUAD KNOFF, INC	5,822.60	91994	01/21-02/17/18	
	817604 BASTILLE BLDG RENOVATION	3/14/18	126556	SERNA CONSTRUCTION INC SERNA CONSTRUCTION INC	69,543.80		#01 02/06-02/23/18	
	817604 BASTILLE BLDG RENOVATION	3/14/18	126583	UNITED PARCEL SERVICE UNITED PARCEL SERVICE	26.24	F7476V477	BLDRS EXCHNGE 11/02	
	818612 ST MEDIAN LANDSCAPE REN	3/14/18	126583	UNITED PARCEL SERVICE UNITED PARCEL SERVICE	37.62	F7476V088	BID SETS TO EXCHANGES	
	818648 DOWNTOWN 2010 PLAN	3/14/18	126592	WEST VALLEY SUPPLY INC WEST VALLEY SUPPLY INC	185.15	90848	IRRIGATION SUPPLIES	
	818648 DOWNTOWN 2010 PLAN	3/14/18	126592	WEST VALLEY SUPPLY INC WEST VALLEY SUPPLY INC	10.78	90863	IRRIGATION SUPPLIES	
Division Total 2104 ACCUM CAPITAL OUTLAY					88,885.38			
2131 COURTHOUSE SQUARE-OPERTNG	7780 UTILITIES-ELECTRICITY	3/9/18	126392	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	1,463.10		2018-02	
	7495 PROF AND SPEC SERVICES	3/14/18	126516	MATSON ALARM COMPANY, INC MATSON ALARM COMPANY, INC	178.00	1708471	CRTHS 2018-03	
	7785 UTILITIES-GAS	3/14/18	126562	SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	73.92		2018-02 0919156843	
Division Total 2131 COURTHOUSE SQUARE-OPERTNG					1,715.02			

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2180 PARKS FACILITY IMPACT FEE	817616 ROTARY FIELD LIGHTING	3/14/18	126397	ALAMEDA ELECTRIC SUPPLY INC DBA ALAMEDA ELECTRICAL DISTRIBUTORS INC	3,936.65	S4164270.00	LIGHTING MATERIAL	
	818613 COE PARK ARBOR	3/14/18	126583	UNITED PARCEL SERVICE UNITED PARCEL SERVICE	35.38	F7476V098	COE ARBOR EXCHANGES	
	Division Total 2180 PARKS FACILITY IMPACT FEE 3,972.03							
2181 TRANSPORTN FACLT IMP FEE	815627 TRAF SIG/GRGVL & 13TH AV	3/14/18	126570	T R C ENGINEERS, INC T R C ENGINEERS, INC	18,461.25	20274	2018-01 PROF SVCS	
	815665 LCY REALIGN-SH43/SIERRA	3/14/18	126593	WILLIAMS SCOTSMAN, INC WILLIAMS SCOTSMAN, INC	2,775.66	5595645	PORTABLE BLDG/HELENA- INS	
	815665 LCY REALIGN-SH43/SIERRA	3/14/18	126599	ZUMWALT HANSEN, INC ZUMWALT HANSEN, INC	1,407.75	11422	8/8-9/4/16 PROF SVC	
	Division Total 2181 TRANSPORTN FACLT IMP FEE 22,644.66							
240 LAD 90-1 T606 PINECASTLE	7780 UTILITIES-ELECTRICITY	3/9/18	126392	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	15.06		2018-02	
	7550 OTHER CONTRACTUAL SERV	3/14/18	126440	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	1,027.42	1233	2018-02	
	Division Total 240 LAD 90-1 T606 PINECASTLE 1,042.48							
241 LAD 90-2 T610 PARK MONTREY	7780 UTILITIES-ELECTRICITY	3/9/18	126392	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	49.36		2018-02	
	7550 OTHER CONTRACTUAL SERV	3/14/18	126440	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	89.20	1234	2018-02	
	Division Total 241 LAD 90-2 T610 PARK MONTREY 138.56							
242 LAD 90-3 T595 MANS #7 & 8	7780 UTILITIES-ELECTRICITY	3/9/18	126392	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	24.74		2018-02	

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242	7550	3/14/18	126440	CLEAN CUT LANDSCAPE MANAGEMENT INC	93.26	1234	2018-02	
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					118.00			
243	7550	3/14/18	126440	CLEAN CUT LANDSCAPE MANAGEMENT INC	19.80	1236	2018-02	
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	3/14/18	126440	CLEAN CUT LANDSCAPE MANAGEMENT INC	105.84	1236	2018-02	
LAD 91-1 T641 SIERA VISTA	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
Division Total 244 LAD 91-1 T641 SIERA VISTA					105.84			
245	7780	3/9/18	126392	SOUTHERN CALIF EDISON CO	25.55		2018-02	
LAD 92-1 PORTOFINO 1 & 2	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
	7550	3/14/18	126440	CLEAN CUT LANDSCAPE MANAGEMENT INC	152.21	1233	2018-02	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
Division Total 245 LAD 92-1 PORTOFINO 1 & 2					177.76			
246	7780	3/9/18	126392	SOUTHERN CALIF EDISON CO	24.89		2018-02	
LAD 92-2 CIELO EN TIERRA	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
	7550	3/14/18	126440	CLEAN CUT LANDSCAPE MANAGEMENT INC	78.36	1235	2018-02	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
Division Total 246 LAD 92-2 CIELO EN TIERRA					103.25			
247	7780	3/9/18	126392	SOUTHERN CALIF EDISON CO	24.89		2018-02	
LAD 93-1 T634 VINTAGE EST	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
	7550	3/14/18	126440	CLEAN CUT LANDSCAPE MANAGEMENT INC	128.73	1235	2018-02	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
Division Total 247 LAD 93-1 T634 VINTAGE EST					153.62			
248 LAD 93-2 T673 WALNUT FRST	7550 OTHER CONTRACTUAL SERV	3/14/18	126440	CLEAN CUT LANDSCAPE MANAGEMENT INC	191.36	1236	2018-02	
				CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550 OTHER CONTRACTUAL SERV	3/14/18	126440	CLEAN CUT LANDSCAPE MANAGEMENT INC	44.13	1236	2018-02 FRNTAGE	
				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	3/14/18	126440	CLEAN CUT LANDSCAPE MANAGEMENT INC	91.80	1233	2018-02	
				CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550 OTHER CONTRACTUAL SERV	3/14/18	126440	CLEAN CUT LANDSCAPE MANAGEMENT INC	45.56	1233	2018-02 BASIN	
				CLEAN CUT LANDSCAPE MANAGEMENT INC				
Division Total 249 LAD 94-1 T712 GATEWAY EST					137.36			
250 LAD 94-2 T708 STONECREST	7780 UTILITIES-ELECTRICITY	3/9/18	126392	SOUTHERN CALIF EDISON CO	177.23		2018-02	
				SOUTHERN CALIF EDISON CO				
	7550 OTHER CONTRACTUAL SERV	3/14/18	126440	CLEAN CUT LANDSCAPE MANAGEMENT INC	925.44	1234	2018-02	
				CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550 OTHER CONTRACTUAL SERV	3/14/18	126440	CLEAN CUT LANDSCAPE MANAGEMENT INC	472.73	1234	2018-02 PRK FRNTAGE	
				CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550 OTHER CONTRACTUAL SERV	3/14/18	126440	CLEAN CUT LANDSCAPE MANAGEMENT INC	466.46	1234	2018-02 RR FRNTAGE	
				CLEAN CUT LANDSCAPE MANAGEMENT INC				
Division Total 250 LAD 94-2 T708 STONECREST					2,041.86			
251 LAD 94-3 T696 QUAIL RUN	7780 UTILITIES-ELECTRICITY	3/9/18	126392	SOUTHERN CALIF EDISON CO	26.59		2018-02	
				SOUTHERN CALIF EDISON CO				
	7550 OTHER CONTRACTUAL SERV	3/14/18	126440	CLEAN CUT LANDSCAPE MANAGEMENT INC	209.55	1234	2018-02	
				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
251 LAD 94-3 T696 QUAIL RUN	7550	3/14/18	126440	CLEAN CUT LANDSCAPE MANAGEMENT INC	826.98	1234	2018-02 INT PARK	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7600	3/14/18	126527	NICK CHAMPI ENTERPRISES INC	48.26	20110	TEMP FENCE WINDSOR DR	
	SPECIAL DEPARTMENTAL EX			NICK CHAMPI ENTERPRISES INC				
Division Total 251 LAD 94-3 T696 QUAIL RUN					1,111.38			
252 LAD 97-1 T711 ROSEWOOD	7780	3/9/18	126392	SOUTHERN CALIF EDISON CO	26.35		2018-02	
	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
	7550	3/14/18	126440	CLEAN CUT LANDSCAPE MANAGEMENT INC	49.91	1236	2018-02	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
Division Total 252 LAD 97-1 T711 ROSEWOOD					76.26			
253 LAD 97-2 T742 SUMMERFLD	7550	3/14/18	126440	CLEAN CUT LANDSCAPE MANAGEMENT INC	39.49	1233	2018-02	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
Division Total 253 LAD 97-2 T742 SUMMERFLD					39.49			
254 LAD 97-3 T743 COUNTRY CR	7550	3/14/18	126440	CLEAN CUT LANDSCAPE MANAGEMENT INC	602.65	1236	2018/02	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
Division Total 254 LAD 97-3 T743 COUNTRY CR					602.65			
255 LAD 98-1 T747 CRYSTL SPR	7780	3/9/18	126392	SOUTHERN CALIF EDISON CO	25.55		2018-02	
	UTILITIES-ELECTRICITY			SOUTHERN CALIF EDISON CO				
	7550	3/14/18	126440	CLEAN CUT LANDSCAPE MANAGEMENT INC	215.58	1233	2018-02	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
Division Total 255 LAD 98-1 T747 CRYSTL SPR					241.13			
256 LAD 98-2 T759 MT VW #1	7550	3/14/18	126440	CLEAN CUT LANDSCAPE MANAGEMENT INC	428.77	1236	2018-02	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				

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Division Total 256 LAD 98-2 T759 MT VW #1					428.77			
257 LAD 01-1 T680 PAC GR #1	7550 OTHER CONTRACTUAL SERV	3/14/18	126440	CLEAN CUT LANDSCAPE MANAGEMENT INC	102.09	1235	2018-02	
				CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550 OTHER CONTRACTUAL SERV	3/14/18	126440	CLEAN CUT LANDSCAPE MANAGEMENT INC	44.23	1235	2018-02	
				CLEAN CUT LANDSCAPE MANAGEMENT INC				
Division Total 257 LAD 01-1 T680 PAC GR #1					146.32			
258 LAD 01-2 T770 CAMBRIA #1	7780 UTILITIES-ELECTRICITY	3/9/18	126392	SOUTHERN CALIF EDISON CO	50.32		2018-02	
				SOUTHERN CALIF EDISON CO				
	7550 OTHER CONTRACTUAL SERV	3/14/18	126440	CLEAN CUT LANDSCAPE MANAGEMENT INC	110.57	1234	2018-02	
				CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550 OTHER CONTRACTUAL SERV	3/14/18	126440	CLEAN CUT LANDSCAPE MANAGEMENT INC	205.61	1234	2018-02 RR FRNTAGE	
				CLEAN CUT LANDSCAPE MANAGEMENT INC				
Division Total 258 LAD 01-2 T770 CAMBRIA #1					366.50			
259 LAD 01-3 T771 POPPY HILL	7780 UTILITIES-ELECTRICITY	3/9/18	126392	SOUTHERN CALIF EDISON CO	24.74		2018-02	
				SOUTHERN CALIF EDISON CO				
	7550 OTHER CONTRACTUAL SERV	3/14/18	126440	CLEAN CUT LANDSCAPE MANAGEMENT INC	97.87	1234	2018-02	
				CLEAN CUT LANDSCAPE MANAGEMENT INC				
Division Total 259 LAD 01-3 T771 POPPY HILL					122.61			
260 LAD 01-4 T769 SILVER OAK	7550 OTHER CONTRACTUAL SERV	3/14/18	126440	CLEAN CUT LANDSCAPE MANAGEMENT INC	1,220.75	1235	2018-02	
				CLEAN CUT LANDSCAPE MANAGEMENT INC				
Division Total 260 LAD 01-4 T769 SILVER OAK					1,220.75			
261 LAD 02-1 T776 ASHTON PARK	7550 OTHER CONTRACTUAL SERV	3/14/18	126440	CLEAN CUT LANDSCAPE MANAGEMENT INC	832.31	1236	2018-02	
				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 261 LAD 02-1 T776 ASHTON PARK					832.31			
262 LAD 03-1 T789 LA PARC	7780 UTILITIES-ELECTRICITY	3/9/18	126392	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	24.74		2018-02	
	7550 OTHER CONTRACTUAL SERV	3/14/18	126440	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	98.18	1235	2018-02	
	7550 OTHER CONTRACTUAL SERV	3/14/18	126440	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	269.51	1235	2018-02 RAILROAD	
	Division Total 262 LAD 03-1 T789 LA PARC				392.43			
263 LAD 04-1 T810 SIDONIA	7550 OTHER CONTRACTUAL SERV	3/14/18	126440	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	172.75	1236	2018-02	
	7550 OTHER CONTRACTUAL SERV	3/14/18	126440	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	164.00	1236	2018-02 TRACT 814	
	Division Total 263 LAD 04-1 T810 SIDONIA				336.75			
264 LAD 04-2 T799 CAMBRIDGE	7550 OTHER CONTRACTUAL SERV	3/14/18	126440	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	505.37	1234	2018-02	
	7550 OTHER CONTRACTUAL SERV	3/14/18	126440	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	82.11	1234	2018-02 INT BASIN	
	Division Total 264 LAD 04-2 T799 CAMBRIDGE				587.48			
265 LAD 04-3 T795 CAMBRIDGE	7780 UTILITIES-ELECTRICITY	3/9/18	126392	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	196.56		2018-02	
	7550 OTHER CONTRACTUAL SERV	3/14/18	126440	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	994.14	1235	2018-02 PARK	
	7550 OTHER CONTRACTUAL SERV	3/14/18	126440	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	256.18	1235	2018-02 RAILROAD	

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265 LAD 04-3 T795 CAMBRIDGE	7550 OTHER CONTRACTUAL SERV	3/14/18	126440	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	885.70	1235	2018-02 STREET	
Division Total 265 LAD 04-3 T795 CAMBRIDGE					2,332.58			
266 LAD 04-4 T802-3 SIERRA	7550 OTHER CONTRACTUAL SERV	3/14/18	126440	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	235.67	1233	2018-02	
Division Total 266 LAD 04-4 T802-3 SIERRA					235.67			
2665 GAS TAX - 2103	816621 12TH RESURF/SJVRR-HOME D	3/7/18	126387	AVISON CONSTRUCTION INC AVISON CONSTRUCTION INC	39,696.22		5% RETAINAGE	
	817626 LACEY RESURF/MALL-MAGNA	3/14/18	126583	UNITED PARCEL SERVICE UNITED PARCEL SERVICE	11.74	F7476V068	KERN CO BUILDERS	
	817626 LACEY RESURF/MALL-MAGNA	3/14/18	126583	UNITED PARCEL SERVICE UNITED PARCEL SERVICE	4.97	F7476V517	PAVE OVERLAY EXCHNGS	
Division Total 2665 GAS TAX - 2103					39,712.93			
2667 T.D.A. - TRANSPORTATION	816671 11TH AVE RESRF-IVY-GRNGV	3/7/18	126387	AVISON CONSTRUCTION INC AVISON CONSTRUCTION INC	42,990.78		5% RETAINAGE	
Division Total 2667 T.D.A. - TRANSPORTATION					42,990.78			
2669 REGIONAL STP EXCHANGE FDS	815625 LACEY RESURF/GRNFD-MALL	3/7/18	126387	AVISON CONSTRUCTION INC AVISON CONSTRUCTION INC	49,228.24		5% RETAINAGE	
Division Total 2669 REGIONAL STP EXCHANGE FDS					49,228.24			
267 LAD 05-1 MISSION PARK	7550 OTHER CONTRACTUAL SERV	3/14/18	126440	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	35.95	1233	2018-02	
	7550 OTHER CONTRACTUAL SERV	3/14/18	126440	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	38.88	1233	2018-02 BASIN	

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Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
Division Total 267 LAD 05-1 MISSION PARK					74.83			
2672 CMAQ FUNDS	817628 BICYCLE FACILITY IMPR	3/14/18	126583	UNITED PARCEL SERVICE UNITED PARCEL SERVICE	35.38	F7476V098	BIKE/PED EXCHANGES	
Division Total 2672 CMAQ FUNDS					35.38			
268 LAD 05-2 T835 COPPER VLLY	7780 UTILITIES-ELECTRICITY	3/9/18	126392	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	49.48		2018-02	
	7550 OTHER CONTRACTUAL SERV	3/14/18	126440	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	527.51	1235	2018-02	
Division Total 268 LAD 05-2 T835 COPPER VLLY					576.99			
269 LAD 06-1 T794 QUAIL PARK	7780 UTILITIES-ELECTRICITY	3/9/18	126392	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	102.69		2018-02	
	7550 OTHER CONTRACTUAL SERV	3/14/18	126440	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	1,034.29	1234	2018-02	
Division Total 269 LAD 06-1 T794 QUAIL PARK					1,136.98			
270 LAD 09-1 T877 VICTORY	7780 UTILITIES-ELECTRICITY	3/9/18	126392	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	24.74		2018-02	
	7550 OTHER CONTRACTUAL SERV	3/14/18	126440	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	84.30	1235	2018-02	
Division Total 270 LAD 09-1 T877 VICTORY					109.04			
271 LAD 09-2 T843 LENNAR	7550 OTHER CONTRACTUAL SERV	3/14/18	126440	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	305.33	1236	2018-02	
	7550 OTHER CONTRACTUAL SERV	3/14/18	126440	CLEAN CUT LANDSCAPE MANAGEMENT INC CLEAN CUT LANDSCAPE MANAGEMENT INC	459.72	1236	2018-02 INDEP II	

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271	7550	3/14/18	126440	CLEAN CUT LANDSCAPE MANAGEMENT INC	665.12	1236	2018-02 INDEP III	
LAD 09-2 T843 LENNAR	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
Division Total 271 LAD 09-2 T843 LENNAR					1,430.17			
273	7550	3/14/18	126440	CLEAN CUT LANDSCAPE MANAGEMENT INC	790.00	1236	2018-02 INDEP IV	
LAD 14-01 T843 INDEP SUB3	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
Division Total 273 LAD 14-01 T843 INDEP SUB3					790.00			
274	7550	3/14/18	126440	CLEAN CUT LANDSCAPE MANAGEMENT INC	725.00	1235	2018-02 FRONT	
LAD 15-01 T887 SLVER OAK3	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
	7550	3/14/18	126440	CLEAN CUT LANDSCAPE MANAGEMENT INC	1,710.00	1235	2018-02 INTERIOR	
	OTHER CONTRACTUAL SERV			CLEAN CUT LANDSCAPE MANAGEMENT INC				
Division Total 274 LAD 15-01 T887 SLVER OAK3					2,435.00			
2910	818644	3/14/18	126476	FERGUSON ENTERPRISES INC 1423 DBA	4,581.72	1339085-3	BOX METER, CB16	
WATER CAPITAL	FLAT TO METER CONVERSION			GROENIGER & CO				
	818644	3/14/18	126476	FERGUSON ENTERPRISES INC 1423 DBA	4,143.17	1339085-3	CONCRETE LID W/PROBE, CB1	
	FLAT TO METER CONVERSION			GROENIGER & CO				
Division Total 2910 WATER CAPITAL					8,724.89			
375-002	7495	3/14/18	126582	UNION BANK, NA	1,695.00	1084336	ADM FEES 02/18-01/19	
2015 RFD SWR REV BD	PROF AND SPEC SERVICES			UNION BANK, NA				
Division Total 375-002 2015 RFD SWR REV BD					1,695.00			
390	2020-002	3/6/18	126358	ALL FAMILY LENDING	41.25	REFUND	UB REFUND	
WATER-OPERATIONS	UNAPPLIED CREDITS FOR UB			ALL FAMILY LENDING				
	2020-002	3/6/18	126359	BLUE MOUNTAIN CONST SVCS, INC	30.26	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			BLUE MOUNTAIN CONST SVCS, INC				

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390 WATER-OPERATIONS	2020-002	3/6/18	126360	BUELL, MARY JO	187.37	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			BUELL, MARY JO				
	2020-002	3/6/18	126361	CALIFORNIA HOME BUYERS, INC	79.29	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			CALIFORNIA HOME BUYERS, INC				
	2020-002	3/6/18	126363	COLEGROVE, ELIZABETH S	39.20	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			COLEGROVE, ELIZABETH S				
	2020-002	3/6/18	126364	CVE DEMOLITION, INC	980.00	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			CVE DEMOLITION, INC				
	2020-002	3/6/18	126365	FARWEST CORROSION CONTROL CO	980.00	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			FARWEST CORROSION CONTROL CO				
	2020-002	3/6/18	126366	GUILLEN, VANESSA A	22.50	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			GUILLEN, VANESSA A				
	2020-002	3/6/18	126367	HAWKINS, MICHAEL W	51.75	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			HAWKINS, MICHAEL W				
	2020-002	3/6/18	126368	HUSTON, RYAN C	47.26	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			HUSTON, RYAN C				
	2020-002	3/6/18	126374	LARA ASPHALT	980.00	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			LARA ASPHALT				
	2020-002	3/6/18	126375	LOPES, BROOKE E	87.85	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			LOPES, BROOKE E				
	2020-002	3/6/18	126377	MUNOZ JR, WILSON	54.48	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			MUNOZ JR, WILSON				
	2020-002	3/6/18	126378	MURRAY, BEATRIZ	84.68	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			MURRAY, BEATRIZ				
	2020-002	3/6/18	126379	NWANKWERE,THERESA/OPARA,CHRIS	33.63	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			NWANKWERE,THERESA/OPARA,CHRIS				
	2020-002	3/6/18	126380	PARREIRA, JOE & MARGARET	52.85	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			PARREIRA, JOE & MARGARET				
	2020-002	3/6/18	126383	STRATUS PROP MGMT	31.83	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			STRATUS PROP MGMT				

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Division Total 390 WATER-OPERATIONS					3,784.20			
400 CITY PAYROLL REVOLVING	2073 AMERICAN FID FLEX DEF	3/1/18	126347	AMERICAN FIDELITY ASSURANCE-FLEX AMERICAN FIDELITY ASSURANCE-FLEX	2,576.75		DED:396 AMFLEX DEF	
	2063 EMPLOYEES ATTACHMENT P	3/1/18	126348	CALIF STATE DISBURSEMENT UNIT CALIF STATE DISBURSEMENT UNIT	541.85		DED:206 ATTACHMENT	
	2063 EMPLOYEES ATTACHMENT P	3/1/18	126349	FRANCHISE TAX BOARD FRANCHISE TAX BOARD	210.00		DED:210 ATTACHMENT	
	2059 EMPLOYEES ASSOCNS PAYA	3/1/18	126350	G E M A 1121211070 G E M A	750.00		DED:621 GEMA	
	2059 EMPLOYEES ASSOCNS PAYA	3/1/18	126351	H M E A 0000129193 H M E A	33.00		DED:600 HMEA	
	2059 EMPLOYEES ASSOCNS PAYA	3/1/18	126352	H P O A 3242162141 H P O A	2,964.00		DED:607 HPOA	
	2059 EMPLOYEES ASSOCNS PAYA	3/1/18	126353	I A F F, LOCAL 3898 A/C#9129026 I A F F, LOCAL 3898	1,128.50		DED:615 I A F F	
	2063 EMPLOYEES ATTACHMENT P	3/1/18	126354	KINGS COUNTY SHERIFF'S OFFICE KINGS COUNTY SHERIFF'S OFFICE	280.85		DED:209 ATTACHMENT	
	2059 EMPLOYEES ASSOCNS PAYA	3/1/18	126356	S E I U LOCAL 521 S E I U LOCAL 521	2,697.86		DED:601 SEIU MEMBR	
	2059 EMPLOYEES ASSOCNS PAYA	3/1/18	126356	S E I U LOCAL 521 S E I U LOCAL 521	420.07		DED:602 SEIU FEEPR	
	2059 EMPLOYEES ASSOCNS PAYA	3/1/18	126356	S E I U LOCAL 521 S E I U LOCAL 521	1.56		DED:602 SEIU FEEPR	
	2063 EMPLOYEES ATTACHMENT P	3/1/18	126357	U S DEPT OF EDUCATION U S DEPT OF EDUCATION	179.61		DED:212 ATTACHMENT	
	2057-004 INSUR-P/R DED LIFE	3/6/18	126382	STANDARD INSURANCE COMPANY STANDARD INSURANCE COMPANY	503.58		2018-03 LIFE EE	
	2057-004 INSUR-P/R DED LIFE	3/6/18	126382	STANDARD INSURANCE COMPANY STANDARD INSURANCE COMPANY	2,022.05		2018-03 LIFE ER	

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Division Total 400 CITY PAYROLL REVOLVING					14,309.68			
511 MISC CASH DEPOSITS TRUST	3005-121 KC-LIBRARY IMP FEES	3/6/18	126371	KINGS CO DEPT OF FINANCE	2,327.55	REISSUE	2018-02 LIBRARY	
				KINGS CO DEPT OF FINANCE				
	3005-122 KC-CRIMINAL JSTC IMP FEES	3/6/18	126371	KINGS CO DEPT OF FINANCE	5,551.75		2018-02 CRIM JSTC	
				KINGS CO DEPT OF FINANCE				
	3005-101 SCH DVL FEES-HANFORD ELE	3/6/18	126372	KINGS CO OFFICE OF EDUCATION	33,012.67		2018-02 HESD	
				KINGS CO OFFICE OF EDUCATION				
	3005-200 KC-EL RANCHO DEBT SERVIC	3/6/18	126373	KINGS CO PUBLIC WORKS	3,152.52		DEBT SVC COLL DEC	
				KINGS CO PUBLIC WORKS				
	3005-200 KC-EL RANCHO DEBT SERVIC	3/6/18	126373	KINGS CO PUBLIC WORKS	3,322.74		DEBT SVC COLL JAN	
				KINGS CO PUBLIC WORKS				
	3001-1 REC-AUDITORIUM DEP TRUST	3/14/18	126430	CALIFORNIA BANDITS-JAIME RAMOS	250.00		REISSUE CK 125769	
				CALIFORNIA BANDITS-JAIME RAMOS				
	3005-200 KC-EL RANCHO DEBT SERVIC	3/14/18	126496	KINGS CO PUBLIC WORKS	3,121.11		DEBT SVC COLL 2/20/18	
				KINGS CO PUBLIC WORKS				
	3005-070 DISAB ACCES-BL-SB1186	3/14/18	126505	LATHER TO LACE	6.25		LICENSE REFUND	
				LATHER TO LACE				
	3001-1 REC-AUDITORIUM DEP TRUST	3/14/18	126517	STEVE MC LAUGHLIN	250.00	2003228	REFUND FIELD DEP 9310	
				MC LAUGHLIN, STEVE				
	3001-1 REC-AUDITORIUM DEP TRUST	3/14/18	126525	STAN HANSEN DBA	250.00		REFUND SFTBAL FLD2808	
				N S A WESTSIDE BULLETS SOFTBALL				
	3001-1 REC-AUDITORIUM DEP TRUST	3/14/18	126525	STAN HANSEN DBA	250.00		REFUND SFTBAL FLD3512	
				N S A WESTSIDE BULLETS SOFTBALL				
	3001-1 REC-AUDITORIUM DEP TRUST	3/14/18	126525	STAN HANSEN DBA	1,000.00		REFUND SFTBAL FLD4856	
				N S A WESTSIDE BULLETS SOFTBALL				
Division Total 511 MISC CASH DEPOSITS TRUST					52,494.59			
520 TRAFFIC SAFETY FUND	4305-002 PARKING FINES-AVENAL	3/14/18	126407	CITY OF AVENAL	302.78		2018-01 AVENAL	
				AVENAL, CITY OF				

Attachment: WARRANT REGISTER-03-14-18 (FIN: WARRANT REGISTER)

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
520 TRAFFIC SAFETY FUND	4305-003 PARKING FINES-CORCORAN	3/14/18	126446	CITY OF CORCORAN CORCORAN, CITY OF	62.49		2018-01 CORCORAN	
	4305-002 PARKING FINES-AVENAL	3/14/18	126497	KINGS CO TREASURER KINGS CO TREASURER	112.50		2018-01 CTHS/JAIL FDS	
	4305-002 PARKING FINES-AVENAL	3/14/18	126497	KINGS CO TREASURER KINGS CO TREASURER	110.00		2018-01 PENLTY EQ/REG	
	4305-003 PARKING FINES-CORCORAN	3/14/18	126497	KINGS CO TREASURER KINGS CO TREASURER	37.50		2018-01 CTHS/JAIL FDS	
	4305-003 PARKING FINES-CORCORAN	3/14/18	126497	KINGS CO TREASURER KINGS CO TREASURER	153.00		2018-01 PENLTY EQ/REG	
	4305-005 PARKING FINES-LEMOORE	3/14/18	126497	KINGS CO TREASURER KINGS CO TREASURER	250.00		2018-01 CTHS/JAIL FDS	
	4305-005 PARKING FINES-LEMOORE	3/14/18	126497	KINGS CO TREASURER KINGS CO TREASURER	220.00		2018-01 PENLTY EQ/REG	
	4305-005 PARKING FINES-LEMOORE	3/14/18	126508	CITY OF LEMOORE LEMOORE, CITY OF	367.73		2018-01 LEMOORE	
	4305-002 PARKING FINES-AVENAL	3/14/18	126577	TURBO DATA SYS INC TURBO DATA SYS INC	18.72	27475	2018-01	
	4305-003 PARKING FINES-CORCORAN	3/14/18	126577	TURBO DATA SYS INC TURBO DATA SYS INC	11.01	27475	2018-01	
	4305-005 PARKING FINES-LEMOORE	3/14/18	126577	TURBO DATA SYS INC TURBO DATA SYS INC	87.27	27475	2018-01	
Division Total 520 TRAFFIC SAFETY FUND					1,733.00			
					1,043,067.71			

Attachment: WARRANT REGISTER-03-14-18 (FIN: WARRANT REGISTER)



AGENDA STAFF REPORT

MEETING DATE: 3/20/2018	AGENDA SECTION: A
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SUBJECT:

Community Development: Continued Public Hearing: Adoption of Resolution No. 18-09-R, upholding the appeal of the Planning Commission's denial of Planned Unit Development No. 2017-01, therefore approving Planned Unit Development No. 2017-01, a request to deviate from the standards of the R-L-12 Low-Density Residential zone district to allow a 26-lot gated community with common open-space areas, reduced lot sizes, reduced setbacks, and a reduced street width for a private street. Adoption of Resolution No. 18-10-R, upholding the appeal of the Planning Commission's denial of Vesting Tentative Tract 924, thus, approving Vesting Tentative Tract 924, a request to subdivide a 4.19-acre parcel into 26 residential lots in the R-L-12 Low-Density Residential Zone District with a Planned Unit Development overlay. Adoption of Mitigated Negative Declaration No. 2017-13, certifying that the proposed projects would not result in a significant adverse impact on the environment with the incorporation of mitigation measures. The project is located at the southern intersection of Greenfield Avenue and Fitzgerald Lane (APN 010-320-115).

See staff report attached.

FISCAL IMPACT:

ATTACHMENTS:

Staff Report
 Resolution No. 18-09-R
 Resolution No. 18-10-R
 Exhibit A - Planned Unit Development No. 2017-01 Layout
 Exhibit B - Elevations
 Exhibit C - Floor Plans
 Exhibit D - Tentative Tract 924
 Exhibit E - Environmental Assessment
 Exhibit F - Comment Received #1

Exhibit G - Comment Received #2

CITY OF HANFORD CITY COUNCIL STAFF REPORT

MEETING DATE: Tuesday, February 20, 2018

PROJECT: **Adoption of Resolution No. 18-09-R**, overturning the Planning Commission's denial of Planned Unit Development No. 2017-01, thus, approving Planned Unit Development No. 2017-01, a request to deviate from the standards of the R-L-12 Low-Density Residential zone district to allow a 26-lot gated community with common open-space areas, reduced lot sizes, reduced setbacks, and a reduced street width for a private street.

Adoption of Resolution No. 18-10-R, overturning the Planning Commission's denial of Vesting Tentative Tract 924, thus, approving Vesting Tentative Tract 924, a request to subdivide a 4.19-acre parcel into 26 residential lots in the R-L-12 Low-Density Residential Zone District with a Planned Unit Development overlay.

Adoption of Mitigated Negative Declaration No. 2017-13, certifying that the proposed projects would not result in a significant adverse impact on the environment with the incorporation of mitigation measures.

LOCATION: The project is located at the southern intersection of Greenfield Avenue and Fitzgerald Lane (APN 010-320-115).

STAFF RECOMMENDATION

Staff recommends that the City Council:

1. Adopt Mitigated Negative Declaration No. 2017-13, certifying that the projects will not result in a significant adverse impact on the environment with the incorporation of mitigation measures.
2. Adopt Resolution No. 18-09-R, overturning the Planning Commission's denial of Planned Unit Development No. 2017-01, thus approving Planned Unit Development No. 2017-01.
3. Adopt Resolution No. 18-10-R, overturning the Planning Commission's denial of Vesting Tentative Tract 924, thus approving Vesting Tentative Tract 924.

RECOMMENDED MOTION

1. I move to adopt Mitigated Negative Declaration No. 2017-13 for the project.

2. I move to adopt Resolution No. 18-09-R, overturning the Planning Commission's denial of Planned Unit Development No. 2017-01, thus approving Planned Unit Development No. 2017-01.
3. Adopt Resolution No. 18-10-R, overturning the Planning Commission's denial of Vesting Tentative Tract 924, thus approving Vesting Tentative Tract 924.

PROJECT INFORMATION

Planned Unit Development No. 2017-01

Planned Unit Development No. 2017-01 is a request to deviate from the standards of the Hanford Municipal Code for the R-L-12 Low-Density Residential Zone District to allow a 26-lot gated community with common open space areas, reduced lot sizes and configurations, reduced setbacks, and a reduced street width for a private street.

See proposed planned unit development, attached as **Exhibit A**.

See elevations, attached as **Exhibit B**.

See the floor plans, attached as **Exhibit C**.

Vesting Tentative Tract 924

Vesting Tentative Tract 924 is a request to subdivide a 4.19-acre parcel into 26 residential lots in the R-L-12 Low-Density Residential Zone District with a planned unit development overlay.

See proposed subdivision, attached as **Exhibit D**.

BACKGROUND INFORMATION

Planned Unit Development No. 2017-01 and Tentative Tract 924 were heard by the Planning Commission as a public hearing item on Tuesday, January 9, 2018. Planning Commission denied the projects, due to an inability to make the required findings.

Appeal No. 2018-01, an appeal of the Planning Commission's denial of Vesting Tentative Tract 924 and Planned Unit Development No. 2017-01, was presented to the City Council on February 20, 2018. By a 4-1 vote, the City Council made the required findings, overturned the denial of Planned Unit Development No. 2017-01 and Vesting Tentative Tract 924, and directed staff to bring back resolutions incorporating the required findings and conditions of approval for the projects.

ENVIRONMENTAL ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) guidelines, Planned Unit Development No. 2017-01 and Tentative Tract No. 924 were evaluated in an Environmental Assessment/Initial Study. Based on the review, it was determined that the proposed project would not result in a significant adverse impact on the environment with the incorporation of mitigation measures, therefore Mitigated Negative Declaration No. 2017-13 has been prepared, attached as **Exhibit E**. A “Notice of Intent to Adopt a Mitigated Negative Declaration” was circulated for comment from December 15, 2017 – January 4, 2018.

COMMENTS RECEIVED

Two letters were submitted protesting the project. The letters are attached as **Exhibit F** and **Exhibit G**.

RESOLUTION NO. 18-09-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD UPHOLDING THE APPEAL OF THE PLANNING COMMISSION'S DENIAL OF PLANNED UNIT DEVELOPMENT NO. 2017-01, THEREFORE APPROVING PLANNED UNIT DEVELOPMENT NO. 2017-01, A REQUEST TO DEVIATE FROM THE STANDARDS OF THE R-L-12 LOW-DENSITY RESIDENTIAL ZONE DISTRICT TO ALLOW A 26-LOT GATED COMMUNITY WITH COMMON OPEN SPACE AREAS, REDUCED LOT SIZES, REDUCED SETBACKS, AND A REDUCED STREET WIDTH FOR A PRIVATE STREET. THE PROJECT IS LOCATED AT THE SOUTHERN INTERSECTION OF GREENFIELD AVENUE AND FITZGERALD LANE (APN 010-320-115).

At a regular meeting of the City Council of the City of Hanford duly called and held on March 20, 2018, at 7:00 p.m., it was moved by Councilmember _____, and seconded by Councilmember _____, and duly carried, that the following resolution be adopted:

WHEREAS, Planned Unit Development No. 2017-01, a request to deviate from the standards of the R-L-12 Low-Density Residential zone district to allow a 26-lot gated community with common open space areas, reduced lot sizes, reduced setbacks, and a reduced street width for a private street, was presented to the Planning Commission as a public hearing item on January 9, 2018, in accordance with Section 17.82 of the Hanford Municipal Code; and

WHEREAS, on the basis of the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing of the Planning Commission on January 9, 2018, the Planning Commission was unable to make the finding 6 of Section 17.82.030 of the Hanford Municipal Code; and

WHEREAS, the Planning Commission adopted Resolution No. 2018-03, denying Planned Unit Development No. 2017-01 by a 7-0 vote on January 9, 2018; and

WHEREAS, the applicant, Clark Development Group, filed an appeal, appealing the decision of the Planning Commission to deny Planned Unit Development No. 2017-01 and Tentative Tract 924 to the City Council, in accordance with Section 17.70.200; and

WHEREAS, the City of Hanford City Council, at its regularly scheduled meeting on February 20, 2018, held a public hearing and received testimony and evidence for and against Appeal No. 2018-01, an appeal of the Planning Commission's denial of Planned Unit Development No. 2017-01 and Tentative Tract 924, filed by Clark Development Group, in accordance with Section 17.70.200 of the Hanford Municipal Code; and

WHEREAS, the City of Hanford City Council voted 4-1 to overturn the decision of the Planning Commission, thus approving Planned Unit Development No. 2017-01, and requested staff to prepare a resolution incorporating the required findings of Section 17.82.030, as follows:

1. That the location and design of the planned unit development is in accordance with the purpose of this title.

Analysis: Location - That in accordance with Section 17.82.050 of the Hanford Municipal Code, a planned unit development shall be a minimum five-acre site area, except that there shall be no minimum site area requirements if the site is an infill development site. An infill development site means a parcel or group of parcels that make up a site that is vacant or underutilized and is surrounded by developed land or parcels on at least seventy-five percent of its perimeter. Infill development sites include previously developed sites that may/will be redeveloped. The property is substantially surrounded on all sides by development, residential to the north, east, and west, and the Kings County Courthouse and Jail to the south.

Design and Purpose - That planned unit developments are encouraged to achieve a more functional, aesthetically pleasing, and harmonious living and working environment within the City, that otherwise might not be possible by strict adherence to the provisions of the municipal code. In certain instances, the objectives of the municipal code may be achieved by development that does not conform in all respects with the land use pattern designated on the zoning map or in the zone district prescribed. The planned unit development seeks to:

- permit development intensity greater than would otherwise be permitted by the implementation of the standards of the R-L-12 Low-Density Residential zone district.
- permit lot sizes, shapes, and layouts that would not otherwise be permitted by the standards of the R-L-12 Low-Density Residential zone district.
- permit variations to the standard local street cross-sections by proposing a private street with reduced street width and without sidewalks, which will be maintained by a homeowners' association.
- permit private streets and gated neighborhoods.

The design of Planned Unit Development No. 2017-01 is consistent with the objectives of Section 17.82.

2. That the planned unit development is being proposed to achieve one or more of the objectives identified in Section 17.82.030.

Analysis: That the planned unit development is requested, in order to achieve the following objectives identified in Section 17.82.030:

- ✓ To permit development intensity greater than would otherwise be permitted by the implementation of the standards of the zone district in which the site is located;

- ✓ To permit the lot patterns on size, shape, and layout that would not otherwise be permitted by the standards of the zone district in which the site is located;
 - ✓ To permit variations to the standard local street cross-sections;
 - ✓ To permit private streets and gated neighborhoods
3. That the location and design of the planned unit development and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare of the community to properties or improvements in the vicinity.

Analysis: Location – That the project is located at the southern intersection of Greenfield Avenue and Fitzgerald Lane (APN 010-320-115). The project is located in an area substantially surrounded by residential development, with the Kings County Courthouse and Jail located to the south. The location of the planned unit development will not be detrimental to the public health, safety, or welfare of the community to properties or improvements in the vicinity. The site is designated for low-density residential development by the General Plan.

Design and Conditions of Operation – That the City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public. Consultation was sent to interested agencies, including the County Health Department, Public Works Department, Fire Department, and Building Division. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval.

4. That the location and design of the planned unit development will not generate more traffic than the streets in the vicinity can carry without congestion and will not overload utilities.

Analysis: That the project has been reviewed by the Public Works Department and improvements and conditions of approval have been placed on the project in order to mitigate the effects of the project on traffic, streets, and utilities.

5. That the planned unit development's population density, site area and dimensions, site coverage, yard spaces, height of structures, distances between structures, off-street parking and off-street loading facilities, landscaped areas and street design will produce an environment of stable and desired character consistent with the purpose of this title.

Analysis: Density - The planned unit development does not propose a density greater than that permitted in the General Plan. The General Plan prescribes a density between two and 10 dwelling units per acre for the Low-Density Residential zone district. The project's density is 6.45 dwelling units per acre, which is within the range allowed by the General Plan.

Site area – The applicant proposes to deviate from the standard lot size of the R-L-12 Low-Density Residential zone district to allow all lots in the subdivision to be under the 12,000 square-foot requirement, with the minimum lot size being 4,302 square feet.

Lot Frontage - The applicant also requests to be allowed to reduce the lot frontage to a minimum of 28 feet. Lots in the R-L-12 Low-Density Residential zone district require a minimum 40 feet of frontage. The reduced frontage still can accommodate refuse pick-up and will not produce an unstable character.

Lot Width and Depth - The applicant proposes a reduced lot width of 50 feet for the majority of lots in the subdivision. In the R-L-12 Low-Density Residential zone district the minimum lot width is 80 feet for interior lots and 75 feet for corner lots. The applicant proposes a reduced lot depth of 90 feet on the majority of lots in the subdivision. In the R-L-12 Low-Density Residential zone district the minimum lot depth shall be 100 feet. The reduced lot width and depth will not produce an unstable environment.

Site Coverage – The applicant is not seeking a deviation from the 50% coverage maximum requirement for the R-L-12 Low-Density Residential zone district.

Yard Spaces – The applicant proposes to allow reduced setbacks under the planned unit development. The front setback to the garage proposed is 18 feet, which can accommodate a vehicle to park in the drive-way. The standard setback to a garage for the R-L-12 Low-Density Residential district is 20 feet. The applicant proposes four-foot setbacks for the side yard; the standard for the district is five feet. The minimum rear-yard setback proposed for one-story residences is 11 feet. The required rear-yard setback for a one-story home is 15 feet. The applicant proposes 19 feet 8 inches for the rear-yard setback for a two-story residence in the development. The required rear-yard setback for a two-story residence is 25 feet. The reduced setbacks will not produce an unstable character and are still permissible, in accordance with the California Building Code.

Height of Structures – The applicant is not seeking a deviation from the height maximum of the R-L-12 Low-Density Residential zone district, which is 35 feet.

Off-Street Parking and Loading – the applicant is not seeking a deviation to the parking requirement for single-family dwellings, which is two spaces per dwelling unit with at least one space covered. Off-street loading space is not required for residential uses.

Landscaped Areas – The applicant is not seeking a deviation to the landscape requirements for the R-L-12 Low-Density Residential zone district. All landscaping will be required to be provided as required by Section 17.10.150 Usable open space, Section 17.10.160 Landscaping, and Section 17.52 Landscape Standards.

Street Design – The applicant proposes to deviate from the street standard by providing a 33-foot wide private street without sidewalks, which will be maintained by a home owners' association. The standard street width is 36 feet, with 60 feet of right-of-way to accommodate sidewalks on either side.

The deviations proposed under Planned Unit Development No. 2017-01 are consistent with the purposes of Section 17.82 Planned Unit Developments. The project would provide a

stable and desired character by providing enhanced elevations and shared open-space amenities within a gated community.

6. That the combination of different dwelling types, architectural appearance, and/or varieties of land uses in the development will complement each other and harmonize with the existing and proposed land uses in the vicinity.

Analysis: That in accordance with the planned unit development proposed, there is a variety of housing type provided for varying lifestyles and preferences. The project offers a mix of lot sizes within an existing neighborhood. The project is considered infill and is supported by existing infrastructure. There is a wide variety of housing in the existing neighborhood, which have varying construction dates and lot sizes. One half a mile east of the project site along Greenfield, there are condominiums, which will complement the proposed development; and

WHEREAS, Planned Unit Development No. 2017-01 shall be developed in accordance with the layout presented in **Exhibit A**; and

WHEREAS, the development shall be constructed consistent with the approved elevations, attached as **Exhibit B**; and

WHEREAS, the development shall be constructed consistent with the approved floor plans, attached as **Exhibit C**; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) guidelines, the project was evaluated in an Environmental Assessment/Initial Study. Based on the review, it was determined that the proposed project would not result in a significant adverse impact on the environment with the incorporation of mitigation measures, therefore Mitigated Negative Declaration No. 2017-13 has been adopted; and

WHEREAS, all mitigation measures cited in the Mitigation Monitoring and Reporting Program, attached as **Exhibit D**, shall also be conditions of development; and

WHEREAS, all conditions of approval cited in the resolution approving Tentative Tract 924 shall also be conditions of approval of the Planned Unit Development; and

WHEREAS, Planned Unit Development 2017-01 shall be expire with the expiration of Tentative Tract 924; and

THREFORE, BE IT RESOLVED that the City Council overturns the Planning Commission decision to deny Planned Unit Development No. 2017-01 and approves the project subject to the following conditions:

ADMINISTRATION DEPARTMENT

Contact the City Attorneys' Office: (559) 584-6656
Concerning questions that you may have on the conditions listed below:

Defense and Indemnification Provisions:

1. That the applicant shall defend, indemnify, and hold harmless the City of Hanford ("City"), its officials, officers, employees, representatives, agents and attorneys, from and against all claims, damages, losses, judgments, liabilities, expenses and other costs, including litigation costs and attorney's fees, arising out of, resulting from, or in connection with, the City's act or acts leading up to and including approval of any environmental document and/or granting of any approvals relating to the Project. Applicant's obligation to defend, indemnify and hold the City harmless specifically includes, but is not limited to, any suit or challenge by any third party against the City which challenges or seeks to set aside, void or annul the legality or adequacy of any environmental document approved by the City or any approval related to the Project.

PLANNING DEPARTMENT

Contact Associate Planner Gabrielle de Silva at (559) 585-2578
Concerning questions that you may have on the conditions listed below:

General:

- ☒ That the applicant hereby agrees to hold the City of Hanford and all of its departments, officers, agents, and employees free and harmless of and from all claims of any kind or nature arising out of or by reason of the approval of this project.
- ☒ That approval of this project does not exempt compliance with all applicable sections of the Uniform Fire and Building Codes, Zoning Ordinance, Public Works Improvement Standards, and other City Ordinances.
- ☒ That all conditions of approval listed in this resolution by the City of Hanford be contained in the line drawing submitted for building permits.
- ☒ That the Planned Unit Development be developed consistent with the layout presented in attached **Exhibit A**.
- ☒ That the Planned Unit Development be developed consistent with the approved elevations, attached as **Exhibit B**.
- ☒ That the Planned Unit Development be developed consistent with the approved floor plans, attached as **Exhibit C**.
- ☒ That the Planned Unit Development is subject to the mitigations cited in the Mitigation Monitoring and Reporting Program, attached as **Exhibit D**.

- ☒ Each lot is restricted to the following floor plan (the lot numbers correspond to Tentative Tract Map No. 2017-01, attached as **Exhibit E**).

Lot Number	Floor Plan
1	B
2	C
3	B
4	C
5	B
6	B
7	B
8	C
9	B
10	B
11	A
12	B
13	A
14	B
15	C
16	A
17	C
18	B
19	B
20	C
21	C
22	B
23	C
24	C
25	C
26	C

Zoning:

1. That all requirements of the R-L-12 Low-Density Residential zone district shall apply, except as modified under Planned Unit Development No. 2017-01, as follows:

Category	R-1-12 Standard	Approved under PUD 2017-01
Minimum Lot Size	12,000 square feet	4,302 square feet (minimum)
Lot Frontage	40 feet	28 feet (minimum)
Lot Width	80 feet for interior lots and 90 feet for corner lots	50 feet (typical lot width)

Lot Depth	100 feet	85 feet (minimum)
Setbacks	Front (livable) – 15 ft Front (garage) – 20 feet	Front (livable) – 15 feet Front (garage) – 18 feet
Setbacks Street Right-of-Way Width	Rear – 15 feet for one-story Increase by 10 feet for buildings over one-story high	Rear (one –story) – 11 feet Rear (two-story) – 19 ft. 8 inches
	Side (interior) - 5 feet Side (street-side) – 10 feet	Side (interior) – 4 feet Side (street side) – 4 feet
	60 feet	33 feet

Architectural Conditions:

- ☒ That the residences within the development be developed in substantial compliance with the architectural renderings, colors, etc. approved by the City Council and attached as **Exhibit B**.
- ☒ That any future changes to the architectural design features must maintain the overall integrity of the elevations approved and not detract from the consistent look and appearance of the development. Any changes shall be determined by the Community Development Director to be consistent with the original approved elevations.

Dwelling Units per Lot (Section 17.10.050)

- ☒ That not more than one dwelling unit shall be allowed on each lot, unless approved as an accessory use to an allowed or approved conditional use, or approved as an accessory dwelling unit, in accordance with Section 17.60.030 of the Hanford Municipal Code.

Coverage (Section 17.10.060)

- ☒ That the maximum coverage of a lot in the R-L-12 zone shall be 50%.

Building Setback Area (Section 17.10.070)

- ☒ That no structure shall be placed within a building setback area.
- ☒ The front building setback area shall be 15 feet from the front lot line for livable space and 18 feet for garages, carports, and other non-livable building space, as permitted under Planned Unit Development No. 2017-01.
- ☒ That the rear building setback shall be a minimum 11 feet from the rear lot line for a one-story residence, as permitted under Planned Unit Development No. 2017-01.
- ☒ That the rear building setback shall be a minimum 19 feet eight inches from the rear lot line for a two-story residence, as permitted under Planned Unit Development No. 2017-01.

- ☒ That the side building setback shall be a minimum of four feet from the side property line (regardless of the number of stories), as permitted under Planned Unit Development No. 2017-01.
- ☒ That where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.

Distance between Structures (Section 17.10.080)

- ☒ The minimum distance between structures shall be 10 feet, except as provided by the building code.

Height of Structures (Section 17.10.090)

- ☒ The maximum structure height shall be 35 feet.

Driveways (Section 17.10.110)

- ☒ That the width of a driveway and any paved area shall not cumulatively exceed 40% of the width of the lot's street frontage on which the driveway and any paved area faces. In the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways, the paved area of these driveways shall not exceed 50% of the front building setback area.
- ☒ That on corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot line.
- ☒ That on key lots, the driveway shall be located on the side of the lot, which is not adjacent to the rear lot line of the adjacent reverse corner lot.

Landscaping (Section 17.10.160)

- ☒ That landscaping be provided in accordance with Section 17.52 Landscape Standards of the Hanford Municipal Code.
- ☒ That except for driveways and approved parking areas all yard areas and setback areas visible from the street shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to 100% of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.
- ☒ That one street tree, or two street trees on corner lots, a minimum 15 gallon size shall be planted on all lots less than 6,000 square feet.
- ☒ That two street trees, a minimum 15 gallon size, shall be planted on all lots 6,000 square feet or greater. One of the two shall be planted 12 feet (no greater or no less) from the face of the front lot line street curb.

- ☒ That there shall be two additional street trees, a minimum 15 gallon size, planted on all corner lots in the parkway adjacent to the street side lot line.
- ☒ That all species of trees shall be selected from a list approved by the City Parks and Recreation Commission.

Environmental Requirements:

- ☒ That if fireplaces are proposed in the residential units, natural gas fireplaces or EPA-certified wood-burning fireplaces/stoves are to be installed in every unit that has a fireplace. Conventional open-hearth fireplaces are not allowed.
- ☒ That natural gas lines and electrical outlets be installed in backyards or patios to encourage use of gas and/or electric barbecues.
- ☒ That electrical outlets be installed around the exterior of the residential units to encourage use of electric lawn mowers, edgers, etc.

Noise:

- ☒ That construction equipment is muffled and construction activities be limited to the hours between 7:00 a.m. to 10:00 p.m., Monday through Friday, unless the construction is within the enclosed structure or approved by the Community Development Department.
- ☒ That noise from fixed mechanical equipment, when measured at the property line, meets the standard of the Hanford Noise Element.

Rooftop Equipment (Section 17.50.100)

- ☒ That all elevator housing and mechanical equipment located on the roof of any building shall be screened from adjacent views and contained within a completely enclosed penthouse or portion of the same building having walls and roofs with construction and appearance similar to the building.

Outdoor Lighting Standards (Section 17.50.140)

- ☒ That all lights and light fixtures, except public street lights, shall be located, aimed, or shielded so as to minimize light trespassing across property boundaries or skyward.
- ☒ That no lights or light fixtures shall flash, revolve, blink, or otherwise resemble a traffic control signal or operate in such a fashion to create a hazard for passing traffic.

- ☒ That building-mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.
- ☒ That canopy ceiling light fixtures shall be recessed, or the sides of the lens area shall be shielded, in order to eliminate emission of horizontal light.
- ☒ That mercury vapor lamps shall be a fully shielded fixture with all light directed on-site.
- ☒ That freestanding light fixtures shall not exceed eighteen (18) feet in height measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture.

Tents, Tarps, and Other Coverings (Section 17.50.130)

- ☒ That no front or side building setback area shall be covered by tents, tarps, cloth, fabric, or a wood or metal covering or structure except for the following:
 - ☒ Standard window and door awnings
 - ☒ Ornamental covers, such as a sidewalk or entry awning trellis, or other similar improvement intended as an improved passageway or for aesthetic purposes providing architectural integrity with the building to which it is attached. Supports shall be ninety (90) percent open and shall not be enclosed.

Dust Control:

- ☒ That the appropriate dust-control practices of the San Joaquin Valley Air Pollution Control District shall be implemented.
- ☒ That any necessary permits be obtained through the San Joaquin Valley Air Pollution Control District.

BUILDING DIVISION

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

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

1. That building permits must be obtained from the City Building Division for each structure to include but not limited to: buildings, pools, fences, trash enclosures, signs and carports for any structural, plumbing, electrical or mechanical work being done.
2. That no building or structure shall be used or occupied, and no change in the existing occupancy classification of building or structure or portion thereof shall be made until the building official has approved the change and issued a Certificate of Occupancy.
3. That detailed dimensioned plans be provided to the Building Division for each structure prior to obtaining construction permits. Each structure will require a separate submittal and permit.

4. That each structure will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of as applicable:
 - 4.1 1 copy of the City of Hanford Permit Application form
 - 4.2 6 complete sets of Drawings, unless noted, including:
 - 4.2.1 Grading Plan (Civil Drawings, for reference)
 - 4.2.2 Site Plan
 - 4.2.3 Architectural Drawings
 - 4.2.4 Structural Drawings
 - 4.2.5 Electrical Drawings
 - 4.2.6 Mechanical Drawings
 - 4.2.7 Plumbing Drawings
 - 4.2.8 Landscape Plan (for reference)
 - 4.2.9 Planning Dept. "Conditions of Approval" or "Resolution" printed on the drawings and part of the drawing submittal
 - 4.2.10 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.

****** Each structure will be considered a separate submittal. Grading, Landscaping, Signage and all Fire permits are separate submittals as well and require separate applications and submittals as applicable. ******

- 4.3 2 complete sets of documentation, unless noted, including:
 - 4.3.1 Architectural Specifications
 - 4.3.2 Structural Calculations
 - 4.3.3 Electrical Calculations, if not included on the drawings
 - 4.3.4 Mechanical Calculations, if not included on the drawings
 - 4.3.5 Plumbing Calculations, if not included on the drawings
 - 4.3.6 Energy Calculations, if not included on the drawings
 - 4.3.7 CalGreen Compliance, if not included on plans
 - 4.3.8 **Compliance with the City of Hanford Landscape Ordinance**
 - 4.3.9 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
5. That a school impact fee of \$3.48 (or revision thereof) for each square foot of new building area be paid when building permits are issued.
6. That all special inspection reports be submitted to the Building Division prior to final inspection.
7. That all construction shall conform to the Most Current Edition (2016) of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen.
8. That Kings County Impact Fees shall apply at current rates.

9. That block walls and trash enclosures require separate submittals/permits through the Building Dept.

FIRE DEPARTMENT

Contact Fire Chief Chris Ekk @ 559-585-2545 or cekk@cityofhanfordca.com concerning questions that you may have on the following conditions:

General Instructions

1. **Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances.**
2. All fire protection systems must be installed and operational prior to occupying the building.
3. All permits shall be issued and fees paid prior to scheduling inspections with the Fire Department. To schedule appointments for inspections, please email at grocha@cityofhanfordca.com and dbodiroga@cityofhanfordca.com
4. Scope of work shall be clearly stated on all plans submitted for permit.
5. All Deferred Submittals shall be listed on the building plan Title Page. All deferred submittals are required to be submitted within 30-days of building permit issuance.

The following comments are applicable if checked:

1. ☐ No comments.
2. ☒ This project must comply with latest applicable codes.
3. ☐ Project must meet minimum fire flow requirements per the table in Appendix B & C of the 2016 California Fire Code.
4. ☐ If a new fire hydrant flow test is required, contact the fire department for submittal requirements.
5. ☒ Based on the occupancy classification, an automatic sprinkler system is required for this project. ***A separate fire department permit is required.*** Contact the fire department for submittal process.
 - ☐ NFPA 13 System per CFC 903.3.1.1
 - ☐ NFPA 13R System per CFC 903.3.1.2 (Group R occupancies)
 - ☒ NFPA 13D System per CFC 903.3.1.3 (one and two-family dwellings, Group R-3, and townhouses)
6. ☐ For automatic sprinkler systems, ***a separate permit must be submitted*** for the

Underground system supplying the sprinkler system. Contact the fire department for submittal information.

7. ☐ Fire Riser Room: All new buildings that require an automatic fire sprinkler system shall contain a separate room to house the fire riser and FDC inside of it and shall have the following building elements:
 - At least one man door shall be provided - only exterior door(s) are allowed,
 - The fire riser room and the door shall be large enough to accommodate repairs and/or maintenance needed by the use of tools and the removal and/or replacement of parts/pipe to the fire riser or FDC; suggested size 4' x 4' room.
 - One-hour rated construction,
 - Fire sprinkler head coverage required,
 - Normal and emergency back-up lighting shall be installed inside the fire riser room,
 - The exterior of the fire riser door shall have permanent signage stating FIRE RISER ROOM in a contrasting color to background,
 - For existing buildings: please contact the fire department for requirements.
8. ☐ When a sprinkler system is required with 21 or more sprinkler heads, the system shall be monitored by a Central Station Service. Fire alarm and detection systems required by Chapter 9 of the currently adopted edition of the California Building Code (CBC) and CFC shall be installed per NFPA 72. ***A separate fire department permit is required*** for fire sprinkler monitoring and/or fire alarm systems required by the latest edition of the CBC. Contact the fire department for submittal process.
9. ☐ A hydrant will be required within 50 feet of the fire department connection. **Knox FDC Plugs, Model #3401**, are required on all FDC's. The ordering of Knox Box products can be done directly at www.knoxbox.com or an order form can be obtained from the fire department.
10. ☒ When any portion of the facility or building to be protected is more than 400 feet from a hydrant on a fire apparatus access road as measured by an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided where required by the fire code official.
11. ☒ Depending on the location of the existing fire hydrant(s), additional fire hydrants may be required. All hydrants must be in place and accepted by the fire department prior to any combustibles being brought onto the site.
12. ☐ No additional hydrants are necessary for this project.
13. ☐ Number of additional hydrants necessary for this project:
14. ☒ Fire hydrant spacing shall be as follows:

- a. **Residential development:** one hydrant shall be installed at 500 foot intervals.
- b. **Commercial development:** one hydrant shall be installed at 300 foot intervals.
- c. Or as required by Appendix C of the California Fire Code

- 15. ☐ Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.
- 16. ☒ Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building constructed or moved onto or with the City of Hanford. It shall extend to within 150 feet of all portions of the facility and all portions on the exterior walls of the first story of the buildings as measured by an approved route around the exterior of the building or facility.
- 17. ☐ All dead-end access roads in excess of 150 feet must be provided with an approved turn around or hammer head complying with City standards.
- 18. ☒ Existing access roads are sufficient. Access roads were approved via traffic modeling software.
- 19. ☒ All access road shall not be less than 20 feet wide and 13 feet 6 inches in height.
- 20. ☐ Access road turning radius for fire apparatus is as follows:
 - a. 20 feet 1 inch inside turning radius
 - b. 44 feet 6 inch outside radius
- 21. ☐ Additional access roads may be required per CFC 2016 Section 503.1.2. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.
- 22. ☒ Traffic calming devices shall not be installed onto fire department emergency access roads unless prior approval is obtained from the Hanford Fire Department.
- 23. ☒ Areas identified as "Fire Lanes" must be identified as such per requirements set forth in the California Vehicle Code Section 22500.1.

☒ Access roads 20-26 feet in width. Fire lanes shall be on both sides of the fire apparatus access roads. Fire lanes will be identified at the main entrance on both sides of the road.

☒ Access roads 26 to less than 32 feet in width: Fire lanes shall be on one side of the fire apparatus access roads. A fire lane will be identified on the curb on the north side of the paseo/open area to allow a left hand turn around the gate.

☐ Access roads 32 feet in width or more: No fire lanes required.

24. ☒ Temporary or permanent fire department access roads shall be constructed in accordance with City Standards ST-36. All weather access roads shall be in place prior to any combustible construction being brought onto the premises unless approved by the fire department.

24. ☒ Locked gates installed across fire department access roads: A Knox Key Switch, Model 2502 shall be installed on the main gate entrance.

- a. **Manual gates** with a chain lock require a **Knox Padlock, Model #3770**, to be installed on them; or a **Knox Box, Model 3200 Series**, shall be installed on the exterior of the gate and a key to the lock on the gate must be placed in the Knox Box.
- b. **Electric gates** shall be equipped with an electric **Knox Key Switch, Model 3502**, at the gate location.
- c. In case of a loss of power, electrically operated gates shall have a means of back-up power or shall default in the open position for immediate fire department access.
- d. At no time shall the width of the fire department access road be reduced below **20-foot wide through or at any gates** along the fire departments' emergency access roads due to protruding objects from gate supports, frames, signs, access booths, curbs, etc.

25. ☐ A Knox Box will be required. Keys that open all locked areas will also be required and placed in the Knox Box. The ordering of Knox Box products can be done directly at www.knoxbox.com or an order form can be obtained from the fire department.

26. ☒ All address numbers shall be installed onto the building and shall be visible from the frontage street. The color of the address numbers shall be in a contrasting color to the building.

Size of Address Numbers:

- | | |
|---|------------------|
| ○ Downtown area (existing buildings): | 4-inch numbers, |
| ○ Buildings 20-ft. or less from the street: | 6-inch numbers, |
| ○ Buildings 21- to 40-ft. from the street: | 8 inch numbers, |
| ○ Buildings more than 40-ft. from street: | 12 inch numbers. |

27. ☐ Commercial cooking equipment that produce grease laden vapors shall be provided with a Type I hood. ***A separate permit is required for the Type I hood.*** Contact the fire department for submittal information.

28. ☐ All commercial cooking appliances creating grease laden vapors shall have a K-

Class fire extinguisher within 30-feet of cooking appliances in accordance with the most currently adopted edition of the CFC.

29. ☐ *A separate permit is required* for all hazardous material and/or flammable and combustible liquids, gases, solids, etc., over the exempt amounts set forth in the latest adopted edition of the California Fire Code.
30. ☐ *A fuel tank permit is required* for underground and aboveground gasoline/LPG/Diesel.
31. ☐ Combustible high-piled storage over 12 feet *requires a separate fire department review and permit.* Contact the fire department for further information.

PUBLIC WORKS DEPARTMENT

Contact Assistant Engineer Samantha Long at 559-585-2556
Concerning questions that you may have on the conditions listed below:

Maps and Plans:

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

Easements:

1. That all easements shall be designated on the subdivision final map as required by the utility companies and where needed for providing service to street lights and landscape improvements as designated by the City Public Utilities and Engineer Department.
2. That an easement for storm drainage purposes be dedicated to the City where necessary to facilitate installation of storm drainage facilities to a proposed offsite storm drainage basin as

shown on Tentative Subdivision Map, be dedicated to the City and be shown on the final subdivision map.

3. That all easements for irrigation ditches and/or irrigation pipelines be legally abandoned or relocated to the satisfaction of the City Engineer prior to the recording of final subdivision map.
4. That a ten foot wide landscape/public utility easements located along Greenfield Avenue, as shown on Tentative Subdivision Map, be dedicated to the City and be shown on the final subdivision map.
5. Than an easement for water mains and appurtenances located within private streets be dedicated to the City and shown on the final subdivision map.

Dedications:

1. All private streets shown on the subdivision Tentative Map shall be maintained by a homeowner's association (H.O.A.) to be established prior to or concurrent with the recording of the final subdivision map.

Restricted Access:

1. That a one-foot reservation strip shall be established at the end or sides of all streets abutting undeveloped property and delineated on the subdivision final map.
2. That all access shall be restricted from lots at the property lines backing onto Greenfield Avenue shall be indicated on the subdivision final map

Public Utilities:

1. That all utilities, including cable TV, shall be installed underground within the subdivision. The developer shall be required to notify the utility companies in writing of this requirement.
2. That all utility transformers within the development are recommended to be subsurface type installations. The developer has the option of placing the transformers above or below ground. If above ground transformers are to be installed, the developer is to meet with City Engineering and Edison Company to determine an appropriate location of the transformer away from street view. The developer is responsible for notifying Southern California Edison Company in writing of the type of installation.

Street Improvements:

1. That improvements consisting of sanitary sewers laterals, storm sewers mains, water mains, water services, street lights, valley gutters, street sub-grading, surfacing and striping and all other improvements shall be installed in accordance with the requirements of Chapter 16.24, "Improvements", of the Hanford Municipal Code, the City of Hanford Public Works Standards

and Specifications, and this resolution pertaining to subdivision improvements in effect at the time of filing the tentative subdivision map.

2. That all interior private streets, located as shown on Tentative Subdivision Map, shall be developed as residential streets in conformance with City Standard ST-32, with the following modifications:
 - a. Minimum street width shall be 33 feet
 - b. Construction of street sidewalks is not required
 - c. H.O.A. to maintain all interior private street.
3. That streetlights be installed throughout subdivision in conformance with City standard GE-56. Streetlights shall be located as designated by City Engineer. Street lights located within private streets shall be owned and maintained by the H.O.A.

Backup Parkway Improvements:

1. That the developer shall design and construct the following improvements along the development frontages of Greenfield Avenue for lots backing onto said streets:
 - a. A minimum six foot high decorative masonry block wall with continuous reinforced concrete footings. Masonry walls shall be treated with anti-graffiti repellent. The minimum height of the wall shall be measured from the highest elevation grade of the property located adjacent to either side of the wall. Wall heights shall be maintained at a uniform grade / slope whenever possible. If elevation changes are required, steps shall be introduced at pilaster locations and / or changes in wall direction. Wall improvement plans shall be designed to incorporate architectural, civil and structural components into one set of drawings. Wall plans shall be reviewed and approved by both the City Public Utilities and Engineer and Community Development Departments.
 - b. Landscaping and irrigation system improvements along the development frontages of Greenfield Avenue. Landscape plans shall be prepared by a licensed landscape architect. Plans shall be reviewed and approved by the City Public Utilities and Engineer, Parks & Recreation, and Community Development Departments.
2. That all species of trees and plants shall be selected from a list approved by the City's Parks and Recreation Commission.
3. That the design of the decorative masonry wall and landscape plans shall be approved by the Community Development and Public Utilities and Engineer Departments prior to recording of the final subdivision map.
4. That all new and existing electrical boxes, control boxes and other equipment boxes (excluding traffic control) cabinets along the street frontage shall be painted hunter green or be of a color compatible with the landscaping. Prior to painting, all metal surfaces shall be treated with an etching primer (zinc chromate) or equivalent. All new irrigation electrical and control cabinets shall be mounted into the masonry wall per City Standards.

Sewer Improvements:

1. That all sanitary sewer system improvements constructed to serve the subdivision shall be designed in conformance with City Standards. The sewer main and laterals shall be located within the limits of private streets as shown on the approved plans, and shall be maintained by the homeowner's association.
2. That the developer shall provide a program for maintenance, repair, and replacement schedule for sewer main and laterals located within the limits of private streets and maintained by the homeowner's association.

Storm Drainage Improvements:

1. That all drainage from the proposed development shall be directed to the streets as shown on the site plan.
2. That the development is subject to a storm water development impact fee as required by City Ordinance No. 98-14, or any revisions thereof, if applicable.
3. That the development shall be required to comply with all applicable State of California Water Resources Control Board requirements specifically related to the National Pollution Discharge Elimination System permit process.
4. That Class 5 spun pipe shall be installed for use on private lots and streets within the development.

Water System:

1. That all water service improvements constructed to serve the subdivision shall be designed in conformance with City Standards.
2. Each lot is required to have a separate water service located at the back of the curb and gutter on the private street. The service to the lots shall be located within the utility easement and be maintained by the homeowner's association.

Homeowner's Association:

1. That the developer shall create a homeowner's association in conformance with State law that includes the private streets/alleys, sewer mains, and sewer laterals.
2. That the developer will prepare a maintenance, repair, and replacement schedule for the private street improvements, including paving and concrete v-gutter, sewer laterals, and water services within the private street and utility easement.

Assessment District:

1. That the developer shall enter into an agreement with the City for the formation of a tax assessment district for the maintenance of interior subdivision street lighting, decorative block fencing, and landscaping located along the property frontage of Greenfield Avenue as shown on the tentative subdivision map.
2. That prior to funds from the tax assessment district being obtained, the developer shall be responsible for the maintenance of all landscaping, subdivision interior street lighting and decorative fencing.

City Development Impact Fees:

1. That development is subject to a Police Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.
2. That development is subject to a Fire Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.
3. That development is subject to a Park Development Impact Fee as required by City Ordinance No. 90-10 and any revisions thereof. Fee payable with each building permit.
4. That development is subject to a Transportation mitigation impact fee as required by City Ordinance No. 90-09 and any revisions thereof. Fee payable with each building permit.
5. That the development is subject to a Wastewater System Development Impact fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.
6. That development is subject to a Water System Development Impact Fee as required by City Ordinance No. 98-14 or any revisions thereof. Fee payable with each building permit.
7. That development is subject to a Refuse and Recycling Development Impact Fee as required by City Ordinance No. 05-16 or any revisions thereof. Fee payable with each building permit.
8. That development is subject to a Storm Drainage Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable prior to recording of subdivision final map.
9. That development is subject to a 12th Avenue Sanitary Sewer area of benefit district assessment fee as required by City Ordinance No. 92-03 or any revisions thereof, if applicable. Fee shall be payable prior to recording to recording of final subdivision map.

EXPIRATION

That the Planned Unit Development shall expire with the expiration of Vesting Tentative Map 924, which shall become null and void after 24 months has elapsed from the date of approval, unless a final map has recorded. A time extension may be granted by the Commission upon written request by the applicant. The time extension, if approved, will be subject to the improvement standards and fees in effect at the time the extension for the tentative subdivision map is granted.

PASSED, ADOPTED AND APPROVED this ____ day of _____, 2018 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 _____, 2018.

Date: _____

City Clerk

Exhibit A:
Planned Unit Development No. 2017-01

Attachment: Resolution No. 18-09-R [Revision 2] (CD: Appeal 2018-01 Resolution Adoption)



Exhibit B:
Elevations



PLACE d' BEAUMONT - HANFORD CA. PLAN 'A' ELEVATION #1

T² ARCHITECTS 2555 W. SAN JOSE AVE.
FRESNO, CA 93711



PLACE d' BEAUMONT - HANFORD CA. PLAN'A' ELEVATION TWO

T² ARCHITECTS 2055 SAN JOSE AVE.
FRESNO CA 93711



PLACE d'BEAUMONT - HANFORD CA. PLAN'S ELEVATIONS #1 & #2
T² ARCHITECTS 2555 W. SHILOH AVE
FRESNO, CA 93711



PLACE d'BEAUMONT - HANFORD CA. PLANIC' ELEVATION #1

T² ARCHITECTS 2555 W. SAN JOSE AVE.
FRESNO, CA 93711

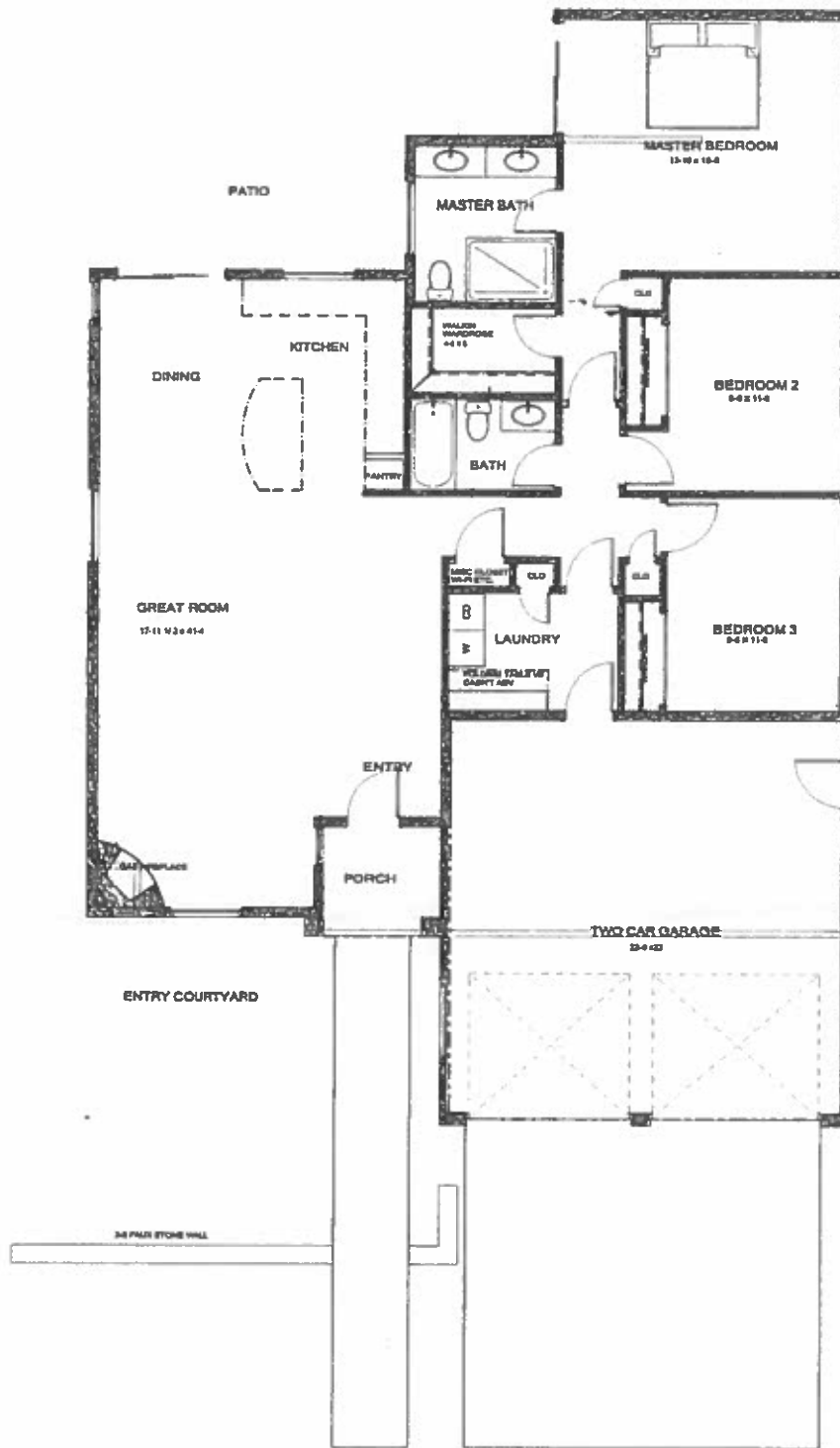
PLACE d'BEAUMONT HANFORD CA. PLAN 'C' MANSARD ELEVATION

T² ARCHITECTS 2835 N. SHILOH AVE.
FRESNO CA 93711

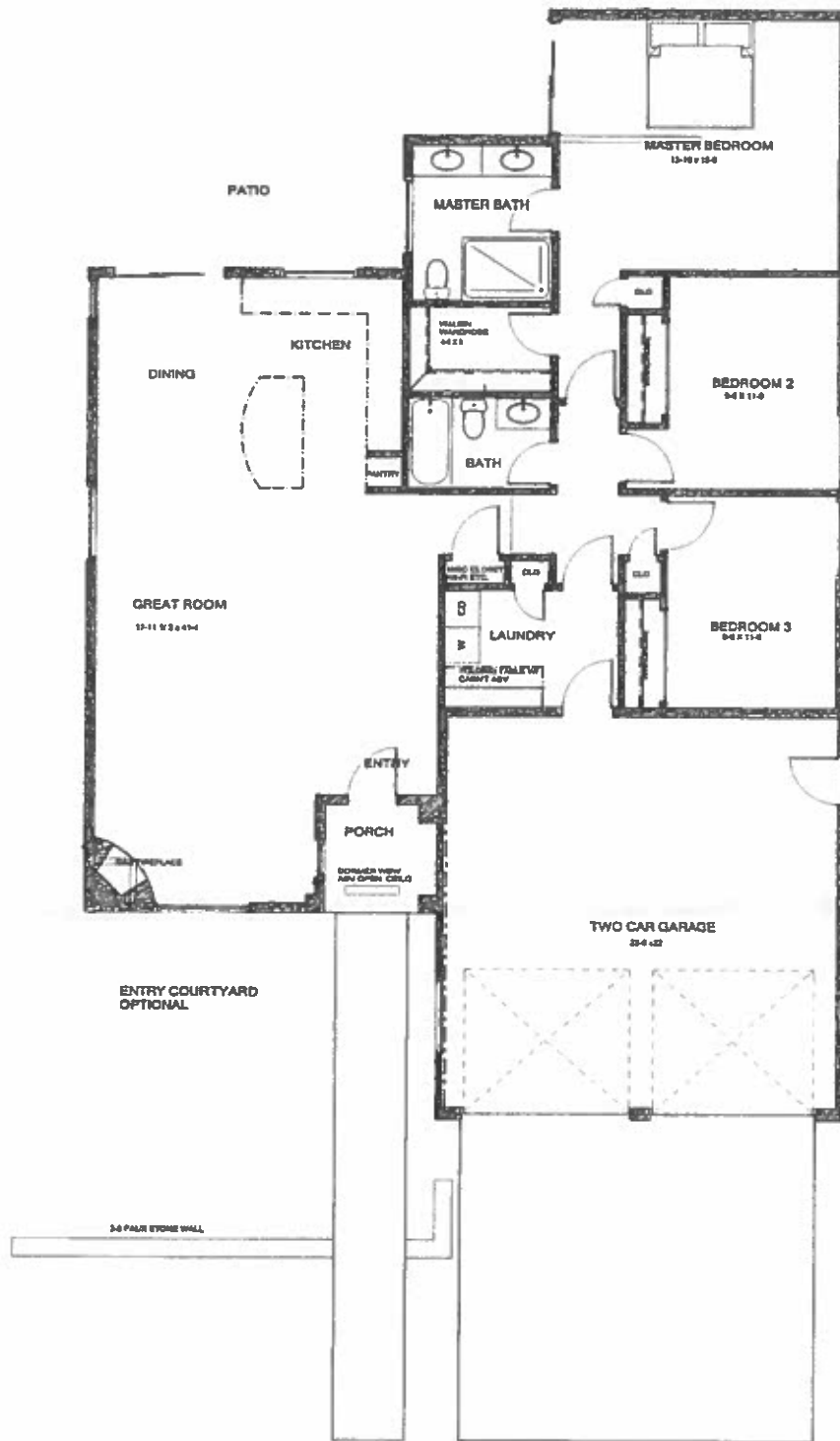


Exhibit C:
Floor Plans

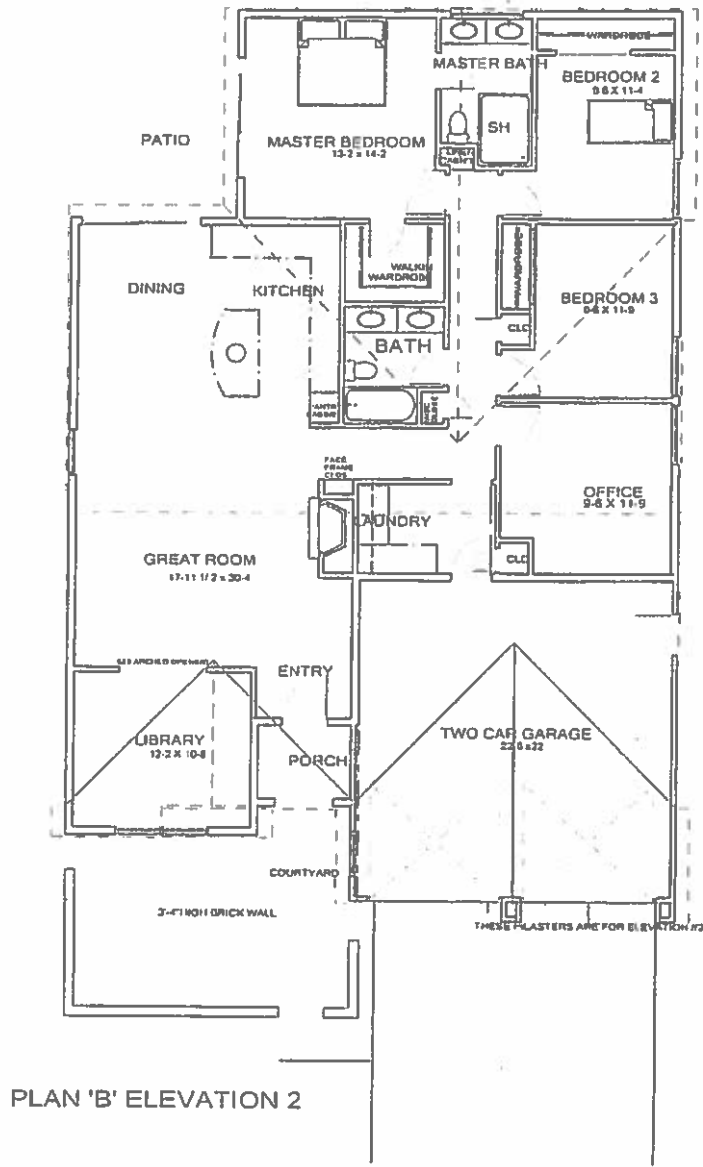
Attachment: Resolution No. 18-09-R [Revision 2] (CD: Appeal 2018-01 Resolution Adoption)

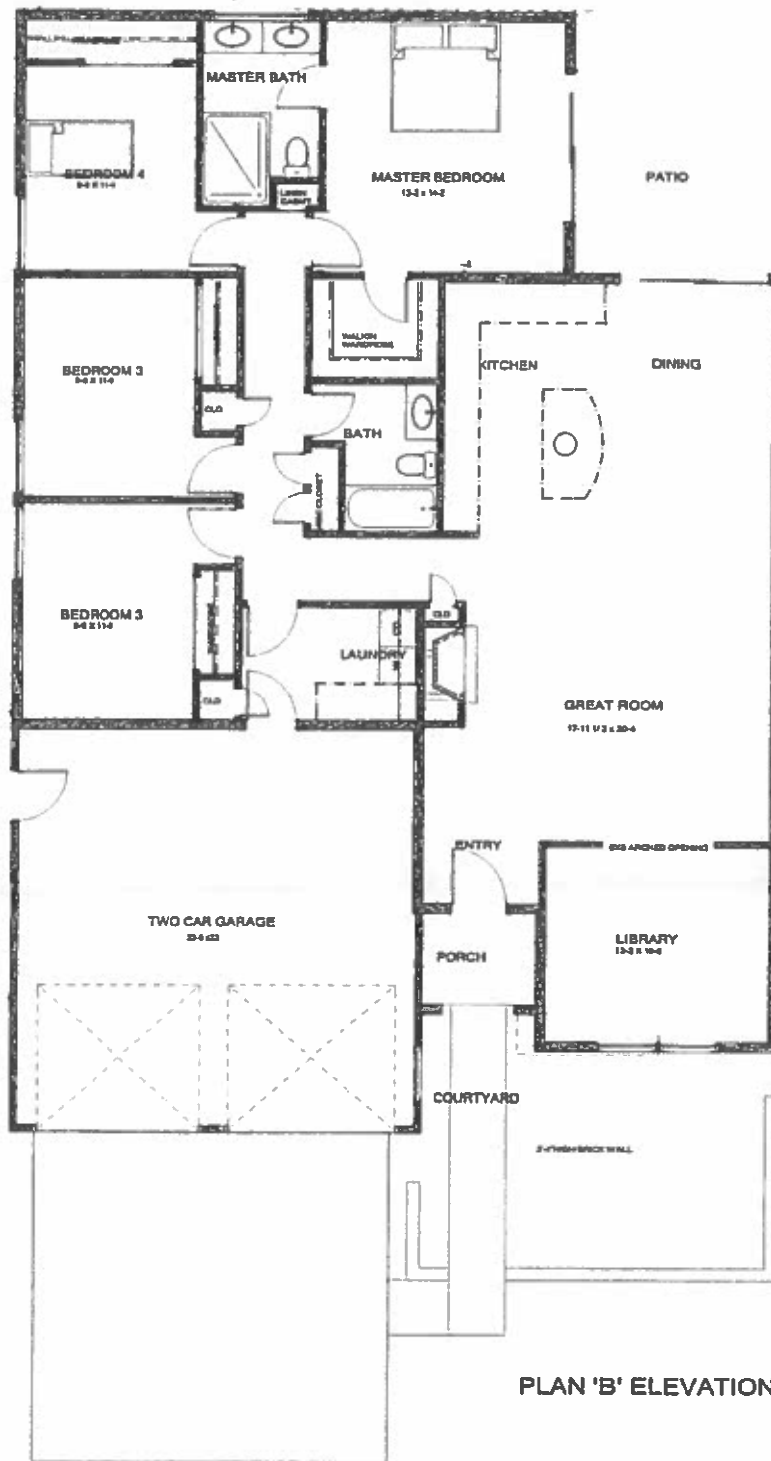


PLAN 'A' ELEVATION #1

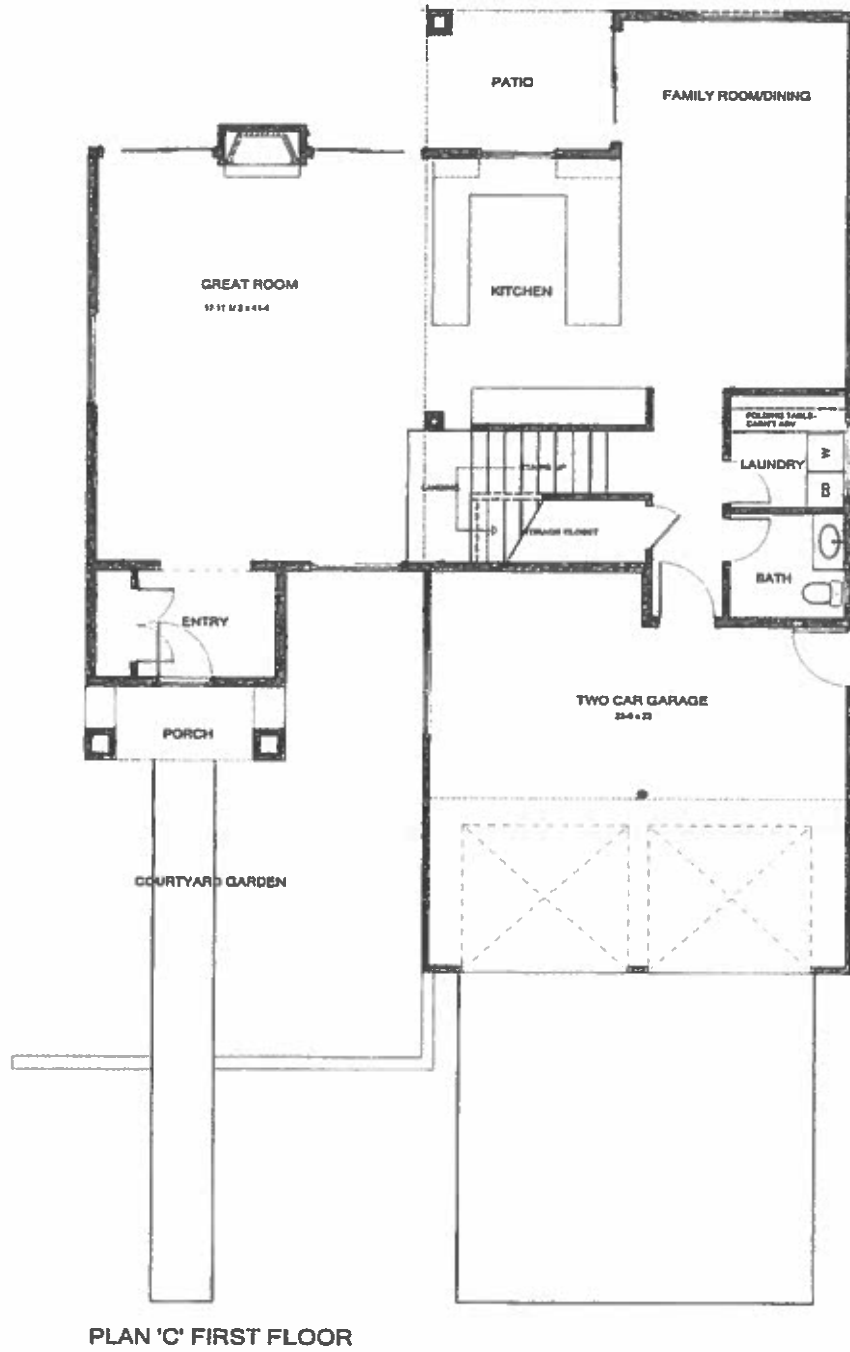


PLAN 'A' ELEVATION #2





PLAN 'B' ELEVATION 2



PLAN 'C' FIRST FLOOR



PLAN 'C' SECOND FLOOR

Exhibit D:
Mitigation Monitoring and Reporting Program

Tentative Tract 924 and Planned Unit Development No. 2017-01
Mitigation Measures
Mitigated Negative Declaration 2017-13

Mitigation Number	Potential Impact	Mitigation Measure	Responsible Party
AESTHETICS			
MM Aesthetics 1	The project may potentially substantially degrade the existing visual character or quality of the site and its surroundings?	That the applicant develops the project consistent with the approved elevations for the project.	Developer
MM Aesthetics 2	The project could potentially create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	That the physical development of the project site would be subject to the applicable provisions of the Hanford Municipal Code, such as section 17.39.030 – Outdoor Lighting Standards and the standards set forth by the California Building Code to reduce light pollution and glare	Developer
AIR QUALITY			
MM Air Quality 1:	Project could potentially conflict with or obstruct implementation of the applicable air quality plan? The project could result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non attainment under an applicable federal or state ambient air quality	That the applicant complies with the SJVAPCDC Air Quality Plan and obtains any necessary permits through the SJVAPCD.	Developer to file application with San Joaquin Valley Air Pollution Control District

	standard?		
MM Air Quality 2:	The project could potentially violate any air quality standard or contribute substantially to an existing or projected air quality violation?	The project proponent is subject to Regulation VIII. The project proponent is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan, if applicable prior to commencing any earthmoving activities as described in District Rule 8021 – Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities. Information on how to comply with Regulation VIII can be found online at: http://www.valleyair.org/busind/comply/PM10/compliance_PM10.htm .	Developer
CULTURAL RESOURCES			
MM Cultural Resources 1	The project could potentially cause a substantial adverse change in the significance of an archeological resource pursuant to Public Resources Code 15064.5?	That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities.	Developer to coordinate with the Tachi Yokut Tribe
GEOLOGY AND SOILS			
MM Geology 1:	That the project may expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death involving: - strong seismic ground shaking; - seismic-related ground failure, including liquefaction.	That the development of the project complies with the applicable General Plan policies, as well as the California Building Code.	City of Hanford must ensure conditions are set forth to mitigate impacts; Developer to comply with standards

MM Geology 2:	That the project may expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death involving: - landslides.	That a geotechnical and soil studies be prepared as a required by the Building Official (if applicable).	Building Official to require; developer to conduct study
MM Geology 3:	That the project could result in substantial soil erosion or the loss of topsoil?	That the physical development of the project comply with the Hanford Municipal Code Section 15.52 Flood Damage Prevention Regulation and the California Building Code, along with the plan check and development review process.	City to require; developer to comply
HAZARDS AND HAZARDOUS MATERIALS			
MM Hazards 1	That the project could create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	The physical development of the project site would be required to comply with applicable federal, state, and local regulations related to hazardous materials.	Developer
HYDROLOGY AND WATER QUALITY			
MM Hydrology 1 & 2	The project could potentially violate water quality standards or waste discharge requirements. That the project could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or	1) All new development that disturbs more than one acre is required to comply with the General Permit Order No. 2012-006-DWQ during construction. Proponents of new development would have to develop and implement a stormwater pollution prevention plan (SWPPP) that specifies best management practices (BMPs) to prevent construction pollutants from contacting stormwater, with the intent of keeping all products of erosion from moving off-site and into receiving waters; eliminate or reduce non-stormwater discharges to storm sewer systems and other waters of the United States; and inspect all BMPs; 2) New development would be required to implement appropriate minimum control measures (MCMs) and design standards in compliance with Phase II General Permit, as outlined in the Stormwater Management Plan, as well as the City's grading plan and site development requirements.	City to require; Developer to provide

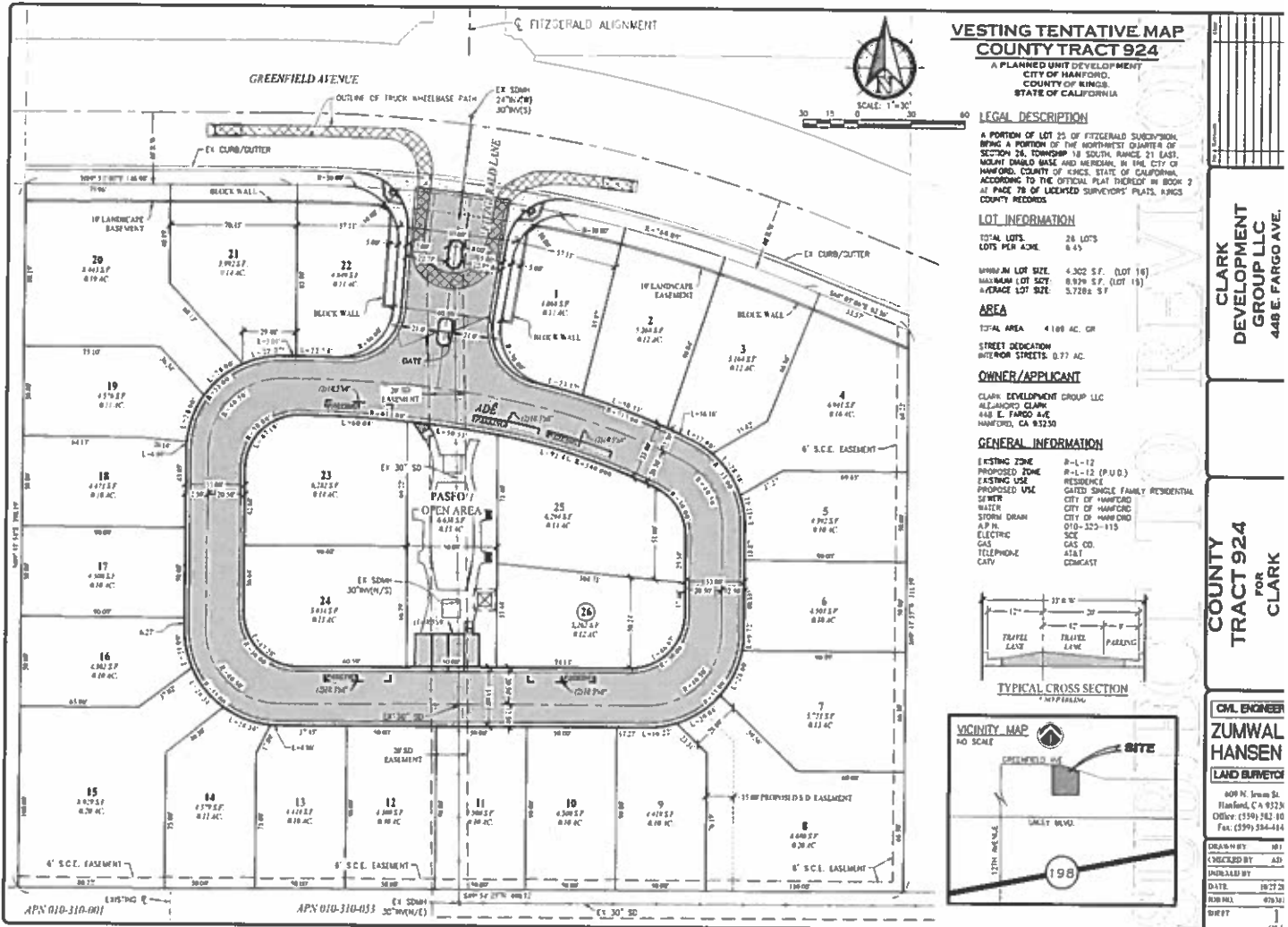
	off-site?		
MM Hydrology 3	The project could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	New development must submit grading plans. Site development must comply with the requirements of the City Building Division and incorporate best management practices/design standards.	City to require; Developer to provide
MM Hydrology 4	Otherwise substantially degrade water quality?	New development would have to incorporate best management practices and adhere to design standards to maximize the reduction of pollutant loadings in runoff to the maximum extent practical.	
NOISE			
MM Noise 1:	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Comply with applicable regulations and policies of the General Plan to ensure that construction-related impacts would be attenuated to the greatest extent feasible.	Residents and developer; Police to enforce
MM Noise 2:	The project could cause a substantial temporary or periodic increase in ambient noise levels existing without the project?	Construction is limited to the hours of 7 a.m. to 10 p.m.	Developer; Police to enforce
PUBLIC FACILITIES			
MM Public	The project may result in substantial adverse	The project will be subject to fire impact fees.	Developer to pay

Facilities 1:	physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Fire)		
MM Public Facilities 2	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Police)	The project will be subject to police impact fees.	Developer to pay
MM Public Facilities 3	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Schools)	That the development of the project will be subject to School Impact Fees.	Developer to pay
RECREATION			
MM Recreation 1	The project could potentially increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical	That the development is required to pay Park Impact fees.	City to require; developer to provide or pay

	deterioration of the facility would occur or be accelerated?		
UTILITIES AND SERVICE SYSTEMS			
MM Utilities 1	Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	That the development is required to implement water conservation measures	City to require and ensure compliance; developer and future occupants to adhere
MM Utilities 2:	Would the project comply with federal, state, and local statutes related to solid waste?	That the development is required to comply with all statutes and regulations related to solid waste.	City to require; developer to provide

Exhibit E:
Vesting Tentative Tract 924

Attachment: Resolution No. 18-09-R [Revision 2] (CD: Appeal 2018-01 Resolution Adoption)



Attachment: Resolution No. 18-09-R [Revision 2] (CD: Appeal 2018-01 Resolution Adoption)

RESOLUTION NO. 18-10-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD UPHOLDING THE APPEAL OF PLANNING COMMISSION'S DENIAL OF VESTING TENTATIVE TRACT 924, THEREFORE APPROVING VESTING TENTATIVE TRACT 924, A REQUEST TO SUBDIVIDE A 4.19-ACRE PARCEL INTO 26 RESIDENTIAL LOTS IN THE R-L-12 LOW-DENSITY RESIDENTIAL ZONE DISTRICT WITH A PLANNED UNIT DEVELOPMENT OVERLAY. THE PROJECT IS LOCATED AT THE SOUTHERN INTERSECTION OF GREENFIELD AVENUE AND FITZGERALD LANE (APN 010-320-115).

At a regular meeting of the City Council of the City of Hanford duly called and held on March 20, 2018, at 7:00 p.m., it was moved by Councilmember _____, and seconded by Councilmember _____, and duly carried, that the following resolution be adopted:

WHEREAS, Vesting Tentative Tract 924, a request to subdivide a 4.19-acre parcel into 26 residential lots in the R-L-12 Low-Density Residential Zone District with a Planned Unit Development overlay, was presented to the Planning Commission as a public hearing item on January 9, 2018, in accordance with Section 17.82 of the Hanford Municipal Code; and

WHEREAS, on the basis of the facts and evidence provided in the staff report, and the written and oral evidence presented at the public hearing of the Planning Commission on January 9, 2018, the Planning Commission was unable to make a consistency or design, in accordance with Section 16.40.040 of the Subdivision Ordinance and Section 66474 of the Subdivision Map Act; and

WHEREAS, the Planning Commission adopted Resolution No. 2018-04, denying Tentative Tract 924 by a 7-0 vote on January 9, 2018; and

WHEREAS, the applicant, Clark Development Group, filed an appeal, appealing the decision of the Planning Commission to deny Planned Unit Development No. 2017-01 and Tentative Tract 924 to the City Council, in accordance with Section 17.70.200; and

WHEREAS, the City of Hanford City Council, at its regularly scheduled meeting on February 20, 2018, held a public hearing and received testimony and evidence for and against Appeal No. 2018-01, an appeal of the Planning Commission's denial of Planned Unit Development No. 2017-01 and Tentative Tract 924, filed by Clark Development Group, in accordance with Section 17.70.200 of the Hanford Municipal Code; and

WHEREAS, the City of Hanford City Council voted 4-1 to overturn the decision of the Planning Commission, thus approving Vesting Tentative Tract 924, and requested staff to prepare a resolution incorporating the required findings of Section 16.04.040 of the Subdivision Ordinance and Section 66474 of the Subdivision Map Act, as follows:

Pursuant to Section 16.04.010 of the Hanford Subdivision Ordinance, Section 66474 of the Subdivision Map Act, and Hanford's Zoning Ordinance, the following findings can be made by the Planning Commission:

1. Consistency Finding:

Analysis: That a consistency finding can be made, because the subdivision proposed is consistent with the Zoning Ordinance requirements for the R-L-12 Low-Density Residential zone district with approval of the planned unit development overlay, Planned Unit Development No. 2017-01. Approval of Planned Unit Development No. 2017-01, permits deviations from the requirements of the R-L-12 Low-Density Residential zone district for lot size, lot frontage, lot width, lot depth, and street width.

2. Design Finding:

Analysis: That a design finding can be made, because the subdivision proposed is designed consistent with the Zoning Ordinance requirements for the R-L-12 Low-Density Residential zone district with approval of the planned unit development overlay, Planned Unit Development No. 2017-01. Approval of Planned Unit Development No. 2017-01, permits deviations from the requirements of the R-L-12 Low-Density Residential zone district for lot size, lot frontage, lot width, lot depth, and street width.

3. Type of Development Finding:

Analysis: That the type of development proposed is consistent with the General Plan Low-Density Residential designation and the R-L-12 Low-Density Residential zone district. The applicant proposes single-family low-density residential, which is the primary development allowed within the R-L-12 Low-Density Residential designation.

4. Density Finding:

Analysis: That a density finding can be made, because the site is physically suitable for the proposed density of development. The General Plan prescribes a density range between two and 10 units per acre. The project has a density of 6.45 dwelling units per acre.

5. Environmental Finding:

Analysis: That an initial study was conducted and on the basis on the initial study, the Community Development Department has determined that the project described above would not have significant adverse impacts on the environment, with the incorporation of mitigation measures. Mitigated Negative Declaration No. 2017-13 has been prepared for the project.

6. Public Health Finding:

Analysis: That the design of the subdivision and type of improvements are not likely to cause serious health problems. The City of Hanford Building Division is responsible for ensuring that future construction of the site follows adopted building codes, thus reducing exposures to accidents to the general public. Consultation was sent to interested agencies, including the County Health Department, Public Works Department, Fire Department, and Building Division. Any improvements or mitigations required for public health and safety were applied to the proposal and required in the conditions of approval.

7. Improvements and Access Findings:

Analysis: That the design of the subdivision and type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

WHEREAS, Vesting Tentative Tract 924 shall be developed in accordance with the approved plan, attached as **Exhibit A**; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) guidelines, the project was evaluated in an Environmental Assessment/Initial Study. Based on the review, it was determined that the proposed project would not result in a significant adverse impact on the environment with the incorporation of mitigation measures, therefore Mitigated Negative Declaration No. 2017-13 has been adopted; and

WHEREAS, all mitigation measures cited in the Mitigation Monitoring and Reporting Program, attached as **Exhibit B**, shall also be conditions of development; and

WHEREAS, all conditions of approval cited in the resolution approving Planned Unit Development No. 2017-01 shall also be conditions of approval of Vesting Tentative Tract 924.

THREFORE, BE IT RESOLVED that the City Council overturns the Planning Commission decision to deny Vesting Tentative Tract 924 and approves the project subject to the following conditions:

ADMINISTRATION DEPARTMENT

Contact the City Attorneys' Office: (559) 584-6656

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

Defense and Indemnification Provisions:

1. That the applicant shall defend, indemnify, and hold harmless the City of Hanford ("City"), its officials, officers, employees, representatives, agents and attorneys, from and against all claims, damages, losses, judgments, liabilities, expenses and other costs, including litigation costs and attorney's fees, arising out of, resulting from, or in connection with, the City's act or acts leading up to and including approval of any environmental document and/or granting of any approvals relating to the Project. Applicant's obligation to defend, indemnify and hold the

City harmless specifically includes, but is not limited to, any suit or challenge by any third party against the City which challenges or seeks to set aside, void or annul the legality or adequacy of any environmental document approved by the City or any approval related to the Project.

PLANNING DEPARTMENT

Contact Associate Planner Gabrielle de Silva at (559)585-2578
Concerning questions that you may have on the conditions listed below:

General:

- ☒ That the applicant hereby agrees to hold the City of Hanford and all of its departments, officers, agents, and employees free and harmless of and from all claims of any kind or nature arising out of or by reason of the approval of this project.
- ☒ That approval of this project does not exempt compliance with all applicable sections of the Uniform Fire and Building Codes, Zoning Ordinance, Public Works Improvement Standards, and other City Ordinances.
- ☒ That the final map be submitted to the City Engineer and Community Development Department for compliance with the Tentative Subdivision Map approval prior to recording the final map.
- ☒ That all conditions of approval listed in this resolution by the City of Hanford be contained in the line drawing submitted for building permits.
- ☒ That in accordance with Title 16 of the Hanford Municipal Code, all conditions of this subdivision listed herein, and contained in subsequent improvement agreements, excluding the landscape district, must be completed and accepted for maintenance by the City Council prior to the final building inspection and occupancy permits being issued for the first house in the subdivision.
- ☒ That Vesting Tentative Tract 924 be developed consistent with the approved tentative tract map, attached as **Exhibit A**.
- ☒ That the tentative tract is subject to the mitigations cited in the Mitigation Monitoring and Reporting Program, attached as **Exhibit B**.
- ☒ That all conditions of approval cited in the resolution approving Planned Unit Development No. 2017-01 shall also be conditions of approval of Vesting Tentative Tract 924.

☒ Each lot is restricted to the following floor plan:

Lot Number	Floor Plan
1	B
2	C
3	B
4	C
5	B
6	B
7	B
8	C
9	B
10	B
11	A
12	B
13	A
14	B
15	C
16	A
17	C
18	B
19	B
20	C
21	C
22	B
23	C
24	C
25	C
26	C

Zoning:

☒ That all requirements of the R-L-12 Low-Density Residential zone district shall apply, except as modified under Planned Unit Development No. 2017-01, as follows:

Category	R-1-12 Standard	Approved under PUD 2017-01
Minimum Lot Size	12,000 square feet	4,302 square feet (minimum)
Lot Frontage	40 feet	28 feet (minimum)
Lot Width	80 feet for interior lots and 90 feet for corner lots	50 feet (typical lot width)
Lot Depth	100 feet	85 feet (minimum)

Setbacks	Front (livable) – 15 ft Front (garage) – 20 feet	Front (livable) – 15 feet Front (garage) – 18 feet
Setbacks Street Right-of-Way Width	Rear – 15 feet for one-story Increase by 10 feet for buildings over one-story high	Rear (one –story) – 11 feet Rear (two-story) – 19 ft. 8 inches
	Side (interior) - 5 feet Side (street-side) – 10 feet	Side (interior) – 4 feet Side (street side) – 4 feet
	60 feet	33 feet

Architectural Conditions:

- ☒ That the residences within the development be developed in substantial compliance with the architectural renderings, colors, etc. approved by the City Council and attached as **Exhibit C**.
- ☒ That any future changes to the architectural design features must maintain the overall integrity of the elevations approved and not detract from the consistent look and appearance of the development. Any changes shall be determined by the Community Development Director to be consistent with the original approved elevations.

Dwelling Units per Lot (Section 17.10.050)

- ☒ That not more than one dwelling unit shall be allowed on each lot, unless approved as an accessory use to an allowed or approved conditional use, or approved as an accessory dwelling unit, in accordance with Section 17.60.030 of the Hanford Municipal Code.

Coverage (Section 17.10.060)

- ☒ That the maximum coverage of a lot in the R-L-12 zone shall be 50%.

Building Setback Area (Section 17.10.070)

- ☒ That no structure shall be placed within a building setback area.
- ☒ The front building setback area shall be 15 feet from the front lot line for livable space and 18 feet for garages, carports, and other non-livable building space, as permitted under Planned Unit Development No. 2017-01.
- ☒ That the rear building setback shall be a minimum 11 feet from the rear lot line for a one-story residence, as permitted under Planned Unit Development No. 2017-01.
- ☒ That the rear building setback shall be a minimum 19 feet eight inches from the rear lot line for a two-story residence, as permitted under Planned Unit Development No. 2017-01.

- ☒ That the side building setback shall be a minimum of four feet from the side property line (regardless of the number of stories), as permitted under Planned Unit Development No. 2017-01.
- ☒ That where there is a landscape easement with a wall or fence on the street side of the lot the side yard setback area shall be measured from the easement area instead of the side lot line.

Distance between Structures (Section 17.10.080)

- ☒ The minimum distance between structures shall be 10 feet, except as provided by the building code.

Height of Structures (Section 17.10.090)

- ☒ The maximum structure height shall be 35 feet.

Driveways (Section 17.10.110)

- ☒ That the width of a driveway and any paved area shall not cumulatively exceed 40% of the width of the lot's street frontage on which the driveway and any paved area faces. In the case of "L" or "U" shaped driveways or other configurations besides perpendicular driveways, the paved area of these driveways shall not exceed 50% of the front building setback area.
- ☒ That on corner lots, the driveway shall be located on the side of the lot adjacent to the interior lot line.
- ☒ That on key lots, the driveway shall be located on the side of the lot, which is not adjacent to the rear lot line of the adjacent reverse corner lot.

Landscaping (Section 17.10.160)

- ☒ That landscaping be provided in accordance with Section 17.52 Landscape Standards of the Hanford Municipal Code.
- ☒ That except for driveways and approved parking areas all yard areas and setback areas visible from the street shall be landscaped with live plant materials and ornamentation common to the Hanford area or up to 100% of the yard and setback area may be landscaped with artificial turf and other permeable surfaces.
- ☒ That one street tree, or two street trees on corner lots, a minimum 15 gallon size shall be planted on all lots less than 6,000 square feet.
- ☒ That two street trees, a minimum 15 gallon size, shall be planted on all lots 6,000 square feet or greater. One of the two shall be planted 12 feet (no greater or no less) from the face of the front lot line street curb.

- ☒ That there shall be two additional street trees, a minimum 15 gallon size, planted on all corner lots in the parkway adjacent to the street side lot line.
- ☒ That all species of trees shall be selected from a list approved by the City Parks and Recreation Commission.

Environmental Requirements:

- ☒ That if fireplaces are proposed in the residential units, natural gas fireplaces or EPA-certified wood-burning fireplaces/stoves are to be installed in every unit that has a fireplace. Conventional open-hearth fireplaces are not allowed.
- ☒ That natural gas lines and electrical outlets be installed in backyards or patios to encourage use of gas and/or electric barbecues.
- ☒ That electrical outlets be installed around the exterior of the residential units to encourage use of electric lawn mowers, edgers, etc.

Noise:

- ☒ That construction equipment is muffled and construction activities be limited to the hours between 7:00 a.m. to 10:00 p.m., Monday through Friday, unless the construction is within the enclosed structure or approved by the Community Development Department.
- ☒ That noise from fixed mechanical equipment, when measured at the property line, meets the standard of the Hanford Noise Element.

Rooftop Equipment (Section 17.50.100)

- ☒ That all elevator housing and mechanical equipment located on the roof of any building shall be screened from adjacent views and contained within a completely enclosed penthouse or portion of the same building having walls and roofs with construction and appearance similar to the building.

Outdoor Lighting Standards (Section 17.50.140)

- ☒ That all lights and light fixtures, except public street lights, shall be located, aimed, or shielded so as to minimize light trespassing across property boundaries or skyward.
- ☒ That no lights or light fixtures shall flash, revolve, blink, or otherwise resemble a traffic control signal or operate in such a fashion to create a hazard for passing traffic.
- ☒ That building-mounted lighting fixtures shall be attached only to the walls of the building. The top of a light fixture attached to a building wall shall not be higher than the top of the building parapet or the top of the roof eave, whichever is lower.

- ☒ That canopy ceiling light fixtures shall be recessed, or the sides of the lens area shall be shielded, in order to eliminate emission of horizontal light.
- ☒ That mercury vapor lamps shall be a fully shielded fixture with all light directed on-site.
- ☒ That freestanding light fixtures shall not exceed eighteen (18) feet in height measured from the top of a light fixture to the adjacent grade at the base of the support for that light fixture.

Tents, Tarps, and Other Coverings (Section 17.50.130)

- ☒ That no front or side building setback area shall be covered by tents, tarps, cloth, fabric, or a wood or metal covering or structure except for the following:
 - ☒ Standard window and door awnings
 - ☒ Ornamental covers, such as a sidewalk or entry awning trellis, or other similar improvement intended as an improved passageway or for aesthetic purposes providing architectural integrity with the building to which it is attached. Supports shall be ninety (90) percent open and shall not be enclosed.

Dust Control:

- ☒ That the appropriate dust-control practices of the San Joaquin Valley Air Pollution Control District shall be implemented.
- ☒ That any necessary permits be obtained through the San Joaquin Valley Air Pollution Control District.

BUILDING DIVISION

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

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

1. That building permits must be obtained from the City Building Division for each structure to include but not limited to: buildings, pools, fences, trash enclosures, signs and carports for any structural, plumbing, electrical or mechanical work being done.
2. That no building or structure shall be used or occupied, and no change in the existing occupancy classification of building or structure or portion thereof shall be made until the building official has approved the change and issued a Certificate of Occupancy.
3. That detailed dimensioned plans be provided to the Building Division for each structure prior to obtaining construction permits. Each structure will require a separate submittal and permit.
4. That each structure will require plans and calculations signed by an architect or engineer licensed to practice in the State of California. Submittal shall consist of as applicable:

- 4.1 1 copy of the City of Hanford Permit Application form
- 4.2 6 complete sets of Drawings, unless noted, including:
 - 4.2.1 Grading Plan (Civil Drawings, for reference)
 - 4.2.2 Site Plan
 - 4.2.3 Architectural Drawings
 - 4.2.4 Structural Drawings
 - 4.2.5 Electrical Drawings
 - 4.2.6 Mechanical Drawings
 - 4.2.7 Plumbing Drawings
 - 4.2.8 Landscape Plan (for reference)
 - 4.2.9 Planning Dept. "Conditions of Approval" or "Resolution"
printed on the drawings and part of the drawing submittal
 - 4.2.10 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.

****** Each structure will be considered a separate submittal. Grading, Landscaping, Signage and all Fire permits are separate submittals as well and require separate applications and submittals as applicable.******

- 4.3 2 complete sets of documentation, unless noted, including:
 - 4.3.1 Architectural Specifications
 - 4.3.2 Structural Calculations
 - 4.3.3 Electrical Calculations, if not included on the drawings
 - 4.3.4 Mechanical Calculations, if not included on the drawings
 - 4.3.5 Plumbing Calculations, if not included on the drawings
 - 4.3.6 Energy Calculations, if not included on the drawings
 - 4.3.7 CalGreen Compliance, if not included on plans
 - 4.3.8 **Compliance with the City of Hanford Landscape Ordinance**
 - 4.3.9 A minimum of 2 sets shall be stamped and wet signed by an Architect or Engineer licensed in the State of California.
- 5. That a school impact fee of \$3.48 (or revision thereof) for each square foot of new building area be paid when building permits are issued.
- 6. That all special inspection reports be submitted to the Building Division prior to final inspection.
- 7. That all construction shall conform to the Most Current Edition (2016) of the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Fire Code, California Energy Code and CalGreen.
- 8. That Kings County Impact Fees shall apply at current rates.
- 9. That block walls and trash enclosures require separate submittals/permits through the Building Dept.

FIRE DEPARTMENT

Contact Fire Chief Chris Ekk @ 559-585-2545 or cekk@cityofhanfordca.com concerning questions that you may have on the following conditions:

General Instructions

1. **Approval of this project does not exempt compliance with all applicable sections of the City adopted fire codes and local fire ordinances.**
2. All fire protection systems must be installed and operational prior to occupying the building.
3. All permits shall be issued and fees paid prior to scheduling inspections with the Fire Department. To schedule appointments for inspections, please email at grocha@cityofhanfordca.com and dbodiroga@cityofhanfordca.com
4. Scope of work shall be clearly stated on all plans submitted for permit.
5. All Deferred Submittals shall be listed on the building plan Title Page. All deferred submittals are required to be submitted within 30-days of building permit issuance.

The following comments are applicable if checked:

1. ☐ No comments.
2. ☒ This project must comply with latest applicable codes.
3. ☐ Project must meet minimum fire flow requirements per the table in Appendix B & C of the 2016 California Fire Code.
4. ☐ If a new fire hydrant flow test is required, contact the fire department for submittal requirements.
5. ☒ Based on the occupancy classification, an automatic sprinkler system is required for this project. ***A separate fire department permit is required.*** Contact the fire department for submittal process.
 - ☐ NFPA 13 System per CFC 903.3.1.1
 - ☐ NFPA 13R System per CFC 903.3.1.2 (Group R occupancies)
 - ☒ NFPA 13D System per CFC 903.3.1.3 (one and two-family dwellings, Group R-3, and townhouses)
6. ☐ For automatic sprinkler systems, ***a separate permit must be submitted*** for the Underground system supplying the sprinkler system. Contact the fire department for submittal information.

7. ☐ Fire Riser Room: All new buildings that require an automatic fire sprinkler system shall contain a separate room to house the fire riser and FDC inside of it and shall have the following building elements:
- At least one man door shall be provided - only exterior door(s) are allowed,
 - The fire riser room and the door shall be large enough to accommodate repairs and/or maintenance needed by the use of tools and the removal and/or replacement of parts/pipe to the fire riser or FDC; suggested size 4' x 4' room.
 - One-hour rated construction,
 - Fire sprinkler head coverage required,
 - Normal and emergency back-up lighting shall be installed inside the fire riser room,
 - The exterior of the fire riser door shall have permanent signage stating FIRE RISER ROOM in a contrasting color to background,
 - For existing buildings: please contact the fire department for requirements.
8. ☐ When a sprinkler system is required with 21 or more sprinkler heads, the system shall be monitored by a Central Station Service. Fire alarm and detection systems required by Chapter 9 of the currently adopted edition of the California Building Code (CBC) and CFC shall be installed per NFPA 72. *A separate fire department permit is required* for fire sprinkler monitoring and/or fire alarm systems required by the latest edition of the CBC. Contact the fire department for submittal process.
9. ☐ A hydrant will be required within 50 feet of the fire department connection. **Knox FDC Plugs, Model #3401**, are required on all FDC's. The ordering of Knox Box products can be done directly at www.knoxbox.com or an order form can be obtained from the fire department.
10. ☒ When any portion of the facility or building to be protected is more than 400 feet from a hydrant on a fire apparatus access road as measured by an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided where required by the fire code official.
11. ☒ Depending on the location of the existing fire hydrant(s), additional fire hydrants may be required. All hydrants must be in place and accepted by the fire department prior to any combustibles being brought onto the site.
12. ☐ No additional hydrants are necessary for this project.
13. ☐ Number of additional hydrants necessary for this project:
14. ☒ Fire hydrant spacing shall be as follows:
- a. **Residential development:** one hydrant shall be installed at 500 foot intervals.
 - b. **Commercial development:** one hydrant shall be installed at 300 foot intervals.

c. Or as required by Appendix C of the California Fire Code

15. ☐ Fire hydrant protection posts shall be installed at all fire hydrants that are subject to vehicle damage.
16. ☒ Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building constructed or moved onto or with the City of Hanford. It shall extend to within 150 feet of all portions of the facility and all portions on the exterior walls of the first story of the buildings as measured by an approved route around the exterior of the building or facility.
17. ☐ All dead-end access roads in excess of 150 feet must be provided with an approved turn around or hammer head complying with City standards.
18. ☒ Existing access roads are sufficient. Access roads were approved via traffic modeling software.
19. ☒ All access road shall not be less than 20 feet wide and 13 feet 6 inches in height.
20. ☐ Access road turning radius for fire apparatus is as follows:
 - a. 20 feet 1 inch inside turning radius
 - b. 44 feet 6 inch outside radius
21. ☐ Additional access roads may be required per CFC 2016 Section 503.1.2. The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.
22. ☒ Traffic calming devices shall not be installed onto fire department emergency access roads unless prior approval is obtained from the Hanford Fire Department.
23. ☒ Areas identified as "Fire Lanes" must be identified as such per requirements set forth in the California Vehicle Code Section 22500.1.
 - ☒ Access roads 20-26 feet in width. Fire lanes shall be on both sides of the fire apparatus access roads. Fire lanes will be identified at the main entrance on both sides of the road.
 - ☒ Access roads 26 to less than 32 feet in width: Fire lanes shall be on one side of the fire apparatus access roads. A fire lane will be identified on the curb on the north side of the paseo/open area to allow a left hand turn around the gate.
 - ☐ Access roads 32 feet in width or more: No fire lanes required.

24. ☒ Temporary or permanent fire department access roads shall be constructed in accordance with City Standards ST-36. All weather access roads shall be in place prior to any combustible construction being brought onto the premises unless approved by the fire department.
24. ☒ Locked gates installed across fire department access roads: A Knox Key Switch, Model 2502 shall be installed on the main gate entrance.
- a. **Manual gates** with a chain lock require a **Knox Padlock, Model #3770**, to be installed on them; or a **Knox Box, Model 3200 Series**, shall be installed on the exterior of the gate and a key to the lock on the gate must be placed in the Knox Box.
 - b. **Electric gates** shall be equipped with an electric **Knox Key Switch, Model 3502**, at the gate location.
 - c. In case of a loss of power, electrically operated gates shall have a means of back-up power or shall default in the open position for immediate fire department access.
 - d. At no time shall the width of the fire department access road be reduced below **20-feet wide through or at any gates** along the fire departments' emergency access roads due to protruding objects from gate supports, frames, signs, access booths, curbs, etc.
25. ☐ A Knox Box will be required. Keys that open all locked areas will also be required and placed in the Knox Box. The ordering of Knox Box products can be done directly at www.knoxbox.com or an order form can be obtained from the fire department.
26. ☒ All address numbers shall be installed onto the building and shall be visible from the frontage street. The color of the address numbers shall be in a contrasting color to the building.
- Size of Address Numbers:
- | | |
|---|------------------|
| ○ Downtown area (existing buildings): | 4-inch numbers, |
| ○ Buildings 20-ft. or less from the street: | 6-inch numbers, |
| ○ Buildings 21- to 40-ft. from the street: | 8 inch numbers, |
| ○ Buildings more than 40-ft. from street: | 12 inch numbers. |
27. ☐ Commercial cooking equipment that produce grease laden vapors shall be provided with a Type I hood. *A separate permit is required for the Type I hood.* Contact the fire department for submittal information.
28. ☐ All commercial cooking appliances creating grease laden vapors shall have a K-Class fire extinguisher within 30-feet of cooking appliances in accordance with the most currently adopted edition of the CFC.
29. ☐ *A separate permit is required* for all hazardous material and/or flammable and

combustible liquids, gases, solids, etc., over the exempt amounts set forth in the latest adopted edition of the California Fire Code.

30. ☐ *A fuel tank permit is required* for underground and aboveground gasoline/LPG/Diesel.
31. ☐ Combustible high-piled storage over 12 feet *requires a separate fire department review and permit.* Contact the fire department for further information.

PUBLIC WORKS DEPARTMENT

Contact Assistant Engineer Samantha Long at 559-585-2556
Concerning questions that you may have on the conditions listed below:

Maps and Plans:

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

Easements:

1. That all easements shall be designated on the subdivision final map as required by the utility companies and where needed for providing service to street lights and landscape improvements as designated by the City Public Utilities and Engineer Department.
2. That an easement for storm drainage purposes be dedicated to the City where necessary to facilitate installation of storm drainage facilities to a proposed offsite storm drainage basin as shown on Tentative Subdivision Map, be dedicated to the City and be shown on the final subdivision map.

3. That all easements for irrigation ditches and/or irrigation pipelines be legally abandoned or relocated to the satisfaction of the City Engineer prior to the recording of final subdivision map.
4. That a ten foot wide landscape/public utility easements located along Greenfield Avenue, as shown on Tentative Subdivision Map, be dedicated to the City and be shown on the final subdivision map.
5. Than an easement for water mains and appurtenances located within private streets be dedicated to the City and shown on the final subdivision map.

Dedications:

1. All private streets shown on the subdivision Tentative Map shall be maintained by a homeowner's association (H.O.A.) to be established prior to or concurrent with the recording of the final subdivision map.

Restricted Access:

1. That a one-foot reservation strip shall be established at the end or sides of all streets abutting undeveloped property and delineated on the subdivision final map.
2. That all access shall be restricted from lots at the property lines backing onto Greenfield Avenue shall be indicated on the subdivision final map.

Public Utilities:

1. That all utilities, including cable TV, shall be installed underground within the subdivision. The developer shall be required to notify the utility companies in writing of this requirement.
2. That all utility transformers within the development are recommended to be subsurface type installations. The developer has the option of placing the transformers above or below ground. If above ground transformers are to be installed, the developer is to meet with City Engineering and Edison Company to determine an appropriate location of the transformer away from street view. The developer is responsible for notifying Southern California Edison Company in writing of the type of installation.

Street Improvements:

1. That improvements consisting of sanitary sewers laterals, storm sewers mains, water mains, water services, street lights, valley gutters, street sub-grading, surfacing and striping and all other improvements shall be installed in accordance with the requirements of Chapter 16.24, "Improvements", of the Hanford Municipal Code, the City of Hanford Public Works Standards and Specifications, and this resolution pertaining to subdivision improvements in effect at the time of filing the tentative subdivision map.

2. That all interior private streets, located as shown on Tentative Subdivision Map, shall be developed as residential streets in conformance with City Standard ST-32, with the following modifications:
 - a. Minimum street width shall be 33 feet
 - b. Construction of street sidewalks is not required
 - c. H.O.A. to maintain all interior private street.
3. That streetlights be installed throughout subdivision in conformance with City standard GE-56. Streetlights shall be located as designated by City Engineer. Street lights located within private streets shall be owned and maintained by the H.O.A.

Backup Parkway Improvements:

1. That the developer shall design and construct the following improvements along the development frontages of Greenfield Avenue for lots backing onto said streets:
 - a. A minimum six foot high decorative masonry block wall with continuous reinforced concrete footings. Masonry walls shall be treated with anti-graffiti repellent. The minimum height of the wall shall be measured from the highest elevation grade of the property located adjacent to either side of the wall. Wall heights shall be maintained at a uniform grade / slope whenever possible. If elevation changes are required, steps shall be introduced at pilaster locations and / or changes in wall direction. Wall improvement plans shall be designed to incorporate architectural, civil and structural components into one set of drawings. Wall plans shall be reviewed and approved by both the City Public Utilities and Engineer and Community Development Departments.
 - b. Landscaping and irrigation system improvements along the development frontages of Greenfield Avenue. Landscape plans shall be prepared by a licensed landscape architect. Plans shall be reviewed and approved by the City Public Utilities and Engineer, Parks & Recreation, and Community Development Departments.
2. That all species of trees and plants shall be selected from a list approved by the City's Parks and Recreation Commission.
3. That the design of the decorative masonry wall and landscape plans shall be approved by the Community Development and Public Utilities and Engineer Departments prior to recording of the final subdivision map.
4. That all new and existing electrical boxes, control boxes and other equipment boxes (excluding traffic control) cabinets along the street frontage shall be painted hunter green or be of a color compatible with the landscaping. Prior to painting, all metal surfaces shall be treated with an etching primer (zinc chromate) or equivalent. All new irrigation electrical and control cabinets shall be mounted into the masonry wall per City Standards.

Sewer Improvements:

1. That all sanitary sewer system improvements constructed to serve the subdivision shall be designed in conformance with City Standards. The sewer main and laterals shall be located within the limits of private streets as shown on the approved plans, and shall be maintained by the homeowner's association.
2. That the developer shall provide a program for maintenance, repair, and replacement schedule for sewer main and laterals located within the limits of private streets and maintained by the homeowner's association.

Storm Drainage Improvements:

1. That all drainage from the proposed development shall be directed to the streets as shown on the site plan.
2. That the development is subject to a storm water development impact fee as required by City Ordinance No. 98-14, or any revisions thereof, if applicable.
3. That the development shall be required to comply with all applicable State of California Water Resources Control Board requirements specifically related to the National Pollution Discharge Elimination System permit process.
4. That Class 5 spun pipe shall be installed for use on private lots and streets within the development.

Water System:

1. That all water service improvements constructed to serve the subdivision shall be designed in conformance with City Standards.
2. Each lot is required to have a separate water service located at the back of the curb and gutter on the private street. The service to the lots shall be located within the utility easement and be maintained by the homeowner's association.

Homeowner's Association:

1. That the developer shall create a homeowner's association in conformance with State law that includes the private streets/alleys, sewer mains, and sewer laterals.
2. That the developer will prepare a maintenance, repair, and replacement schedule for the private street improvements, including paving and concrete v-gutter, sewer laterals, and water services within the private street and utility easement.

Assessment District:

1. That the developer shall enter into an agreement with the City for the formation of a tax assessment district for the maintenance of interior subdivision street lighting, decorative block fencing, and landscaping located along the property frontage of Greenfield Avenue as shown on the tentative subdivision map.
2. That prior to funds from the tax assessment district being obtained, the developer shall be responsible for the maintenance of all landscaping, subdivision interior street lighting and decorative fencing.

City Development Impact Fees:

1. That development is subject to a Police Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.
2. That development is subject to a Fire Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.
3. That development is subject to a Park Development Impact Fee as required by City Ordinance No. 90-10 and any revisions thereof. Fee payable with each building permit.
4. That development is subject to a Transportation mitigation impact fee as required by City Ordinance No. 90-09 and any revisions thereof. Fee payable with each building permit.
5. That the development is subject to a Wastewater System Development Impact fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable with each building permit.
6. That development is subject to a Water System Development Impact Fee as required by City Ordinance No. 98-14 or any revisions thereof. Fee payable with each building permit.
7. That development is subject to a Refuse and Recycling Development Impact Fee as required by City Ordinance No. 05-16 or any revisions thereof. Fee payable with each building permit.
8. That development is subject to a Storm Drainage Development Impact Fee as required by City Ordinance No. 98-14, and any revisions thereof. Fee payable prior to recording of subdivision final map.
9. That development is subject to a 12th Avenue Sanitary Sewer area of benefit district assessment fee as required by City Ordinance No. 92-03 or any revisions thereof, if applicable. Fee shall be payable prior to recording to recording of final subdivision map.

EXPIRATION:

Vesting Tentative Tract 924
Page 20 of 20

That this tentative subdivision map becomes null and void after 24 months has elapsed from the date of approval, if the above conditions have not been satisfied or bonded for, and a final map recorded. A time extension may be granted by the Commission upon written request by the applicant. The time extension, if approved, will be subject to the improvement standards and fees in effect at the time the extension for the tentative subdivision map is granted.

PASSED, ADOPTED AND APPROVED this ____ day of _____, 2018 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 _____, 2018.

Date: _____

City Clerk

Attachment: Resolution No. 18-10-R [Revision 2] (CD: Appeal 2018-01 Resolution Adoption)

Exhibit A:
Vesting Tentative Tract 924

Attachment: Resolution No. 18-10-R [Revision 2] (CD: Appeal 2018-01 Resolution Adoption)



Exhibit B:
Mitigation Monitoring and Reporting Program

Attachment: Resolution No. 18-10-R [Revision 2] (CD: Appeal 2018-01 Resolution Adoption)

Tentative Tract 924 and Planned Unit Development No. 2017-01
Mitigation Measures
Mitigated Negative Declaration 2017-13

Mitigation Number	Potential Impact	Mitigation Measure	Responsible Party
AESTHETICS			
MM Aesthetics 1	The project may potentially substantially degrade the existing visual character or quality of the site and its surroundings?	That the applicant develops the project consistent with the approved elevations for the project.	Developer
MM Aesthetics 2	The project could potentially create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	That the physical development of the project site would be subject to the applicable provisions of the Hanford Municipal Code, such as section 17.39.030 – Outdoor Lighting Standards and the standards set forth by the California Building Code to reduce light pollution and glare	Developer
AIR QUALITY			
MM Air Quality 1:	Project could potentially conflict with or obstruct implementation of the applicable air quality plan? The project could result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non attainment under an applicable federal or state ambient air quality	That the applicant complies with the SJVAPCD Air Quality Plan and obtains any necessary permits through the SJVAPCD.	Developer to file application with San Joaquin Valley Air Pollution Control District

	standard?		
MM Air Quality 2:	The project could potentially violate any air quality standard or contribute substantially to an existing or projected air quality violation?	The project proponent is subject to Regulation VIII. The project proponent is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan, if applicable prior to commencing any earthmoving activities as described in District Rule 8021 – Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities. Information on how to comply with Regulation VIII can be found online at: http://www.valleyair.org/busingd/comply/PM10/compliance_PM10.htm .	Developer
CULTURAL RESOURCES			
MM Cultural Resources 1	The project could potentially cause a substantial adverse change in the significance of an archeological resource pursuant to Public Resources Code 15064.5?	That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities.	Developer to coordinate with the Tachi Yokut Tribe
GEOLOGY AND SOILS			
MM Geology 1:	That the project may expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death involving: - strong seismic ground shaking; - seismic-related ground failure, including liquefaction.	That the development of the project complies with the applicable General Plan policies, as well as the California Building Code.	City of Hanford must ensure conditions are set forth to mitigate impacts; Developer to comply with standards

MM Geology 2:	That the project may expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death involving: - landslides.	That a geotechnical and soil studies be prepared as a required by the Building Official (if applicable).	Building Official to require; developer to conduct study
MM Geology 3:	That the project could result in substantial soil erosion or the loss of topsoil?	That the physical development of the project comply with the Hanford Municipal Code Section 15.52 Flood Damage Prevention Regulation and the California Building Code, along with the plan check and development review process.	City to require; developer to comply
HAZARDS AND HAZARDOUS MATERIALS			
MM Hazards 1	That the project could create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	The physical development of the project site would be required to comply with applicable federal, state, and local regulations related to hazardous materials.	Developer
HYDROLOGY AND WATER QUALITY			
MM Hydrology 1 & 2	The project could potentially violate water quality standards or waste discharge requirements. That the project could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or	1) All new development that disturbs more than one acre is required to comply with the General Permit Order No. 2012-006-DWQ during construction. Proponents of new development would have to develop and implement a stormwater pollution prevention plan (SWPPP) that specifies best management practices (BMPs) to prevent construction pollutants from contacting stormwater, with the intent of keeping all products of erosion from moving off-site and into receiving waters; eliminate or reduce non-stormwater discharges to storm sewer systems and other waters of the United States; and inspect all BMPs; 2) New development would be required to implement appropriate minimum control measures (MCMs) and design standards in compliance with Phase II General Permit, as outlined in the Stormwater Management Plan, as well as the City's grading plan and site development requirements.	City to require; Developer to provide

	off-site?		
MM Hydrology 3	The project could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	New development must submit grading plans. Site development must comply with the requirements of the City Building Division and incorporate best management practices/design standards.	City to require; Developer to provide
MM Hydrology 4	Otherwise substantially degrade water quality?	New development would have to incorporate best management practices and adhere to design standards to maximize the reduction of pollutant loadings in runoff to the maximum extent practical.	
NOISE			
MM Noise 1:	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Comply with applicable regulations and policies of the General Plan to ensure that construction-related impacts would be attenuated to the greatest extent feasible.	Residents and developer; Police to enforce
MM Noise 2:	The project could cause a substantial temporary or periodic increase in ambient noise levels existing without the project?	Construction is limited to the hours of 7 a.m. to 10 p.m.	Developer; Police to enforce
PUBLIC FACILITIES			
MM Public	The project may result in substantial adverse	The project will be subject to fire impact fees.	Developer to pay

Facilities 1:	physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Fire)		
MM Public Facilities 2	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Police)	The project will be subject to police impact fees.	Developer to pay
MM Public Facilities 3	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Schools)	That the development of the project will be subject to School Impact Fees.	Developer to pay
RECREATION			
MM Recreation 1	The project could potentially increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical	That the development is required to pay Park Impact fees.	City to require; developer to provide or pay

	deterioration of the facility would occur or be accelerated?		
UTILITIES AND SERVICE SYSTEMS			
MM Utilities 1	Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	That the development is required to implement water conservation measures	City to require and ensure compliance; developer and future occupants to adhere
MM Utilities 2:	Would the project comply with federal, state, and local statutes related to solid waste?	That the development is required to comply with all statutes and regulations related to solid waste.	City to require; developer to provide

Exhibit C:
Elevations

Attachment: Resolution No. 18-10-R [Revision 2] (CD: Appeal 2018-01 Resolution Adoption)



PLACE d' BEAUMONT - HANFORD CA. PLAN'A ELEVATION #1

T² ARCHITECTS 2555 W SAN JOSE AVE.
FRESNO, CA 93711



PLACE d' BEAUMONT - HANFORD CA. PLAN'A' ELEVATION TWO

T² ARCHITECTS 2055 SAN JOSE AVE.
FRESNO CA 93711



0.17.2018 14.01

PLACE d'BEAUMONT - HANFORD CA. PLAN'S ELEVATIONS #1 & #2

T² ARCHITECTS 2555 W. SAN JOSE AVE
FRESNO, CA 93711



PLACE d'BEAUMONT-TANFORD CA. PLAN C ELEVATION #1

T² ARCHITECTS 2555 W. 9th AVE.
FRESNO, CA 93711

PLACE d'BEAUMONT HANFORD CA. PLAN 'C' MANSARD ELEVATION

T² ARCHITECTS 2835 N. SHILOH AVE.
FRESNO CA 93711



VESTING TENTATIVE SUBDIVISION MAP
COUNTY TRACT 924
A PLANNED UNIT DEVELOPMENT
CITY OF HANFORD
STATE OF CALIFORNIA

LEGAL DESCRIPTION

A PORTION OF LOT 25 OF FITZGERALD SUBDIVISION, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, MOUNT DIABLO BASE AND MERIDIAN, IN THE CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA. ACCORDING TO THE OFFICIAL PLAT THERE OF IN THE BOOK 2AT PAGE 78 OF LICENSED SURVEYORS' PLATS, KINGS COUNTY RECORDS.

LOT INFORMATION	
TOTAL LOTS	27 LOTS
LOTS PER ACRE:	6.5
MINIMUM LOT SIZE:	4,500 S.F. (LOTS 14-17)
MAXIMUM LOT SIZE	8,639 S.F. (LOT8)
AVERAGE LOT SIZE	5,355 +/- S.F.

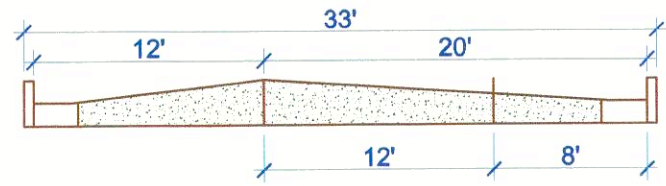
AREA	
TOTAL AREA	4.189 AC.GR.

OWNER APPLICANT

CLARK DEVELOPMENT GROUP LLC
ALEJANDRO CLARK
448 E. FARGO AVE
HANFORD, CA 93230

GENERAL INFORMATION

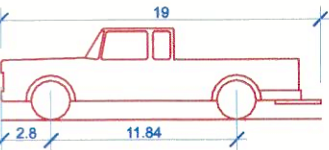
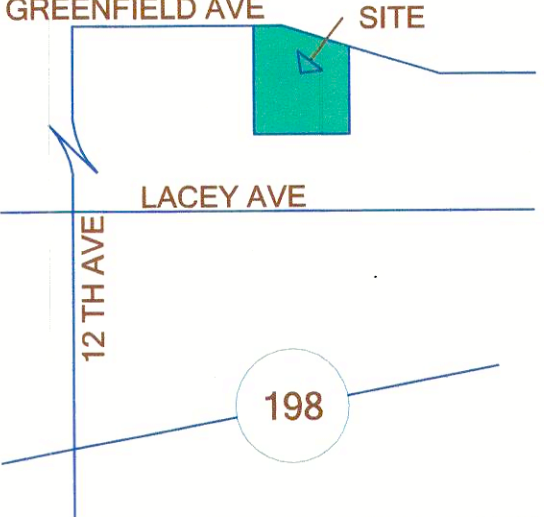
EXISTING ZONE	R-L-12
PROPOSED ZONE	R-L-12
EXISTING USE	RESIDENTIAL
PROPOSED USE	GATED SINGLE
FAMILY RESIDENTIAL	
SEWER, WATER, STORM DRAIN	
CITY OF HANFORD	
A.P.N.	010-320-115
ELECTRIC	SCE
GAS	GAS CO
TELEPHONE	AT&T
CATV	COMCAST



TYPICAL CROSS SECTION

ON STREET PARKING
12, 18.5' X 8' PROVIDED

VICINITY MAP



COPY OF Z 250	19.900 FT
OVERALL LENGTH	6.660 FT
OVERALL WIDTH	4.300 FT
OVERALL BODY HEIGHT	1.115 FT
MIN GROUND CLEARANCE	5.690 FT
MAX TRACK WIDTH	4.00 S
LOCK TO LOCK TIME	
CURB TO CURB TURNING RADIUS	25.00 FT

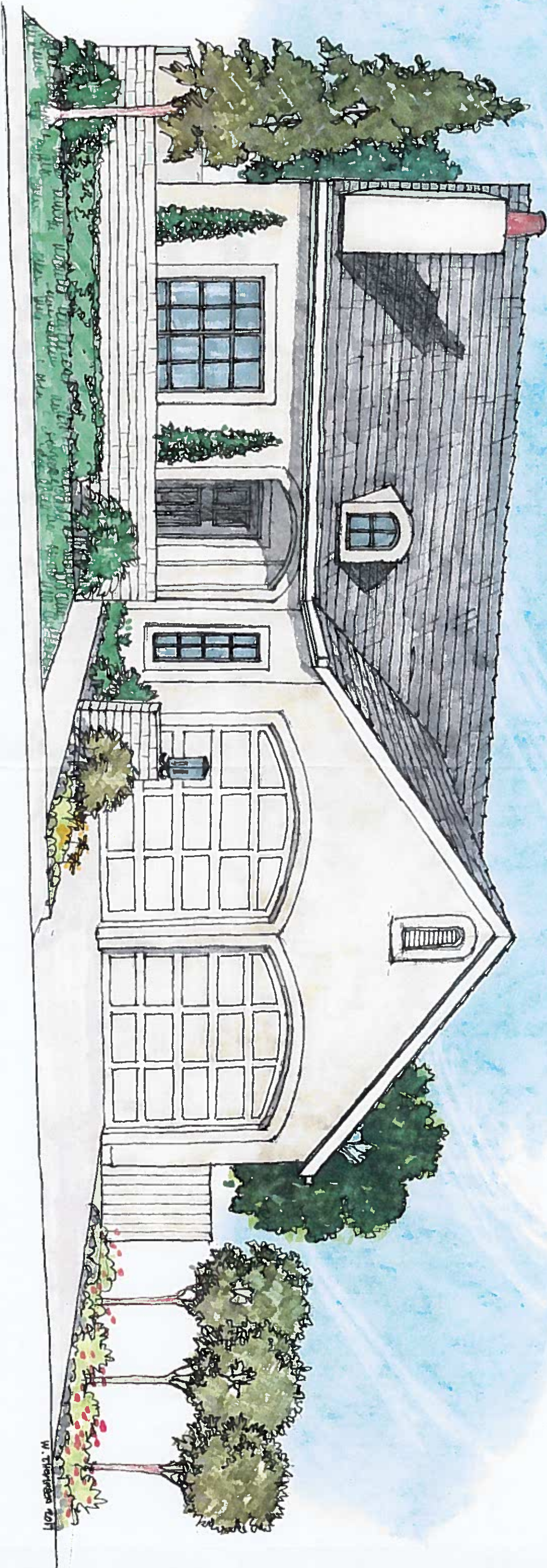
PLACE d' BEAUMONT
A PLANNED UNIT DEVELOPMENT
FOR
CLARK DEVELOPMENT GROUP

T-SQUARED ARCHITECTS
2555 W. SAN JOSE AVE
FRESNO CA 93711
559-222-3992



PLACE d' BEAUMONT - HANFORD CA. PLAN A' ELEVATION #1

T² ARCHITECTS 2555 W. SAN JOSE AVE.
FRESNO, CA 93711



PLACE d' BEAUMONT - HANFORD CA. PLAN 'A' ELEVATION TWO

T² ARCHITECTS 2355 SAN JOSE AVE.
FRESNO, CA 93711



PLACE d'BEAUMONT - HANFORD CA. PLAN B ELEVATIONS #1 & #2

T² ARCHITECTS 2555 W. SAN JOSE AVE
FRESNO, CA 93711



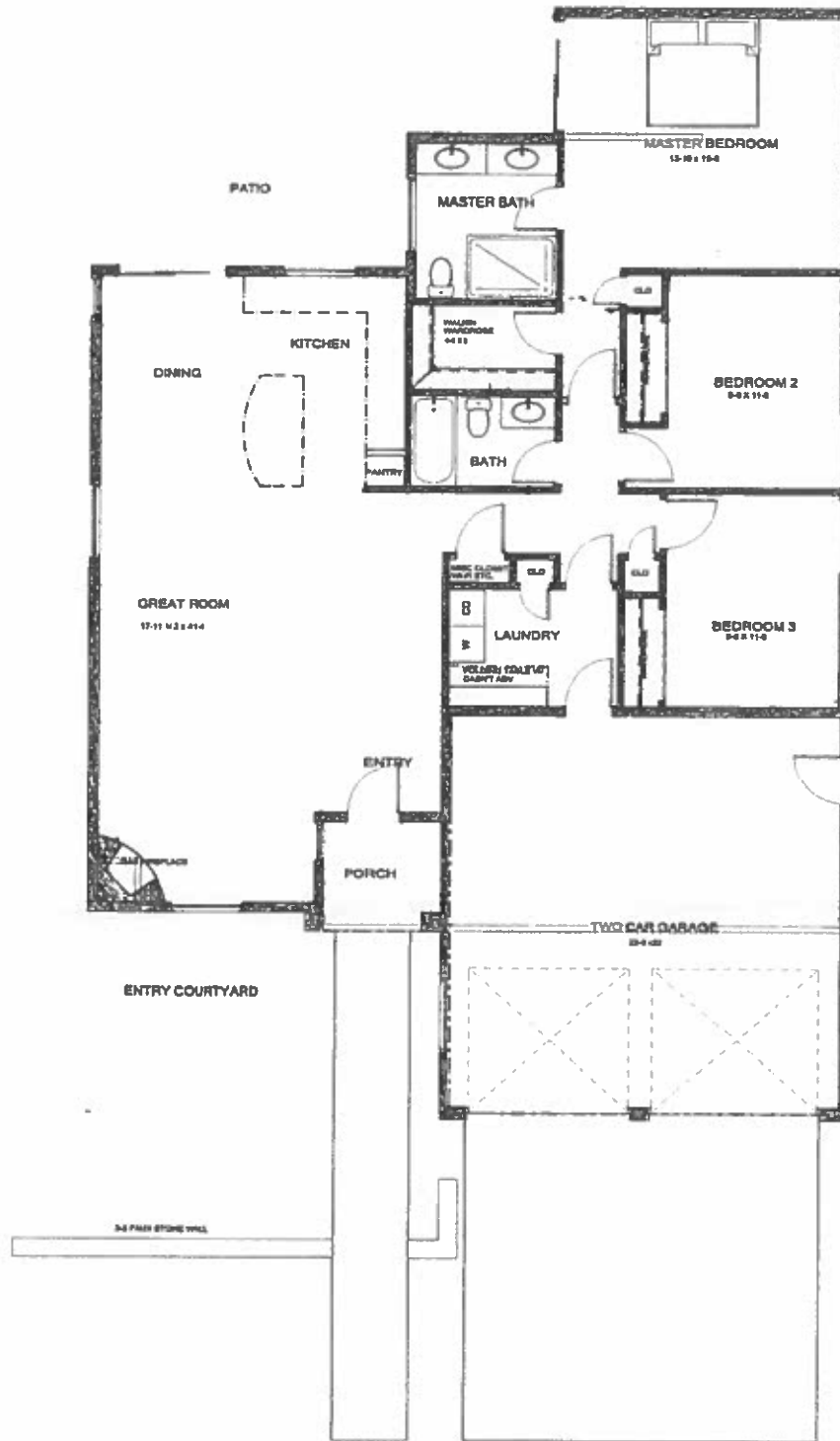
PLACE d'BEAUMONT-TANFORD CA. PLANIC' ELEVATION #1

T² ARCHITECTS 2555 W. SAN JOSE AVE.
FRESNO, CA 93711

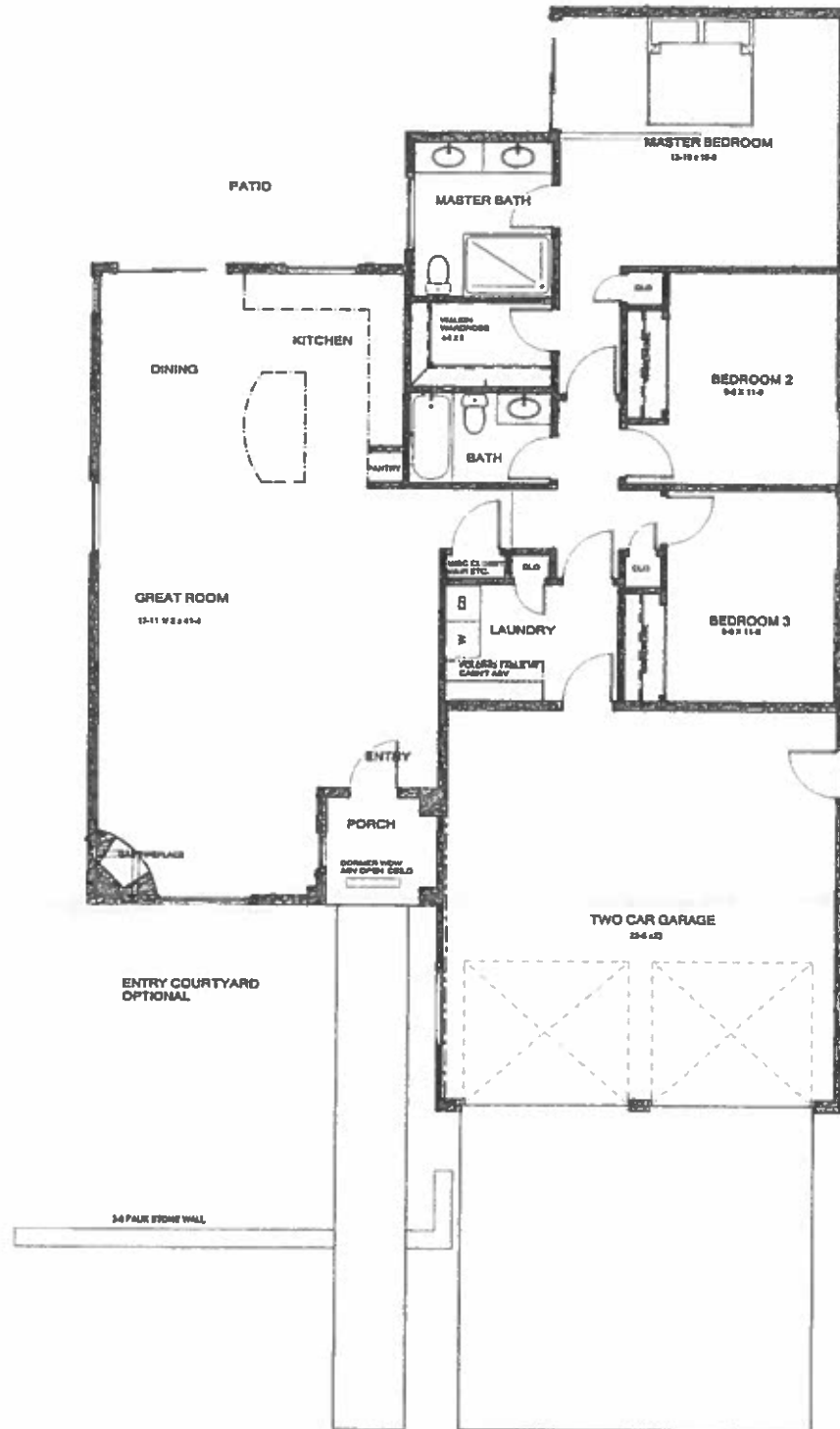


PLACE D'BEAUMONT HANFORD CA. PLAN C' MANSARD ELEVATION

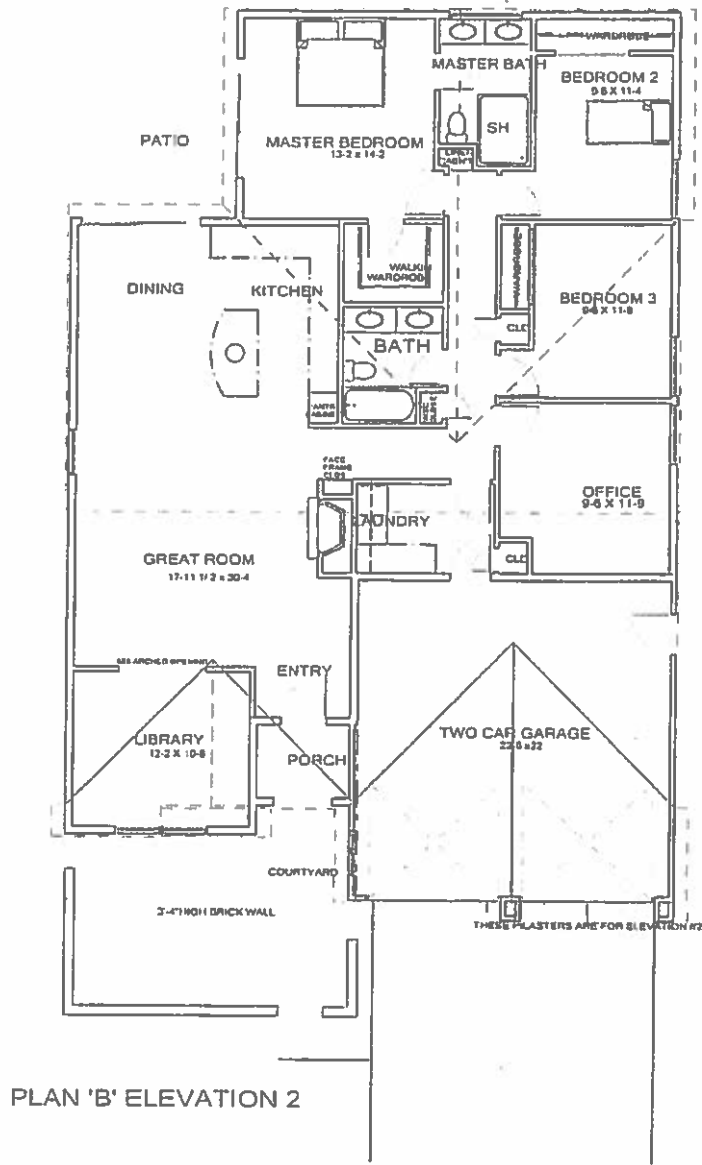
T² ARCHITECTS 2555 W. GANLOSE AVE.
#RE3N0CA 93711



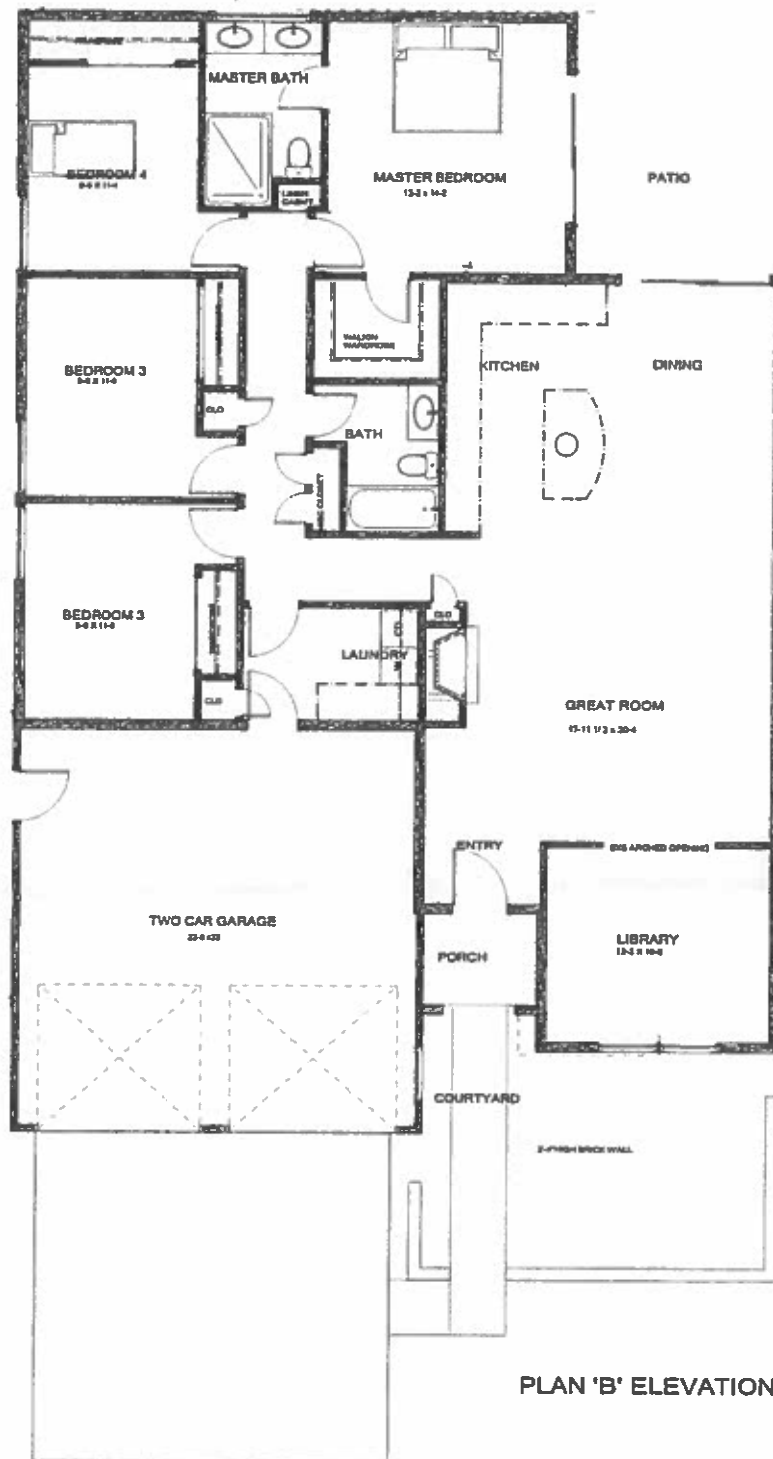
PLAN 'A' ELEVATION #1



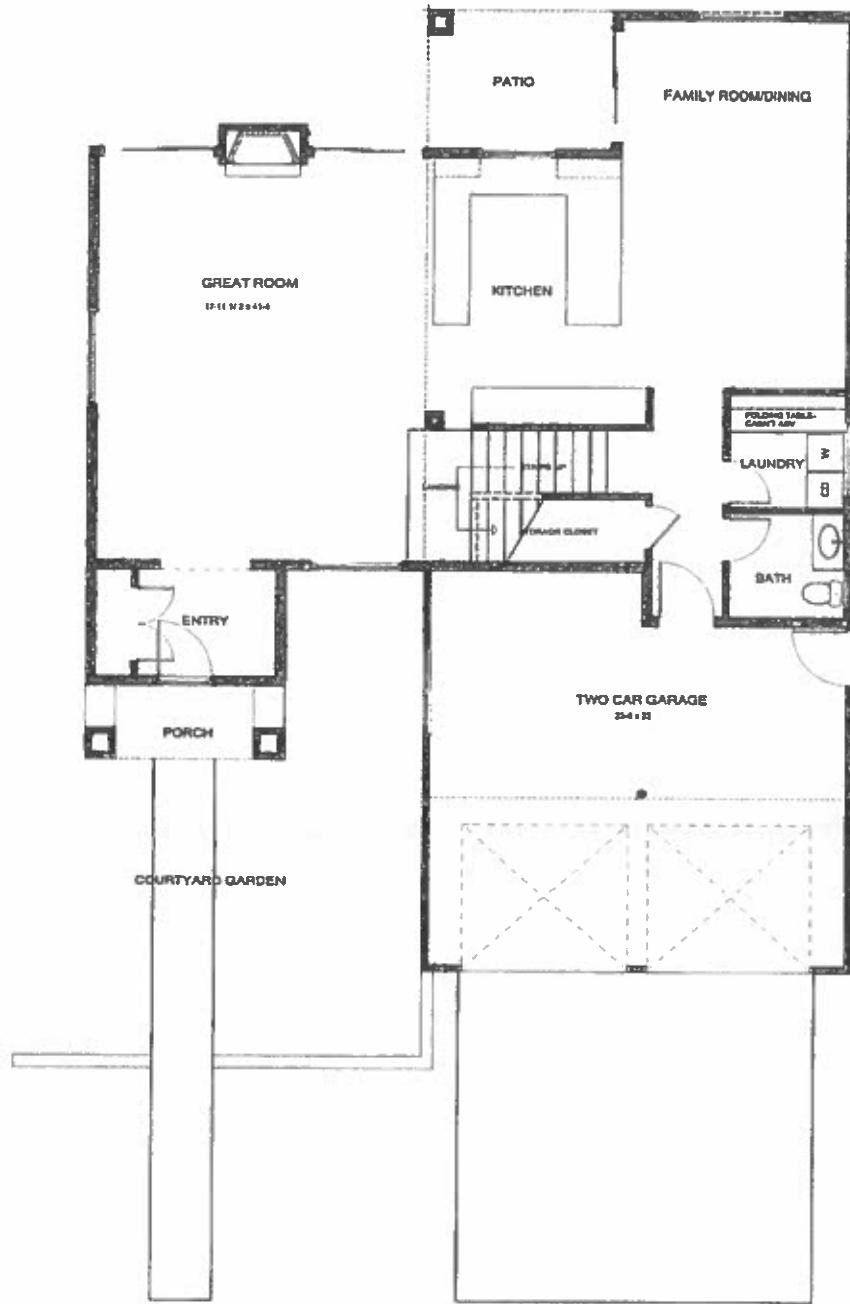
PLAN 'A' ELEVATION #2



PLAN 'B' ELEVATION 2



PLAN 'B' ELEVATION 2



PLAN 'C' FIRST FLOOR



PLAN 'C' SECOND FLOOR

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that on Tuesday, January 9, 2018 at 7:00 p.m., a public hearing will be conducted by the Hanford Planning Commission in the Council Chamber of the City of Hanford Civic Auditorium, 400 N. Douty Street, Hanford, California, pertaining to the following:

PROJECT DESCRIPTION AND LOCATION:

Vesting Tentative Tract Map 924: A request to subdivide a 4.19-acre parcel into 26 residential lots in the R-L-1 Low-Density Residential Zone District with a Planned Unit Development overlay.

Planned Unit Development No. 2017-01: A request to deviate from the standards of the Hanford Municipal Code for the R-L-12 Low-Density Residential Zone District to allow a 26-lot gated community with common open space areas, reduced lot sizes, reduced setbacks, and a reduced street width for a private street.

Location: The project is located at the southern intersection of Greenfield Avenue and Fitzgerald Lane (APN 011-320-115).

Based on an Initial Study, the Community Development Department has determined that the project described above would not have significant adverse impacts on the environment with the incorporation of mitigation measures. A Mitigated Negative Declaration has been prepared for the project. You may review the Mitigated Negative Declaration, Initial Study proposed mitigation measures, reference material, and any comments received on the Mitigated Negative Declaration at the City of Hanford, 317 N. Douty Street, Hanford, CA 93230.

COMMENT PERIOD: December 15, 2017- January 4, 2018 [20 day comment period]

PUBLIC COMMENT INVITED: All interested parties are invited to submit written comment on the Mitigated Negative Declaration by January 4, 2018 and/or to appear at the hearing described above to present testimony, in regard to the above-listed request. All comments should be submitted to the City of Hanford, Attention: Gabrielle de Silva, at the above-listed address.

If you challenge any action or decision regarding the project described in this notice in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City prior to, or at, the public hearing.

For further information, contact the Hanford Community Development Department at (559) 585-2580 or 317 N. Douty Street, Hanford, California, 93230.

HANFORD COMMUNITY DEVELOPMENT DEPARTMENT

Publish: Friday, December 15, 2017

Attachment: Exhibit E - Environmental Assessment (CD: Appeal 2018-01 Resolution Adoption)

MITIGATED NEGATIVE DECLARATION NO. 2017-13**Project Title:** Vesting Tentative Tract 924 and Planned Unit Development No. 2017-01**File Number:** TT 924 (504.0526) and PUD 2017-01 (509.0094)**State Clearinghouse Number:** n/a**Lead Agency:** City of Hanford**Responsible Agency:** N/A**Applicant:** Village @ Hanford Square, LLC
(c/o Daniel Bailey)
480 E. Bogert Trail
Palms Springs, CA**Property Owner(s):** Hanford Southport, LLC
(c/o Gary Gavin)
14908 Gavan Vista Rd
Poway, CA**Project Description:****Vesting Tentative Tract Map 924:** A request to subdivide a 4.19-acre parcel into 26 residential lots in the R-L-1 Low-Density Residential Zone District with a Planned Unit Development overlay.**Planned Unit Development No. 2017-01:** A request to deviate from the standards of the Hanford Municipal Code for the R-L-12 Low-Density Residential Zone District to allow a 26-lot gated community with common open space areas, reduced lot sizes, reduced setbacks, and a reduced street width for a private street.**Location:** The project is located at the southern intersection of Greenfield Avenue and Fitzgerald Lane (APN 010-321-115).**Attachments:**

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

Environmental Assessment: The Initial Study for the project is available for public review at the City of Hanford Community Development Department, 317 N. Douty St., Hanford CA.**Declaration of No Significant Effect:** The City of Hanford has completed the preparation of an initial study for the project described above. The initial study did not identify any potentially significant environmental effects that would result from the proposed project. This finding is based upon the criteria of the Guidelines of the State Secretary for Resources Sections 15064 (Determining Significant Effect), 15065 (Mandatory Findings of Significance), and 15070 (Decision to prepare a Negative Declaration), and the following reasons as documented in the Initial Evaluation (Initial Study) for the project, which is attached.

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

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

Contact Person: Gabrielle de Silva

Phone: (559) 585-2578

Signature: Gabrielle de Silva

Date: December 14, 2017

Review Period: December 15, 2017- January 4, 2018 [20 day comment period]

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION NO. 2017-13

Prepared For

Clark Development Group, LLC

Tentative Tract 924 and Planned Unit Development No. 2017-01

Prepared By

The City of Hanford

December 14, 2017

INITIAL STUDY

INTRODUCTION AND REGULATORY GUIDANCE

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

The City of Hanford prepared a General Plan Update and certified a Program level Environmental Impact Report (EIR) on April 18, 2017. The CEQA Guidelines Section 15168 states that subsequent activities must be examined in the light of the program EIR to determine if the later activity would have effects that were not examined in the program EIR. Consistent with 15165, if a project is not otherwise statutorily or categorically exempt from CEQA, an Initial Study is conducted by a lead agency to determine if a project may have a significant effect on the environment. In accordance with the CEQA Guidelines, Section 15064, an environmental impact report (EIR) must be prepared if the Initial Study indicates that the proposed project under review may have a potentially significant impact on the environment. A negative declaration may be prepared instead, if the lead agency prepares a written statement describing the reasons why a proposed project would not have a significant effect on the environment, and, therefore why it does not require the preparation of an EIR. According to the CEQA Guidelines Section 15070, a negative declaration shall be prepared when either:

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

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

PROJECT DESCRIPTION:

The project has two components. **Vesting Tentative Tract Map 924:** A request to subdivide a 4.19-acre parcel into 2 residential lots in the R-L-12 Low-Density Residential Zone District with a Planned Unit Development overlay. **Planned Unit Development No. 2017-01:** A request to deviate from the standards of the Hanford Municipal Code for the R-L-12 Low-Density Residential Zone District to allow a 26-lot gated community with common open space areas, reduce lot sizes, reduced setbacks, and a reduced street width for a private street. **Location:** The project is located at the southern intersection of Greenfield Avenue and Fitzgerald Lane (APN 010-320-115).

ENVIRONMENTAL IMPACTS

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

In addition, a Statement of Overriding Considerations was adopted for Agriculture and Forestry Resources (program and cumulative), Air Quality (cumulative), Biological Resources (program and cumulative), Cultural Resources (program and cumulative), Greenhouse Gases (cumulative), and Population and Housing (program and cumulative) for the EIR prepared for the 2035 General Plan Update. The project is being developed consistent with the land use designation that was evaluated in the 2017 General Plan EIR. The General Plan Update and EIR are herein incorporated by reference.

including Resolution 17-20-R. Other documents used in the preparation of this environmental assessment are listed as sources and also incorporated by reference.

PROJECT COMPATIBILITY WITH EXISTING ZONES AND PLANS

The proposed General Plan Amendment and Rezone are consistent with the policy of the General Plan and Zoning Ordinance. The change in designation from office to high-density residential on a portion of the property is consistent with the surrounding area.

SUMMARY OF INITIAL STUDY/MITIGATED NEGATIVE DECLARATION IMPACT CONCLUSIONS

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the projects, Tentative Tract 924 and Planned Unit Development No. 2017-01, in accordance with the California Environmental Quality Act (CEQA), the State CEQ Guidelines, and the City of Hanford Municipal Code. The IS/MND for the proposed Project is tiered from the 2035 General Plan Update Environmental Impact Report (EIR) (SCH No. 2015041024), certified by the City Council on April 15, 2017, for which a Statement of Overriding Considerations was adopted for Agriculture and Forestry Resources (program and cumulative), Air Quality (cumulative), Biological Resources (program and cumulative), Cultural Resources (program and cumulative), Greenhouse Gases (cumulative), and Population and Housing (program and cumulative) for the EIR prepared for the 2035 General Plan Update.

The Proposed IS/MND analyzed the Project's potential impacts with regard to the following environmental topical areas: (1) aesthetics, (2) agriculture and forest resources, (3) air quality, (4) biological resources, (5) cultural resources, (6) geology and soils, (7) greenhouse gas emissions, (8) hazards and hazardous materials, (9) hydrology and water quality, (10) land use and planning, (11) mineral resources, (12) noise, (13) population and housing, (14) public services, (15) recreation, (16) transportation/traffic, and (17) utilities and services systems.

The proposed Project, as analyzed in the IS/MND, incorporates all relevant General Plan policies, standards and Mitigation Measures (MMs), as adopted by the 2035 General Plan EIR for purposes of determining environmental impacts of Project implementation. Based on the Project-specific analysis presented in the IS/MND it was determined that the Project in each topical area would have either no impact, a less than significant impact, impacts that could be mitigated to a less than significant level or that project impacts were adequately analyzed in the 2035 General Plan Update EIR. The IS/MND concluded that the proposed Project would have no impact or a less than significant Project-specific impact in the following topical areas: Biological Resources, Hazards and Hazardous Materials, Land Use and Planning, Mineral Resources, and Population and Housing.

Further, it was concluded that the proposed Project would have less than significant cumulative impacts with mitigation measures. The initial study utilized the full build out of the General Plan Planning Area as the area for consideration of cumulative impacts. Significant and unavoidable impacts to Agriculture and Forestry Resources (program and cumulative), Air Quality (cumulative), Biological Resources (program and cumulative), Cultural Resources (program and cumulative), Greenhouse Gases (cumulative), and Population and Housing (program and cumulative) were identified with the full build out of the General Plan Planning Area. These impacts were analyzed in the 2035 General Plan EIR and determined to be a significant and unavoidable impact associated with implementation of the 2035 General Plan, of which the Project is a part and consistent with. A Statement of Overriding Considerations for these significant unavoidable impacts was adopted by the City Council as part of the approval of the 2035 General Plan Update. The proposed Project is consistent with and implements the General Plan and would not result in any new impacts that cannot be mitigated to less than significant levels, nor would it increase the severity of any previously identified impacts. Therefore, the Statement of Overriding Considerations is re-affirmed for the proposed Project and a Mitigated Negative Declaration is the recommended appropriate environmental document for the proposed Project, in accordance with CEQA.

CONSULTATION

Pre-consultation was sent to the interested agencies on November 20, 2017. Responses were received from the following:

1. Consultation from David Kemp of the Southern California Gas Company (November 20, 2017)
2. Consultation from Sheriff David Robinson of Kings County Sheriff Department (November 21, 2017) – no environmental comments
3. Consultation from Arnaud Marjollet and Brian Clements of the San Joaquin Valley Air Pollution Control District (November 27, 2017).
4. Consultation from Gerry Mulligan of the Hanford Elementary School District (November 28, 2017).
5. Consultation from Michael Navarro of the Department of Transportation (December 11, 2017).

SOURCES – hereunto annexed and incorporated by reference

2010 Urban Water Management Plan. (2011, June 11). *City of Hanford* -

California Building Standards Code 2016 (Title 24, California Code Regulations). *Codes*.

City of Hanford 2035 General Plan Update (2017).

City of Hanford General Plan Update, 2035 – Environmental Impact Report. (2017). Hanford, California.

City of Hanford Storm Drainage Water Master Plan (1995, August)

City of Hanford Public Works Construction Standards

City of Hanford Water Master Plan

City of Hanford Waste Water Master Plan

County Important Farmland Data Information. Department of Ag (2012)

Final Staff Report – Climate Change Action Plan: Addressing GHG Emission Impacts under CEQA. (2009, December 1)
San Joaquin Valley Air Pollution Control District Climate Change Action Report.

San Joaquin Valley Air Pollution Control District Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI)
Revised March 19, 2015.

San Joaquin Valley Air Pollution Control District Small Project Analysis Level (SPAL)

Hanford Municipal Code (Hanford, California). (2017). *Hanford Municipal Code*.

United States Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map for Hanford (Community
Panel Number 06031C 0185C, June 16, 2009)

Final Regional Climate Action Plan (May 28, 2014)

Per-Consultation Letters Received:

Consultation from David Kemp of the Southern California Gas Company (November 20, 2017)

Consultation from Sheriff David Robinson of Kings County Sheriff Department (November 21, 2017) – not environment
comments

Consultation from Arnaud Marjollet and Brian Clements of the San Joaquin Valley Air Pollution Control District (November
27, 2017).

Consultation from Gerry Mulligan of the Hanford Elementary School District (November 28, 2017).

Consultation from Michael Navarro of the Department of Transportation (December 11, 2017).

APPENDIX G: Initial Study and Findings

ENVIRONMENTAL ASSESSMENT NO. 2017-13

1. Project Title: Vesting Tentative Tract 924 and Planned Unit Development No. 2017-01
2. Lead Agency Name and Address: City of Hanford
317 N. Douty Street
Hanford, CA 93230
3. Responsible Agency Name and Address: n/a
4. Contact Person/Phone Number: Gabrielle de Silva
Associate Planner
Community Development Department
(559) 585-2578
5. Project Location: The project is located south of Greenfield Avenue at the end of Fitzgerald Lane (APN 010-320-115).
6. Project Sponsor's Name/Address: Clark Development Group
448 E. Fargo Avenue
Hanford, CA 93230
7. General Plan Designation: Low-Density Residential
8. Zoning: R-L-12 Low-Density Residential
9. Description of the Project:

Vesting Tentative Tract Map 924: A request to subdivide a 4.19-acre parcel into 26 residential lots in the R-L-12 Low Density Residential Zone District with a Planned Unit Development overlay.

Planned Unit Development No. 2017-01: A request to deviate from the standards of the Hanford Municipal Code for the R-L-12 Low-Density Residential Zone District to allow a 26-lot gated community with common open space areas, reduced lot size, reduced setbacks, and a reduced street width for a private street.
10. Surrounding land uses and setting:

	Zoning	General Plan Designation	Land Use
North	R-L-12	Low-Density Residential	Residential
East	R-L-12	Low-Density Residential	Residential
South	PF	Public Facility	County Courthouse and Jail
West	R-L-12	Low-Density Residential	Residential

11. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)
N/A

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that a "Potentially significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|---|--|
| ☒ Aesthetics | ☐ Agriculture Resources | ☒ Air Quality |
| ☐ Biological Resources | ☒ Cultural Resources | ☒ Geology/Soils |
| ☒ Green House Gas Emissions | ☒ Hazards & Hazardous Materials | ☒ Hydrology/Water Quality |
| ☒ Land Use/Planning | ☐ Mineral Resources | ☒ Noise |
| ☐ Population/Housing | ☒ Public Services | ☒ Recreation |
| ☒ Transportation/Traffic | ☒ Utilities/Service Systems | ☒ Mandatory Findings of Significance |

DETERMINATION (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☐ I find that the proposed project **COULD NOT** have a significant effect on the environment. A **NEGATIVE DECLARATION WILL BE PREPARED**.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION WILL BE PREPARED**.
- ☐ I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required
- ☐ I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

FOR: CITY OF HANFORD

Gabrielle de Silva
 Gabrielle de Silva
 Associate Planner
 City of Hanford

December 14, 2017
 DATE

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

Issues:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☒	☐	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☒	☐	☐

ENVIRONMENTAL SETTING:**SCENIC VISTAS AND CORRIDORS**

Views consist primarily of broad panoramas of agricultural land. Most of the land surrounding the northern and western part of the city is characterized by flat, dry valley grasslands scattered throughout as well as grazing and other agricultural uses. The grasslands, grazing land, and large farms create open vistas at the northern and eastern edges of the City.

SCENIC HIGHWAYS

According to the California Scenic Highway Mapping System, there are no adopted Scenic Highways within the planning area. (Caltrans 2015).

VISUAL CHARACTER

Hanford is located in the northern portion of Kings County and has a total area of 16.6 square miles, all of which is flat land not covered by water. The only natural watercourse is Muscle Slough, remnants of which still exist on the City's western edge. The Kings River is about 6.5 miles north of Hanford. The People's Ditch, an irrigation canal dug in the 1870s, traverses Hanford from north to south.

The Planning Area consists of urban agricultural, and grassland habitat areas located in transitional zone in the Central Valley between the flat valley floor and the Sierra Nevada foothills to the east. Hanford is surrounded by productive agricultural land, much of which is encumbered by Williamson Act contracts that prohibit development.

LIGHT AND GLARE

Attachment: Exhibit E - Environmental Assessment (CD: Appeal 2018-01 Resolution Adoption)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
The majority of the City includes existing sources of daytime glare and nighttime lighting and illumination. Significance Criteria The Project may result in significant impacts to aesthetics if it substantially affects the view of a scenic corridor, vista or view open to the public, cause's substantial degradation of views from adjacent residences, or results in new night lighting that shines into adjacent residences. Checklist Discussion: a) No Impact – the site is vacant and there are no scenic vistas present. Therefore, development of the project, as proposed, would have no impact. b) Less than Significant Impact – There are no designated State Scenic Highways, as identified by the California Scenic Highway Mapping System within the City's General Plan Study area. There are also no rock outcroppings within the Study Area. The City does have an ordinance protecting trees in Chapter 12.12 Street Trees and Shrubs of the Municipal Code. The projects would be consistent with the tree ordinance. The projects would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway and impacts would be less than significant. c) Less than Significant Impact with Mitigation Incorporation– Several sections of the Hanford Municipal Code regulate physical development by controlling not only the appearance of new development, but also by controlling the placement of new development with consideration for surrounding uses. Being a planned unit development, elevations have been submitted and would become a condition of development. The elevations submitted for the project are detailed and propose French style. The project would be required to provide development consistent with the approved elevations. (MM Aesthetics 1) The project will also be held to the appropriate development standards of the Hanford Municipal Code to mitigate impacts to aesthetics. d) Less than Significant Impact with Mitigation Incorporation– The development is subject to the applicable provisions of the Hanford Municipal Code, such as Section 17.39.030 – Outdoor Lighting Standards. Additionally, the California Building Code contains standards for outdoor lighting that are intended to reduce light pollution and glare by regulation light power and brightness, shielding, and sensor controls (MM Aesthetics 2) Mitigation Measures: MM Aesthetics 1: That the applicant develop the project consistent with the approved elevations for the project. MM Aesthetics 2: That the projects would be subject to the applicable provisions of the Hanford Municipal Code, such as Section 17.39.030 – Outdoor Lighting Standards and the standards set forth by the California Building Code to reduce light pollution and glare. Conclusion: Impacts to aesthetics are anticipated to be less than significant after mitigation.				
II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
(Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☒	☐
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

Agriculture and Forestry Resources:

The General Plan EIR analyzed the impacts of the City's urban growth on agricultural land and includes mitigation measures to reduce those impacts, however, impacts to agricultural lands remain significant and unavoidable. A Statement of Overriding Considerations was adopted for the impacts to agricultural lands.

Environmental Setting

The City's climate, water availability and proximity to transcontinental transportation routes have made it a premier location for agricultural land development for over a century. Most of the land surrounding the urbanized area of Hanford was converted to agricultural uses over a century ago, leaving very little undisturbed natural landscape.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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A majority of Prime Farmland is shown toward the northern and western portions of the study Area. Farmland of Statewide Importance is located on portions of land toward the southern edge of the Study Area. The acreage total for Prime Farmland, Farmland of Statewide Importance, and Unique Farmland within the Study and Planned Areas is categorized as follows:

**Table 4.2-1
Farmland Mapping and Monitoring Program**

Area	Prime Farmland (Acres)	Farmland of Statewide Importance (Acres)	Unique Farmland (Acres)	Total (Acres)
Planned Area	877	1,724	105	2,705
Study Area (Excluding Planned Area)	10,280	7,495	380	18,157
Total (Study Area)	11,157	9,219	485	20,862

There are 3,056 acres of land currently subject to a Williamson Act contract within the Planned Area and 16,299 acres of land currently subject to a Williamson Act contract within the Study Area. There are 335 acres currently under non-renewal and are scheduled to be removed from the provisions of the Williamson Act in the Planned Area.

There are no forest lands found within the Study Area, as defined by Public Resources Code Section 12220 (g), which defines such areas as "land that can support 10% native tree cover of any species, including hardwoods, under natural conditions, and that allow for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits." There is also no "timberland" found in the Study Area, as defined by the Public Resources Code Section 4526, which defines such areas as "land...which is available for, and capable of, growing a crop of trees of any commercial species used to produce lumber and other forest products, including Christmas trees."

Build-out of the General Plan would result in significant and unavoidable impacts to farmland conversion and conflicts with land under Williamson Act land use contracts. Thus, the overall impact of full-build out of the General Plan would be cumulatively significant and unavoidable.

Significance Criteria

The Project may result in significant impacts to agricultural resources since the project results in the removal of lands designated as prime farmland by the Department of Conservation.

Checklist Discussion:

- No Impact – The project is located within an area listed as Urban and Built-Up Land on the Department of Conservation website. Urban and built-up land is occupied by structures with a building density of at least one unit to 1.5 acres, or approximately six structures to a 10-acre parcel. Until May 2017, there were structures on-site, which were demolished under FY17-1555. Therefore, the project would not convert prime farmland, unique farmland, or farmland of statewide importance to non-agricultural impacts.
- Less than significant impact - The project does not conflict with any agricultural zoning. The properties are not enrolled in a Williamson Act contract.
- No impact – the projects would not conflict with existing zoning for, or cause rezoning of, Forest Land, Timberland, or Timberland Zoned Timberland Production, as these designations do not exist within the City. There would be no impact.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
d) No Impact – There is no forest land within the City. The projects would not result in the loss of forest land or conversion of forest land to non-forest use, as these designations do not exist within the City. There would be no impact.				
e) No Impact – None.				

III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☒	☐	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☒	☐	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

Air Quality:

Climatological/Topological Factors

The San Joaquin Valley's topography and meteorology provide ideal conditions for trapping air pollution for long periods of time and producing harmful levels of air pollutants, including ozone and particulate matter. Low precipitation levels, cloudless days, high temperatures, and light winds during the summer in the San Joaquin Valley are conducive to high ozone levels resulting from the photochemical reaction of oxides of nitrogen (NOX) and volatile organic compounds (VOC). Inversion layers in the atmosphere during the winter can trap emissions of directly emitted particulate matter less than 2.5 microns (MN2.5) and PM2.4 precursors (such as NOX and sulfur dioxide [SO2]) within the San Joaquin Valley for several days, accumulating to unhealthy levels.

The region also houses the State's major arteries for good and people movement, Interstate 5 to the west and State Route 99 through the Central Valley, thereby attracting a large volume of vehicular traffic. Another compounding factor is the region's historically high rate of population growth compared to other regions of California. Increased population typically results in an even greater increase in vehicle activity and more consumer product use, leading to increased emissions of air pollution, including NOX. In fact, mobile sources account for about 80% of the Valley's total NOX emissions inventory. Since NOX is a significant precursor for both ozone and PM2.5, reducing NOX from mobile sources is critical for progressing the Valley towards attainment of ozone and PM2.4 standards.

The geography of mountainous areas to the east, west, and south, in combination with long summers and relatively short winters, contributes to local climate episodes that prevent the dispersion of pollutants. Transport, as affected by wind flows and inversions, also plays a role in the creation of air pollution.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
The climate of the SJV is modified by topography. This creates climatic conditions that are particularly conducive to air pollution formation. The SJV is surrounded by mountains on three sides and open to the Sacramento Valley and the San Francisco Bay Area to the north. Hanford is located in the southern end of the San Joaquin Valley Air Basin. San Joaquin Valley Air Basin The SJVAB is in the southern half of California's Central Valley and is approximately 250-miles long and averages 35-miles wide. The San Joaquin Valley is bordered by the Sierra Nevada Mountains to the east, the Coast Ranges to the west, and the Tehachapi mountains to the south. There is a slight downward elevation gradient from Bakersfield in the southeast end to sea level at the northwest end where the valley opens to the San Francisco Bay at the Carquinez Straits. At its northern end is the Sacramento Valley, which comprises the northern half of California's Central Valley. The bowl shaped topography inhibits movement of pollutants out of the Valley. The SJV is in a Mediterranean Climate Zone. Mediterranean Climates Zones occur on the west coast and are influenced by a subtropical high-pressure cell most of the year. Mediterranean Climates are characterized by sparse rainfall, which occurs mainly in winter. Summers are hot and dry. Summertime maximum temperatures often exceed 100 degrees Fahrenheit in the Valley. The subtropical high-pressure cell is strongest during spring, summer, and fall and produces subsiding air, which can result in temperature inversions in the Valley. A temperature inversion can act like a lid, inhibiting vertical mixing of the air mass at the surface. Any emissions of pollutants can be trapped below the inversion. Most of the surrounding mountains are above the normal height of summer inversion (1,500 to 3,000 square feet). Winter-time high pressure events can often last many weeks with surface temperatures often lowering into the 30s degrees F. During these events, fog can be present and inversions are extremely strong. These wintertime inversions can inhibit vertical mixing of pollutants to a few 100 feet. Wind Wind speed and direction play an important role in dispersion and transport of air pollutants. Wind at the surface and aloft can disperse pollution by mixing and transporting the pollution to other locations. The region's topographic features restrict air movement and channel the air mass toward the southeastern end of the Valley. The Coastal Range is a barrier to air movement to the west and the high Sierra Nevada range is a significant barrier to the east. A secondary, but significant, summer wind pattern is from the southeasterly direction and can be associated with nighttime drainage winds, prefrontal conditions, and summer monsoons. San Joaquin Valley Air Basin Monitoring The SJVAB consists of eight counties, from San Joaquin County to the north to Kern County in the South. The closest monitoring station to the Study Area is located at Hanford's South Irwin Street Monitoring Station. The station monitors particulates, ozone, carbon monoxide, and nitrogen dioxide. The SJVAB is nonattainment for ozone (1 hour and 8 hour) and particulate matter. In accordance with the Federal Clean Air Act (FCAA), EPA uses the design value at the time of standard promulgation to assign nonattainment areas to one of several classes that reflect the severity of the nonattainment problem. The SJVAB was reclassified from a "serious" nonattainment area for the 8-hour ozone standard to "extreme" effective June 4, 2010. Maximum Pollutant Levels at Hanford's South Irwin Street Monitoring Station				

		Potentially Significant Impact	Less Than Significant with Mitigation Incorporation			Less Than Significant Impact	No Impact
Pollutant	Time Avg.	2012 Max.	2013 Max.	2014 Max.	National Standards	State Standards	
Ozone (O3)	1 hour	0.109 ppm	0.104 ppm	0.108 ppm	NA	0.009 ppm	
Ozone (O3)	8 hour	0.094 ppm	0.098 ppm	0.0904 ppm	0.075 ppm	0.070 ppm	
Carbon Monoxide (CO)	8 hour	0.033 ppm	*	*	9.0 ppm	9.0 ppm	
Nitrogen Dioxide (NO2)	1 hour	0.056 ppm	0.058 ppm	0.050 ppm	100 ppm	0.18 ppm	
Nitrogen Dioxide (NO2)	Annual Average	0.009 ppm	0.010 ppm	0.010 ppm	0.053 ppm	0.030 ppm	
Particulates (PM 10)	24 hour	128.0 µg/m3	177.0 µg/m3	131.3 µg/m3	150 µg/m3	50 µg/m3	
Particulates (PM 10)	Federal Annual Arithmetic Mean	40.3 µg/m3	50.3 µg/m3	47.8 µg/m3	NA µg/m3	20 µg/m3	
Particulates (PM 2.5)	24 hour	64 µg/m3	128.7 µg/m3	96.7 µg/m3	35 µg/m3	NA	
Particulates (PM 10)	Federal Annual Arithmetic Mean	14.8 µg/m3	18.1 µg/m3	17.4 µg/m3	12 µg/m3	12 µg/m3	

Notes:

NA = Not Applicable (there is no standard for this pollutant)

* = There was insufficient data available to determine the value

ppm = parts per million

µg/m3 = microgram per cubic meter

Attainment Status

Air quality impacts from proposed projects within Hanford are controlled through policies and provisions of the San Joaquin Valley Air Pollution Control District (SJVAPCD). In order to demonstrate that a project would not cause further air quality degradation in either of the SJVAPCD's plan to improve air quality within the air basin or federal requirements to meet certain air quality compliance goals, each project should also demonstrate consistency with the SJVAPCD's adopted Air Quality Attainment Plans (AQAP) for ozone and PM10. The SJVAPCD is required to submit a "Rate of Progress" document to ARB that demonstrates past and planned project toward reaching attainment for all criteria pollutants. The CCAA requires air pollution control districts with severe or extreme air quality problems to provide a 5% reduction in non-attainment emissions per year. The Air Quality Attainment Plans prepared for the SJV by the SJVAPCD complies with this requirement.

Air pollution sources associated with stationary sources are regulated through the permitting authority of the SJVAPCD under the New and Modified Stationary Review Rule (SJVAPCD Rule 2201). Owners of any new or modified equipment that emits, reduces, or controls air contaminants, except those specifically exempted by the SJVAPCD, are required to apply for an Authority to Construct and Permit to Operate (SJVAPCD Rule 2010). Additionally, best available control technology is required on specific types of stationary equipment and are required to offset both stationary source emission increases along with increases in cargo carrier emissions if the specified threshold levels are exceeded (SJVAPCD Rule 2201, 4.7.1). Through this mechanism, all stationary sources within the Study Area would be subject to the standards of the SJVAPCD to ensure that new developments do not result in net increases in stationary sources of criteria air pollutants.

Existing Air Quality

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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Air pollutant emissions generated from projects constructed under the implementation of the General Plan would be required to adhere to SJVAPCD rules and regulations and therefore, would not exceed SJVAPCD thresholds.

Odor

The SJVAPCD has identified some common types of facilities that have been known to produce odors in the SJVAB. The types of facilities that are known to produce odors are shown below along with a reasonable distance from the source within which, the degree of odors could possibly be significant. Information presented in the table will be used as a screening level of analysis for potential odor sources for new development as a result of implementation of the General Plan.

Type of Facility	Distance
Wastewater Treatment Facility	2 miles
Sanitary Landfill	1 mile
Transfer Station	1 mile
Composting Facility	1 mile
Petroleum Refinery	2 mile
Asphalt Batch Plant	1 mile
Chemical Manufacturing	1 mile
Fiberglass Manufacturing	1 mile
Painting/Coating Operation (e.g., auto body shops)	1 mile
Food Processing Facility	1 mile
Feed Lot/Dairy	1 mile
Rendering Plant	1 mile

Asbestos

New development's construction phase may cause asbestos to become airborne due to construction activities. In order to control naturally-occurring asbestos dust, new development can use some of the following control actions to reduce the release of airborne asbestos fibers:

- Water wetting or road surfaces;
- Rinse vehicles and equipment;
- Wet loads of excavated materials; and
- Cover loads of excavated materials

Project Impacts

The project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

The SJVAB often exceeds the State and national ozone stands and if the new development as a result of the General Plan Update emits a substantial quantity of ozone precursors, it may contribute to an exceedance of the ozone standard. The SJVAB is also in nonattainment for State PM10 air quality standards and in nonattainment for State and federal PM2.5 air quality standards. Therefore, substantial project emissions may contribute to an exceedance for these pollutants.

District Rule 2201, the New and Modified Stationary Source Review (NSR), is a major component of the SJVAPCD's attainment strategy as it relates to growth. It applies to new and modified stationary sources of air pollution. The SJVAPCD's attainment plans demonstrate that project-specific emissions below the SJVAPCD's offset thresholds would have a less-than-significant impact on air quality. Thus the SJVAPCD concludes that use of the NSR Offset thresholds as the consistency in significance determinations within the environmental review

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Significant Than	No Impact
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process and is applicable to both stationary and non-stationary emission sources.

Project Type	Pollutant/Precursor Emission (tons/year)					
	CO	NOX	ROG	SOX	PM10	PM2.5
Construction Emissions	100	10	10	27	15	15
Operational Emissions (Permitted Equipment and Activities)	100	10	10	27	15	15
Operational Emissions (Non-Permitted Equipment and Activities)	100	10	10	27	15	15

Short-term (construction) emissions

Construction-related impacts are expected to be temporary in nature and can generally be reduced to a less-than-significant level through the use of mitigation measures and through compliance with applicable existing City, county, State and SJVAPCD regulations for reducing construction-related emissions. The SJVAPCD's Regulation VIII is applied to all construction sites and would constitute sufficient measures to reduce air quality impacts to a level considered less than significant.

Long-term (operational) emissions

Operational emissions are emitted from two main sources:

- 1) small, distributed sources known as area sources and
- 2) motor vehicles known as mobile sources.

All new development and infrastructure projects would be subject to SJVAPCD guidelines and regulations, including Rule 9510 (indirect source review) and Regulation VIII (Fugitive Dust Prohibitions). Existing businesses and new projects that are large employers (over 100 employees) would be subject to Rule 9410 (Employer Based Trip Reduction). Individual projects would require a project-level analysis to determine necessary mitigation strategies. As appropriate, the City of Hanford would require the implementation of the above-notated mitigation strategy intended to avoid or reduce the significant impacts identified.

Short-term (construction) emissions

Fugitive dust control rules:

- Rule 8011 – Fugitive dust administrative requirements for control of fine particulate matter
- Rule 8021 – Fugitive dust requirements for the control of fine particulate matter from construction, demolition, excavation, extraction, and earthmoving activities.
- Rule 8071 – Fugitive dust requirements for the control of fine particulate matter from vehicle and/or requirement parking, shipping, receiving, transfer, fueling, and service areas one acre or larger

Further, the new development should include the following local municipal code requirements:

- Water sprays or chemical suppressants must be applied to all unpaved roads to control fugitive emissions
- All access roads and parking areas must be covered with asphalt-concrete paving

Compliance with Regulation VIII under the SJVAPCD for all construction sites would constitute sufficient measures to reduce PM10 impacts to a level considered less than significant

Compliance with Regulation VIII under the SJVAPCD for all construction sites would constitute sufficient measures to reduce PM10 impacts to a level considered less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
The following measures from the Guide for Assessing and Mitigation Air Quality Impacts are required to be implemented at construction sites for all new development built during the planning cycle of the General Plan Update: - All disturbed areas, including storage piles, which are not being actively utilized for construction purposes, shall be effectively stabilized of dust emissions using water, chemical stabilizer/suppressant, covered with a tarp or other suitable cover or vegetative ground cover. - All on-site unpaved roads and off-site unpaved access roads shall be effectively stabilized of dust emissions using water or chemical stabilizer/suppressant. - All land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill, and demolition activities shall be effectively controlled of fugitive dust emissions utilizing application of water or by presoaking. - With the demolition of buildings up to six stories in height, all exterior surfaces of the building shall be wetted during demotion. - When materials are transported offsite, all materials shall be covered, or effectively wetted to limit visible dust emissions, and at least 6 inches of freeboard space from the top of the container shall be maintained. - All operations shall limit or expeditiously remove the accumulation of mud or dirt from adjacent public streets at the end of each workday. The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions. Use of blower devices is expressly forbidden. - Following the addition of materials to, or the removal of materials from, the surface of storage piles, said piles shall be effectively stabilized of fugitive dust emissions utilizing sufficient water or chemical stabilizer/suppressant. - Within urban areas, track out shall be immediately removed when it extends 50 or more feet from the site and at the end of each workday. Long-Term (operational) emissions Long-term emissions from new development are generated by mobile source (vehicle) emissions and area sources such as water heaters and lawn maintenance equipment. Future development projects in the City of Hanford would be subject to the SJVAPCD's Indirect Source Review (ISR) program. The purpose of the SJVAPCD's ISR Program is to reduce emissions of NOX and PM10 from new development projects. Further, all new developments and infrastructure projects would be subject to SJVAPCD guidelines and regulations, including the ISR rule and Regulation VIII. Existing businesses and new projects that are large employers (over 100 employees) would be subject to Rule 9410 (Employer based trip reduction). <i>The project would not expose sensitive receptors to substantial pollutant concentrations.</i> Sensitive receptors are those individuals who are sensitive to air pollution, which may include children, the elderly, and persons with pre-existing respiratory or cardiovascular illness. The Air District considers a sensitive receptor to be a location that houses or attracts children, the elderly, people with illnesses, or others who are especially sensitive to the effects of air pollutants. The six criteria pollutants include ozone, CO, NO2, SO2, particulate matter, and Pb. Of the six pollutants, particle pollution and ground-level ozone are the most widespread health threats. The SJVAPCD has determined that any project would perform an ambient air quality analysis when construction activities or operational activities exceed the 100 pound per day screening level of any criteria pollutant after implementation of all enforceable mitigation measures. Exempt small development projects include:				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
- Residential projects with 50 dwelling units or less - Commercial projects with 2,000 square feet or less - Light industrial projects with 25,000 square feet or less - Heavy Industrial projects with 100,000 square feet or less - Medical Office projects with 20,000 square feet or less - General Office projects with 39,000 square feet or less - Educational projects with 9,000 square feet or less - Government projects with 10,000 square feet or less - Recreational projects with 20,000 square feet or less - Transportation or Transit projects with construction exhaust emissions of 2 tons of NOX or PM10 or less				

Pre-Consultation

Pre-consultation was received from the San Joaquin Valley Air Pollution Control District on November 27, 2017, through use of CEQA Connected, which is a web-based system designed to assist state and local agencies to streamline the CEQA commenting process during the early consultation, CEQA Connected provides comments related to air quality impacts, potential rules and regulations, and potential air quality improvements/mitigation measures based on the project description. Through CEQA Connected, an official comment letter is provided after inputting the project information. A copy of the pre-consultation letter received through CEQA Connected is attached to this initial study. Comments were provided, as follows:

"The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of single family with a total of 26 dwelling units (Project), located South of Greenfield Avenue at the end of Fitzgerald Lane (APN 010-320-115), in Hanford, CA. the District offers the following comments:

1. Significance Impact for Criteria Pollutants – The Project specific emissions of criteria pollutants are not expected to exceed District significance thresholds of 10 tons/year NOX, 10 tons/year ROG, and 15 tons/year PM10. Therefore, the District concludes that Project specific criteria pollutant emissions would have no significant adverse impact on air quality.

2. District Rule 9510 (Indirect Source Review) – at full build-out, the Project will not be equal to or exceed 50 residential dwelling units. Therefore, the Project is not subject to District Rule 9510.

District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees. Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval, and to pay any applicable off-site mitigation fees. Information about how to comply with District Rule 9510 can be found online at <http://www.valleyair.org/ISR/ISRHome.htm>. The AIA application form can be found online at: <http://www.valleyair.org/ISR/ISRFormsAndApplications.htm>.

3. Regulation VIII (Fugitive PM10 Prohibitions) – the Project will be subject to Regulation VIII. The project proponent is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan, if applicable prior to commencing any earthmoving activities as described in District Rule 8021 – Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities. Information on how to comply with Regulation VIII can be found online at: http://www.valleyair.org/busind/comply/PM10/compliance_PM10.htm

4. Other District Rules and Regulations – The above list of rules is neither exhaustive nor exclusive. For example, the Project may be subject to the following District rules, including: Rule 4102 (Nuisance), Rule 4601 (architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). To

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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identify other District rules or regulations that apply to this Project or to obtain information on the District's permit requirements, such as an Authority to Construct (ATC), the project proponent is strongly encouraged to contact the District's Small Business Assistance Office at (559)230-5888 or e-mail SBA@valleyair.org. Current www.valleyair.org/rules/1ruleslist.htm.

a. Cleaner Off-Road Construction Equipment – This measure is to utilize off-road construction fleets that can achieve fleet average emissions equal to or cleaner than the Tier III emission standards. This can be achieved through any combination of uncontrolled engines and engines complying with Tier III and above engine standards.

b. Improve Walkability Design – This measure is to improve design elements to enhance walkability and connectivity. Improved street network characteristics within a neighborhood include street accessibility, usually measured in terms of average block size, proportion of four-way intersections, or number of intersections per square mile. Design is also measured in terms of sidewalk coverage, building setbacks, street widths, pedestrian crossings, presence of street trees, and a host of other physical variables that differentiate pedestrian-oriented environments from auto-oriented environments.

c. Improve Destination Accessibility – This measure is to located the project in an area with high accessibility to destinations. Destination accessibility is measured in terms of the number of jobs or other attractions reachable within a given travel time, which tends to be highest at central locations and lowest at peripheral ones. The location of the project also increases the potential for pedestrians to walk and bike to these destinations and therefore reduces VMT.

d. Increase Transit Accessibility – This measure is to locate the project with high density near transit which will facilitate the use of transit by people traveling to or from the Project site. The use of transit results in a mode shift and therefore reduced VMT. A project with a residential/commercial center designed around a rail or bus station, is called a transit-oriented development (TOD). The project description should include, at a minimum, the following design features:

- a transit station/stop with high-quality, high-frequency bus service located within a 5-10 minute walk (or roughly ¼ mile from stop to edge of development), and/or
- a rail station located within a 20 minute walk (or roughly ½ mile from station to edge of development)
- fast, frequent, and reliable transit service connecting to a high percentage of regional destinations
- neighborhood designed for walking and cycling

e. Voluntary Emission Reduction Agreement (VERA) – Design elements, mitigation measures, and compliance with District rules and regulations may not be sufficient to reduce project-related impacts on air quality to a less than significant level. In such situation, project proponents may enter into a Voluntary Emission Reduction Agreement (VERA) with the District to reduce the project related impact on air quality to a less than significant level. A VERA is a mitigation measure by which the project proponent provides pound-for-pound mitigation of air emissions increases through a process that funds and implements emission reduction projects. A VERA can be implemented to address impacts from both construction and operational phases of a project.

The District recommends that a copy of the District's comment letter be provided to the project proponent."

A copy of the District's comments has been provided to the project proponent.

Checklist Discussion

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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- a) Less than Significant Impact - The project will not disrupt implementation of the San Joaquin Valley Unified Air Pollution Control District's Air Quality Plan. Compliance with the Air District's Air Quality Plan is a requirement of development. Additionally, the applicant will be required to obtain any necessary permits through the SJVAPCD. With these mitigation measures, the project will have a less than significant impact.
- b) **Less than Significant with Mitigation Incorporation** – in a consultation received from the San Joaquin Valley Air Pollution Control District, it was determined that the project would not exceed the District's significance thresholds for NOX, ROG, or PM10. The District concluded that the project specific criteria pollutant emissions would have no significant adverse impact on air quality. The project proponent is subject to Regulation VIII, however. The project proponent is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan, if applicable prior to commencing any earthmoving activities as described in District Rule 8021 – Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities. Information on how to comply with Regulation VIII can be found online at: http://www.valleyair.org/busind/comply/PM10/compliance_PM10.htm.
- c) **Less than Significant with Mitigation Incorporation** – in a consultation received from the San Joaquin Valley Air Pollution Control District, it was determined that the project would not exceed the District's significance thresholds for NOX, ROG, or PM10. The District concluded that the project specific criteria pollutant emissions would have no significant adverse impact on air quality. The project proponent is subject to Regulation VIII, however. The project proponent is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan, if applicable prior to commencing any earthmoving activities as described in District Rule 8021 – Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities. Information on how to comply with Regulation VIII can be found online at: http://www.valleyair.org/busind/comply/PM10/compliance_PM10.htm.
- d) Less than Significant Impact - There are no known pollutant concentrations that would be generated by the future residential development project that would expose sensitive receptors to substantial pollutant concentrations. The nearest potential sensitive receptors are directly to the north, east and west, where residential development is located; however, since there are not known pollutant concentrations to be emitted from the project, the project impact is considered less than significant.
- e) Less than Significant Impact – the proposed project is for a residential development. The normal use of a residential subdivision does not create objectionable odors. No objectionable odors are anticipated to occur as a result of development of the residential subdivision. Therefore, the impact is considered less than significant.

Mitigation Measures:

MM Air Quality 1: That the applicant complies with the SJVAPCDC Air Quality Plan and obtains any necessary permits through the SJVAPCD.

MM Air Quality 2: The project proponent is subject to Regulation VIII. The project proponent is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan, if applicable prior to commencing any earthmoving activities as described in District Rule 8021 – Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities. Information on how to comply with Regulation VIII can be found online at: http://www.valleyair.org/busind/comply/PM10/compliance_PM10.htm.

Conclusion: Less than Significant with Mitigation Incorporation -The project will not create or result in any significant air quality impacts, with the incorporation of the rules and regulations of the SJVUAPCD for dust control measures.

Source(s): Hanford General Plan (2017), General Plan Environmental Impact Report (2017), San Joaquin Valley

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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Air Pollution Control District, California Air Resources Board 2008, Ambient Air Quality Standards (4/1/2008)
<http://www.arb.ca.aqs>;

IV. BIOLOGICAL RESOURCES -- Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☒	☐

Environmental Setting

Natural Communities

The natural communities tracked by the California Natural Diversity Database in the Study Area and surrounding vicinity include Valley Sacaton Grassland and Valley Sink Scrub.

Valley Sacaton Grassland is mid-height to three feet tussock-forming grassland dominated by alkali sacaton. The community is fine textured and poorly drained on usually alkaline soils with generally a seasonally high water table or are overflowed during winter flooding. This community was formerly extensive in the Tulare Lake Basin.

There are two patches of riparian woodlands identified by the State Dept. of Conservation mapping program that are within the study area (City of Hanford). Riparian woodlands are one of the richest wildlife habitats in the State;

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
however, much has been severely degraded. Less than 1% of the Central Valley's riparian vegetation is in a natural high-quality condition. Riparian woodlands in the study area are located on the west side of 12th Avenue between Houston and Iona Avenues, and along the west side of 13th Avenue, north of Iona Avenue. They are 30 and 14 acres in size, respectively. Valley oak woodland provides habitat components such as food, cover, nesting sites, and dispersal habitat for a wide variety of wildlife. The large oak trees present in this vegetation community provide nesting opportunities for many birds of prey. Typical wildlife species in this vegetation community include California ground squirrel, western fence lizard, western scrub jay, California quail, northern flicker, northern mockingbird, mourning dove, American kestrel, and red-tailed hawk. Vegetation within the City of Hanford consists primarily of agricultural crops with little remaining non-agricultural vegetation. Agricultural crops consist of orchard, vineyard, annual dryland and irrigated grain crops, irrigated row and field crops, and some rice production. A good portion of the study area consists of urban development, but an almost equal portion of the study area is agricultural development. Waters/Wetlands Queries of the National Wetland Inventory and National Hydrology Dataset reveal the presence of numerous wetlands and waters within the Study Area. The largest of the water bodies are holding ponds off of Iona Avenue and South 11th Avenue. The system is artificially flooded and manmade. Other wetland and water features are reported including emergent wetlands, freshwater wetlands, freshwater ponds, canals and ditches, and blue-line stream courses. The only natural watercourse is Mussel Slough, remnants of which still exist on the City's western edge. 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 Boulevard and west of the Santa Fe Railroad. The Sand and Lone Oak sloughs once traversed the city north and south, and remnants still remain in the southern half of the City south of SR 198. The Kings River is about 4 miles north of Hanford. Wildlife Corridors Wildlife corridors are areas of habitat that connect two or more habitat patches that would otherwise be fragmented or isolated from one another. Isolated "islands" of wildlife habitat have been created by the fragmentation of open space areas due to urbanization and other anthropogenic disturbance. Certain wildlife species, especially the larger and more mobile mammals, will not likely persist over time in fragmented or isolated habitat areas in the absence of habitat linkages due to the loss of gene flow required to maintain genetic diversity. Within the urbanized areas of the Study Area, wildlife corridors are largely limited to linear water features, such as canals, water and flood control conveyance structures, and remnant natural ways. Surrounding the Study Area, agricultural fields and sparsely located and fragmented patches of lands containing non-agricultural vegetation located amongst the agricultural fields extend for many miles in all directions. Wildlife movement is largely uninhibited in this open space area of the Study Area outside of, and surrounding, the urbanized areas. Standards of Significance The project would have a significant effect on biological resources if it would: 1. Interfere substantially with the movement of any resident or migratory fish or wildlife species. 2. Substantially diminish habitat for fish, wildlife or plants. 3. Substantially affect a rare, threatened, or endangered species of animal or plant or the habitat of a rare, threatened or endangered species. Checklist Discussion a) Less than significant impact – the site has already been developed previously as residential. The site does				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
not have value as a habitat for any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service.				
b) No Impact – the site does not contain any riparian habitat or other sensitive natural community.				
c) No Impact – the site is not identified as a federally protected wetland.				
d) Less than significant impact - The project would not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites. There is not natural habitat remains within the project area.				
e) No Impacts - The project would not conflict with any local policies or ordinances protecting biological resources such as a tree preservation ordinance or policy; there is not an adopted ordinance protecting biological resources.				
f) Less than Significant Impact – the project pertains to land that has no value as natural habitat; therefore, the plan does not conflict with any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.				

Conclusion: The site is within an urban area of the City and contains no natural, undisturbed areas for habitat. The project would have a less than significant cumulative impact for biological resources.

Source(s): Hanford General Plan (2017), General Plan Environmental Impact Report (2017)

V. CULTURAL RESOURCES -- Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in Public Resources Code 15064.5?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Public Resources Code 15064.5?	☐	☒	☐	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

Ethnographic Setting

Hanford is situated between the former "delta" formed by the Kaweah River to the south and the Kings River to the north. Yokuts lived in villages consisting of wood frame huts covered with large tule mats. The Hanford-Lemoore region on the south side of the Kings River was home to the Nutunutu Yokuts. Across the Kings River and north of the Nutunutu, were the Wimalche people. Only one village for the Wimalche and two for the Nutunutu have been described. The Wimalche village of Ugonia was located north of the Kings River, 7 miles below Laton. The Nutunutu village of Cheou was across the river and directly west of Ugonia. Kadistin, the other Nutunutu village of Cheou was across the river and directly west of Ugonia. Kadistin, the other Nutunutu village, was at old Kingston on the south bank of the Kings River downstream from Laton. The better known Tachi Yokuts occupied the north and west shores of Tulare Lake.

The Yokuts subsistence economy emphasized fishing; hunting waterfowl; and collecting shellfish, roots, and seeds. Tules were abundant in the sloughs and their prodigious use in constructing shelters, boats, and as a food source

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
reflected their significance in Yokuts life.				
The dead were buried in a cemetery separate from the village with head facing west or northwest. Cremation was most common for the occasional individual who died away from home or in the event that the deceased was a shaman or medicine man. Among the Tachi, anyone of higher social status was cremated. The 1833 epidemic, brought south from Oregon by a party of trappers, decimated an estimated 75% of California's native people. Entire communities were wiped out, leaving few native people to consult during the early 1900s when anthropologists were recording the recollections of elderly survivors of what has been billed as a last attempt to reconstruct the lifeways of the native people before White contact. In 1851, the tribes gave up their lands for reservations. However, such a treaty was never ratified by Congress. The remnant of native people in the southern San Joaquin Valley was placed at the Tejon Reservation at the foot of the Tehachapis and at the Fresno reservation at Madera. However, Tejon was later abandoned in favor of a reservation on the Tule River. Many of the Tule river residents were Tachi for whom a settlement was established near Lemoore. By 1970, some 325 people identifying themselves as Yokuts lived on the 54,000-acre Tule River Reservation. Many of the residents were employed in the lumber industry or as laborers on farms. About one-third of the population of the Tule River Reservation lived on the much smaller Santa Rosa Reservation. Santa Rosa families would follow seasonal agricultural work.				
Pioneer Settlement Period Early development and success of the community was dictated by the railroad. Southern Pacific established a depot early in 1877 in what would become Hanford. In 1877, when the Southern Pacific Railway laid lines from Goshen to Coalinga, their path crossed through a Chinese sheepherder's camp. This camp reportedly was the beginning of the City of Hanford. Hanford was named for James Madison Hanford, an auditor of the railroad, who also took a lively interest in the sale of town lots which began on January 17, 1877. Within a short time the settlement grew to a town, and, with the powerful backing of the railway interests, Hanford ultimately became the center of trade for the region. In McKenney's Pacific Coast Directory, San Francisco, 1886-1887, Hanford was described as having a post, express and telegraph office, located along the Southern Pacific Railroad Company's Goshen Division, 254 miles from San Francisco, and 22 miles from Visalia. At the time, the community numbered 1,000 inhabitants and was located in the heart of the "famous Mussel Slough country," a region of rich top soils and important agricultural zone. Hanford was the principal depot for the local wheat industry and had several flouring mills along with schools, churches, and hotels. Through the early pioneer years, a series of devastating fires dampened the growth of Hanford. On July 12, 1887, a fire destroyed most of the downtown business district. On June 19, 1891, another fire destroyed portions of the downtown business district. The fires of early 1890s spurred new development using fireproof materials.				
National Register of Historic Places Hanford has three buildings listed on the NRHP. They are the Hanford Carnegie Library, the Kings County Courthouse, and the Taoist Temple. All three buildings are also listed on the California Register of Historic Places.				
Hanford Carnegie Library The Hanford Carnegie Library, now the Hanford Carnegie Museum, was built in 1905 as one of the many Carnegie libraries that were funded by steel magnate, Andrew Carnegie. The library was replaced by a new structure at a different location in 1968. The old library was subsequently renovated and reopened as the Hanford Carnegie Museum in 1974. The building is of Romanesque Revival architecture, with displays of furniture and photos describing the history of the Hanford area.				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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Kings County Courthouse

The 1986 Kings County Courthouse was erected after Kings County was formed. The building served as the county's courthouse until 1976 when it was replaced by the new Kings County Government Center on West Lacey Boulevard. The building was listed on the National Register of Historic Places in 1978.

Taoist Temple

The Taoist Temple at 12 China Alley dates from 1893. It was listed on the NRHP in 1972. It is historically significant as a surviving authentic structure from Hanford's Chinatown. China Alley served the second largest population of Chinese in the U.S., behind San Francisco.

While many urban Chinatowns continue to thrive, most rural Chinatowns have declined; Hanford's China Alley is unique for its retention of many original features. China Alley's survival is largely because many of its buildings are owned by a single third-generation family corporation that has, through the years, exhibited concern for the site's future.

National Register of Historic Places – Eligible Resources

There are a number of resources within Hanford that contribute to its unique culture, yet are not officially listed as historic resources, including the following:

- Clark Center for Japanese and Art and Culture, 15770 10th Avenue
- Temple Theater, 514 Visalia Street
- Fox Theater
- Kings Art Center, 605 N. Douty Street
- Hanford Civic Auditorium, 400 N. Douty Street
- Hanford Veteran's Memorial Building

Paleontological Resources

A paleontological resources report was not prepared for the General Plan, as there are recent paleontological resources reports for areas within the vicinity. The geology of the area includes the Modesto Formation, Tulare Lakebeds, and Quaternary alluvium. Between overlies sediments of the late-Pleistocene to early-Holocene Modesto Formation. From Hanford south to approximately Delano, Tulare Lakebed deposits are exposed at or near the surface.

Consultation Meeting

On January 10, 2017, the City of Hanford met with the Tachi Yokut Tribe, on a different project in order to establish conditions, which would apply to all projects in the City of Hanford, which required an initial study.

In order to address the concerns of the Tachi Yokut Tribe, the City is requiring the following as mitigation measures:

- That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities. **(This condition applies as a mitigation measure to all projects that require an initial study).**

In accordance with Assembly Bill 52, formal notification of determination to undertake a project and notice of consultation opportunity, pursuant to Public Resources Code Section 21080.3.1 was sent to the Tachi Yokut Tribe. A response has not been received, as of the date of preparation of this environmental assessment.

Thresholds of significance

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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The project would have a significant impact on cultural resources if it would:

- Cause a substantial adverse change in the significance of a historical resource, as defined in Section 15064.5
 - Cause a substantial adverse change in the significance of an archeological resource, pursuant to Section 15064.5;
 - Directly or indirectly destroy a unique paleontological resource or site or unique geological feature; or
 - Disturb any human remains, including those interred outside of formal cemeteries
- That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities.

Significance Criteria

The project may have a significant impact on cultural resources if it causes substantial adverse changes in the significance of a historical or archaeological resource as set forth by the California Register of Historic Places and Section 106 of the National Historic Preservation Act; directly or indirectly destroys a unique paleontological resource or site.

Checklist Discussion

- a) **Less than Significant Impact** - The project would not cause a substantial adverse change in the significance of a historical resource as defined in 15604.5 of the CEQA Guidelines, as the site is not registered as a historical resource.
- b) **Less than Significant Impact with Mitigation Measures** – Due to the prior meeting with the Tachi Yokut Tribe on January 10, 2017, the lead agency is requiring that:
 - That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities.
- c) **Less than Significant Impact** - The project will not directly or indirectly destroy any unique paleontological resource or site, as the site has not been identified as containing unique paleontological resource nor unique geological feature.
- d) See B.

Mitigation Measures

- **MM Cultural Resources 1:** That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities.

Conclusion:

The incorporation of mitigation measures requested from the Tachi Yokut Tribe will reduce the impacts of development on Cultural Resources.

Source(s): Hanford General Plan (2017), California Health and Safety Code, Public Resources Code, consultation letter sent in accordance with Public Resources Code, Section 21080.3.1(b); meeting with the Tachi Yokut Tribe on January 10, 2017.

VI. GEOLOGY AND SOILS -- Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	☐	☒	☐	☐
i) Rupture of a known earthquake fault, as	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				
ii) Strong seismic ground shaking?	☐	☒	☐	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☒	☐	☐
iv) Landslides?	☐	☒	☐	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☒	☐	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☒	☐	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

Environmental Setting

Geology

The topography of the City is relatively flat with a gradual slope generally from east to west. The City is located at 249 feet above mean sea level (msl).

The soil is defined as alluvial fan surfaces that are mantled with very deep, well-drained, saline-alkali soils. An alluvial fan is a fan-shaped alluvial deposit formed by a stream where its velocity is abruptly decreased.

Soil

The City of Hanford consists of the following soil types: 1) Cajon sandy loam, 2) Excelsior sandy loam, 3) Garces loam, 4) Kimberlina fine sandy loam, saline alkali 5) Kimberlina fine sand loam, sandy substratum, 6) Kimberlina salie alkali-Garces complex 7) Nord fine sandy loam, 8) Nord fine sandy loam, saline alkali, 9) Nord complex, 10) Wasco sandy loam (0-5% slopes), and 11) Whitewolf coarse sandy loam. Each of these soil types is not subject to annual flooding or ponding, and for the most part has a very low to medium surface runoff class, and is well drained. A runoff class indicates the potential for a soil to become saturated when excess storm water begins to flow at the ground surface.

Seismicity

The greatest potential for seismic activity in the City is posed by the San Andreas Fault, which is located approximately 46.5 miles southwest of the western boundary of the Study Area. The White Wolf Fault, located near Arvin and Bakersfield to the southwest in Kern County, which has the potential to cause seismic hazards for the

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
County to a much lesser degree than the San Andreas Fault.				
Fault Rapture Kings County doesn't have any major fault system within its boundaries.				
Strong Seismic Ground Shaking Kings County has not experienced any damaging earthquake equal or greater than Richter Magnitude 6.0 over the last 200 years. The Uniform Building Code has four seismic zones in the US ranging from I to IV, the higher the number, the higher the earthquake danger. All of California lies within Seismic Zone III or IV, Kings County is within Zone III, which equates to the potential to experience 0.3 meters/second squared ground acceleration, which would result in very strong to severe perceived shaking and moderate to heavy potential.				
Liquefaction Liquefaction occurs when saturated, loose materials are weakened and transformed from a solid to a near-liquid state as a result of increased pore water pressure. For liquefaction to occur, surface and near-surface soil must be saturated and be relatively loose. Liquefaction more often occurs in areas underlain by young alluvium where the groundwater table is higher than 50 ft. below ground surface. In the City, the range is generally between 120 ft to 160 feet below ground surface, therefore, the potential for liquefaction is not very probable.				
Soil Erosion Soil erosion, which can be caused by wind and water runoff, is a type of soil degradation. The potential for erosion to occur is affected by the soil's properties. The soil in the City and surrounding study area is generally sandy loams, fine sandy loams, and loams. The area's erodibility factor ranges from 0.19 to 0.38 depending on the soil type and percentage of organic matter. Based on this range, the soils in the study area have medium susceptibility to sheet and rill erosion by rainfall.				
Lateral Spreading (Landslides) Lateral spreading is large horizontal ground displacements due to earthquake-induced liquefaction. Lateral spreading also refers to landslides that commonly form on gentle slopes that have rapid, fluid-like movement. Lateral spreading generally occurs on 0.3 to 5% slopes underlain by loose sand and shallow groundwater.				
Subsidence Land subsidence is the gradual settling or sudden sinking of the ground surface due to movement of the ground materials. It is generally caused by three distinct water-related causes: 1) compression of layers of clay and silt within an aquifer, 2) oxidation and drainage of organic soils, 3) dissolution and collapse of susceptible rocks. Subsidence is occurring within the San Joaquin Valley. The primary causes for subsidence in the SJV are groundwater-level decline (due to overdraft) and subsequent aquifer compaction and hydrocompaction of moisture-deficient deposits above the water table.				
Collapsible Soil Collapsible soils consist of loose, dry, low-density materials that collapse and compact under the addition of water or excessive loading. These soils are found in areas of young alluvial fans, debris flow sediments, and loess deposits. Since the City and surrounding area includes soils that are derived from alluvial fans, there is the potential for collapsible soils.				
Expansive Soil Expansive soils are fine-grained soils that can undergo a significant increase in volume with an increase in water content, as well as a significant decrease in volume with a decrease in water content. The City and surrounding area's soils contain percentages of clay that generally range between 7-27%. When a soil has 35% or more clay content, it is considered a clayey soil. Since the soil types in the Study Area generally do not contain 35% clay content, the potential for expansive soils within the City and surrounding is low.				
Septic Systems				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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The City does not have septic requirements for septic systems within the City.

Significance Criteria

The project may result in significant earth impacts if it causes substantial erosion or siltation, exposes people to geologic hazards or risk from faults, landslides or unstable soil conditions. Grading that disturbs large amounts of land or sensitive grading areas (such as slopes in excess of 20%) may cause substantial erosion or siltation.

Checklist Discussion

- a) **Less than Significant Impact with Mitigation Incorporation -**
- No Impact -** No portion of the project area is located within an earthquake fault zone as defined by the Alquist-Priolo Earthquake Fault Zoning Act and therefore, development would not expose people or structures to potential substantial adverse effects, including risk of loss, injury, or death involving rupture of a known earthquake fault.
 - Less than Significant Impact with Mitigation Measures –** Compliance with applicable City General Plan policies, as well as the California Building Code would reduce the potential to expose people or structures to potential substantial adverse effects, including risk of loss, injury, or death involving strong seismic ground shaking to a less-than-significant level.
 - Less than Significant Impact with Mitigation Measures –** The potential for liquefaction in the project area is low. There is a minute possibility that a rain event coupled with a concurrent seismic event may create a condition where liquefaction could occur. Compliance with applicable City General Plan policies, as well as the California Building Code would reduce the potential to expose people or structures to potential substantial adverse effects, including risk of loss, injury, or death involving strong seismic ground shaking to a less-than-significant level.
 - Less than Significant with Mitigation Measures –** the entire City is located within an area of low landslide incidence, but, there is still a possibility that landslides could occur within the City, as a result of erosion, slope weakening through saturation, or stresses by earthquakes that make slopes fail. Geotechnical and soil studies that identify potential hazards, including landslides, would be required prior to grading activities as part of the plan check and development review process for the physical development of the area. Such technical studies would provide structural design, as needed, pursuant to the California Building Code requirements to reduce hazards to people and structures as a result of landslides.
- b) **Less than Significant Impact with Mitigation Measures –** development would result in construction-related ground disturbance, as a result of grading and excavation where topsoil is exposed, moved, and/or stockpiled. Such construction-related ground disturbance could loosen soil and remove vegetation, which could lead to exposed or stockpiled soils made susceptible to peak storm water runoff flows and wind forces. Such disturbances could result in substantial soil erosion or topsoil, which is a potentially significant impact. Adherence to the Hanford Municipal Code Chapter 15.52 Flood Damage Prevention Regulation, and the California Building Code, along with the plan check and development review process, would assist the development of property erosion controls during operation of future development to a less than significant impact.
- c) **Less than Significant Impact with Mitigation Measures:** See a.
- d) **Less than Significant Impact –** Expansive soils are fine-grained soils that can undergo a significant increase in volume with an increase in water content, as well as a significant decrease in volume with a decrease in water content. The City and surrounding area's soils contain percentages of clay that generally range between 7-27%. When a soil has 35% or more clay content, it is considered a clayey soil. Since the soil types in the Study Area generally do not contain 35% clay content, the potential for expansive soils within the City and surrounding is low.
- e) **No impact-** The City does not have septic requirements for septic systems within the City. Septic is not

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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proposed.

Mitigation Measures:

MM Geology 1: That the development of the project comply with the applicable General Plan policies ,as well as the California Building Code.

MM Geology 2: That a geotechnical and soil studies be prepared as a required by the Building Official (if applicable).

MM Geology 3: that the physical development of the project comply with the Hanford Municipal Code Section 15.52 Flood Damage Prevention Regulation and the California Building Code, along with the plan check and development review process.

Conclusion

The project will not result in significant impacts to geophysical conditions with mitigation measures in place, therefore the impact is considered less than significant, cumulatively.

Source(s): General Plan and General Plan EIR (2017);

VII. GREENHOUSE GAS EMISSIONS – Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Environmental Setting

Kings County and the City of Hanford

Climate change regulations require the City to take action to reduce emissions under its jurisdiction and influence. The countywide Regional Climate Action Plan (CAP) is a separate action through KCAG that was adopted by the City on May 27, 2014. The Kings County Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) and the San Joaquin Valley Blueprint are also incorporate policy into the General Plan. this strategy of integrating regional planning documents help Hanford identify land use, transportation, and related policy measures and investments that could reduce GHGs from passenger cars and light-duty trucks, as part of the development of a SCS in compliance with Senate Bill 375.

Commercial and residential space heating and cooling comprise a large share of direct energy use in Kings County. Other major energy users include agricultural production and industrial facilities. In Kings County, automobiles and commercial vehicles are the largest energy consumers in the transportation sector.

Global Climate Change

Climate change is a change in the average weather of the Earth that may be measured by alterations in wind patterns, storms, precipitation, and temperature. These changes are assessed using historic records of temperature changes occurring in the past, such as during previous ice ages.

The United Nations Intergovernmental Panel on Climate Change (IPCC) constructed several emission trajectories of GHG needed to stabilize global temperatures and climate change impacts. The IPCC predicted that global mean temperature change from 1990 to 2100, given six scenarios, could range from 1.1 degrees Celsius to 6.4 degrees C. Regardless of analytical methodology, global average temperatures and sea levels are expected to rise under all scenarios.

Increased Temperatures and Extreme Heat events

Climate change is expected to lead to an increase in ambient average air temperatures with greater increases

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
expected in summer than in winter months. Larger temperature increases are anticipated in inland communities, as compared to the CA coast. The potential health impacts from sustained and significantly higher than average temperatures include heat stroke heat exhaustion, and the exacerbation of existing medical conditions such as cardiovascular and respiratory diseases diabetes, nervous system disorders, emphysema, and epilepsy. Increased temperatures also pose a risk to human health when coupled with high concentrations of ground-level ozone and other air pollutants, which may lead to increased rates of asthma and other pulmonary diseases. Other impacts related to increased temperatures and heat waves include: - Increased urban "heat island" effect – urban heat islands are especially dangerous because they are both hotter during the day and do not cool down at night, increasing the risk of heat-related illness - Reduced freezing events –reduced freezes could lead to increase incidence of disease as vectors and pathogens do not die off. In addition, fewer events of freezing would impact CA's food production and indirectly the food supply in Kings County. - Increased energy demand for air conditioning and refrigeration Greenhouse Gases Gases that trap heat in the Earth's atmosphere are called greenhouse gases. Some of the solar radiation that enters Earth's atmosphere is absorbed by the Earth's surface, and some is reflected back toward space. of the radiation reflected back toward space, GHG's will absorb a part. As a result, radiation that otherwise would have escaped back into space is retained, resulting in a warming of the atmosphere. Some levels of GHGs are essential for maintaining temperatures supportive of life on Earth. Without naturally-occurring GHGs, the Earth's surface would be about 61 degrees cooler. This phenomenon is known as the greenhouse effect. Many scientists believe that emissions from human activities – such as electricity generation, vehicle emissions, and farming and forestry practices have elevated GHGs in the atmosphere beyond naturally-occurring concentrations, contributing to global climate change. The six primary GHGs are: - Carbon dioxide (CO₂), emitted when solid waste, fossil fuels (oil, natural gas, and coal) and wood and wood products are burned - Methane (CH₄), produced through the anaerobic decomposition of waste in landfills, animal digestion, decomposition of animal wastes, production and distribution of natural gas and petroleum, coal production, and incomplete fossil fuel combustion. - Nitrous oxide (N₂O), typically generated as a result of soil cultivation practices, particularly the use of commercial and organic fertilizers, fossil fuel combustion, nitric acid production, and biomass burning - Hydroflourocarbons (HFCs), primarily used as refrigerants - Perfluorocarbons (PFCs), originally introduced as alternatives to ozone depleting substances and typically emitted as by-products of industrial and manufacturing processes - Sulfur hexafluoride (SF₆), primarily used in electrical transmission and distribution systems There are currently no State regulations in CA that establish ambient air quality standards for GHGs. However, the State of CA has passed legislation directing the CA Air Resources Board to develop actions to reduce GHG emissions. Significance Criteria The project would have a significant impact on GHG emissions if it would: - Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment, or - Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHGs Checklist Discussion a. Less than Significant Impact - The project complies with the General Plan policy, which includes emission reductions that mitigate GHG emission generation to a less than significant level.				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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- b. Less than Significant Impact – The project is consistent with the policies of the General Plan, which consists of numerous land uses and goals and policies to provide for a more walkable community in the Hanford area. The goals and policies of the General Plan are intended to assist in reducing operational emissions. In addition, the General Plan policy meet 10 of the 12 Smart Growth Principles cited in the San Joaquin Valley Blueprint.

Conclusion

The project is consistent with the General Plan, which provides policy to mitigate impacts of GHG to a less than significant level.

Source(s): General Plan Update (2017), General Plan Update EIR (2017), San Joaquin Valley Air Pollution Control District, Final Regional Climate Action Plan

VIII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☒	☐

Environmental Setting

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Hazardous material are substances that, because of physical or chemical properties, quantity, concentration, or other characteristics may either cause an increase in mortality or an increase in serious, irreversible, or incapacitating illness or pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported, disposed of, or otherwise managed. Hazardous materials have been and are commonly used in commercial, agricultural, and industrial applications and, to a limited extent, in residential areas. Hazardous wastes are hazardous materials that no longer have practical use, such as substances that have been discarded, discharged, spilled, contaminated, or are being stored prior to proper disposal. Large quantities of hazardous materials are transported along State Route 198, 43, and freight rail lines that pass through Hanford making it susceptible to hazardous spills, releases, or accidents. Pursuant to AB 2948, Kings County adopted the <i>County Hazardous Waste Management Plan</i>. Under state law, all industries and agricultural operations that store or handle specific quantities of hazardous materials must provide the County with a hazardous materials business plan detailing the location and quantities of their hazardous materials. Brownfields A brownfield site is land previously used for industrial purposes or some commercial uses that may be contaminated by low concentrations of hazardous waste or pollution, and has the potential to be reused once it is cleaned up. The City has one brownfield site, located south of Third Street, north of Davis Street, west of the BNSF railroad tracks, and east of 11th Avenue. Airport Hazards Hanford Municipal Airport – a general aviation facility serving Kings County and the surrounding communities of Hanford, Armona, and Lemoore in south-central CA. Emergency Response Kings County's Office of Emergency Management (OEM) is the County's emergency management agency, responsible for coordinating multi-agency responses to complex, large-scale emergencies and disasters within Kings County. OEM develops and maintains the Emergency Operations Plan (EOP), which serves as a guideline for who will do what, as well as when, with what resources, and by what authority- before, during, and immediately after an emergency. Significance Criteria The project may result in significant hazards if it does any one of the following: 1. Create a public health hazard 2. Involve the use or production, disposal or upset of materials which pose a hazard to people in the area or interferes with an emergency response plan 3. Violates applicable laws intended to protect human health and safety or would expose workers to conditions that do not meet health standards. Checklist Discussion a) Less than Significant– that the routine use of a residence does not involve the routine transport, use, or disposal of hazardous materials. b) See a. c) Less than Significant Impact- there is a school within a ¼ mile radius of the project site; however, the General Plan restricts land uses around schools, such as industrial uses, that could result in emitted hazardous emissions or handled hazardous or acutely hazardous materials, substances, or wastes within ¼ mile of an existing or proposed school that would result in significant adverse impacts to school sites. d) No Impact – the project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 e) No Impact -The project site is not located within two miles of a public airport/airstrip therefore there is no				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
impact.				
f) No Impact -The project site is not located within two miles of a private airport/airstrip therefore there is no impact.				
g) Less than Significant Impact - development has the potential to strain the emergency response and recovery capabilities of federal, state, and local government. Compliance with the General Plan policies to ensure adequate emergency response and maintain current plans reduces the impact of development. This plan is consistent with the policy of the General Plan, therefore, impacts are considered less than significant.				
h) Less than Significant Impact- The City of Hanford is located within a zone considered by CAL FIRE to have low to no potential for wildland fires, therefore, the impact is considered less than significant.				

Conclusion

The impact from hazards and hazardous materials are expected to be less than significant.

Source: 2017 General Plan and General Plan EIR, State of California Hazardous Waste and Substance List

IX. HYDROLOGY AND WATER QUALITY -- Would the project:

a) Violate any water quality standards or waste discharge requirements?	☐	☒	☐	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☒	☐	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☒	☐	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☒	☐	☒
f) Otherwise substantially degrade water quality?	☐	☒	☐	☐
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation		Less Than Significant Impact	No Impact
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☐	☒
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☐	☒

Environmental Setting

Climate

The City is located in the southwest portion of the Central Valley of CA and the City's climate is semi-arid. Semi-arid climates in CA tend to have precipitation patterns closer to Mediterranean climates with wet winters. The Central Valley has greater temperature extremes than coastal areas because it is less affected by the moderating influence of the Pacific Ocean. Most of the rainfall in Hanford occurs in the winter months as the Gulf Stream shifts southward from northern latitudes in the wintertime. However, because of the inland location and "rainshadow effect" caused by the coastal mountain ranges, Hanford typically gets less rainfall during the winter than coastal areas to the west. The rainshadow effect refers to a reduction of precipitation commonly found on the leeward side of a mountain. Average precipitation is about 8 inches.

Surface Water Resources

Tulare Lake Basin

The City and surrounding area is located in the Central Valley's Tulare Lake Basin. This Basin covers 10.5 million acres and encompasses the drainage area of the Central Valley south of the San Joaquin River. Surface water from this basin only drains into the San Joaquin River in years of extreme rainfall. The Tulare Lake Basin is within the jurisdiction of the Central Valley Regional Water Quality Control Board.

South Valley Floor Watershed

The Study Area is located in the South Valley Floor Watershed, which is the largest watershed in the Tulare Lake Basin at about 8,235 square miles (5.3 million acres). A large portion of the surface water supply in the watershed comes from imported water, including water supplied through the San Luis Canal/CA Aqueduct System, Friant-Kern Canal, and Delta-Mendota Canal. Agriculture is the primary land use type in the watershed, encompassing approximately 67% of the total land area. Open space is secondary at 25% of the total land area and urban land uses represents about 6%.

Local

Most of the water surface features in the City and surrounding nearby areas are manmade conveyance structures for stormwater control. The only natural watercourse is Mussel Slough, remnants of which still exist on the City's western edge. 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 Boulevard and east of the Santa Fe Railroad. The Sand and Lone Oak sloughs once traversed the city north and south, and remnants still remain in the southern half of the City south of State Route 198. The Kings River is about 4 miles north of Hanford.

Surface Water Quality

There are no surface water bodies within the vicinity of the City that are listed as impaired per the US Environmental

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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Protection Agency 2010 CA List of Water Quality Limited Segments.

Groundwater Resources

Regional

The City and surrounding area is located in the Tulare Lake Hydrologic Region, San Joaquin Valley Groundwater Basin, Tulare Lake Subbasin.

Local

The City exclusively uses groundwater for its potable water supply. The City's municipal water system extracts its water supply from underground aquifers via 14 active groundwater wells with depths that range from 1300 to 1700 feet below ground surface (bgs). In cooperation with the Peoples Ditch Company and the Kings County Water District, excess Kings River water and stormwater flows are conveyed to 125 acres of drainage and slough basins located throughout the City to help replenish groundwater. The basins account for approximately 568 acre-feet of available water retention and the City is planning to add approximately 317 acre feet of additional basins located along major drainage channels within the City for groundwater recharge as well as flood protection.

Groundwater Quality

Groundwater quality in the Tulare Lake Subbasin ranges from calcium bicarbonate in type in the northern portion to a sodium bicarbonate type in the lakebed. Total dissolved solids in the Subbasin typically range from 200 to 600 milligrams per liter and can be as high as 40,000 mg/L in shallow groundwater with drainage problems. The City reports electrical conductivity in 14 wells ranging from 560 micromhos per centimeter to 1,100 micromhos per centimeter. There are also areas of shallow, saline groundwater in the southern portion of the Subbasin, localized areas of high arsenic and the City reports odors caused by the presence of hydrogen sulfide.

The EPA and State Water Resource Control Board have set the arsenic standard for drinking water at 0.01 parts per million and, in order to meet these standards, the City now drills wells up to 1,500 feet deep.

Floodplains

Only 48.6 acres are located within the 100-year floodplain. This accounts for 0.003% of the total area in the Planned Area of the City.

Significance Criteria

The project may result in significant impacts if it would violate any water quality standards or waste discharge requirements, substantially deplete groundwater supplies or interfere with groundwater recharge; substantially alter the existing drainage pattern of the site or substantially increase the rate of surface runoff; exceed the existing drainage system.

Checklist Discussion

a) Less than Significant Impact with Mitigation Measures –

- **Construction:** potential impacts on water quality arise from erosion and sedimentation are expected to be localized and temporary during construction of new development. All new development that disturb more than one acre are required to comply with the General Permit Order No. 2012-0006-DWQ during construction. Proponents of new development would have to develop and implement a stormwater pollution prevention plan (SWPPP) that specifies best management practices (BMPs) to prevent construction pollutants from contacting stormwater, with the intent of keeping all products of erosion from moving off-site and into receiving waters; eliminate or reduce non-stormwater discharges to storm sewer systems and other waters of the United States; and inspect all BMPs.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
- Operation: New development would be required to implement appropriate minimum control measures (MCMs) and design standards in compliance with Phase II General Permit as outlined in the Stormwater Management Plan as well as the City's grading plan and site development requirements. New development would have to incorporate best management practices and adhere to design standards to maximize the reduction of pollutant loadings in that runoff to the maximum extent practical. The City Building Division would review and approve grading plans and site development requirements for the new development, when a physical project is proposed. b) Less than Significant Impact –The current and future efforts of the City and Kings County Water District coupled with the requirement to comply with the Sustainable groundwater management act through the Groundwater Sustainability Plan process ensures that future development as an implementation of the General Plan would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. c) See a. d) Less than Significant Impact with Mitigation Measures – with the approval of grading plans and site development requirements by the City Building Division that incorporates BMPs and design standards, new development operations would not substantial increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite. e) Less than Significant Impact with Mitigation Measures and impact fee payment – new development would be required to undergo a site development requirements approval process with the City Building Division that would include developing necessary stormwater drainage improvements to sufficiently capture and treat polluted runoff. New development would also be required to pay a stormwater system development fee. This development fee is required for all new development in order to pay the cost of capital improvements for the City of Hanford stormwater system. f) See a. g) No Impact. – the project site is not located within a flood zone as shown in the Flood Insurance Rate Map for Hanford (Panel 06031C 0185C, June 16, 2009) therefore there is no impact. h) See g. i) See g. j) No impact – the project site is not located by the ocean. Therefore, there is no risk that new development would be inundated by tsunami. A mudflow is a flow of soil or fine-grained sediment mixed with water down a steep unstable slope. The project area is relatively flat and does not contain slopes steep enough to cause mudflow. The project would not be downgrade from aboveground water storage tanks.				

Mitigation Measures:

Conclusion:

MM Hydrology 1: All new development that disturb more than one acre are required to comply with the General Permit Order No. 2012-0006-DWQ during construction. Proponents of new development would have to develop and implement a stormwater pollution prevention plan (SWPPP) that specifies best management practices (BMPs) to prevent construction pollutants from contacting stormwater, with the intent of keeping all products of erosion from moving off-site and into receiving waters; eliminate or reduce non-stormwater discharges to storm sewer systems and other waters of the United States; and inspect all BMPs.

MM Hydrology 2: New development would be required to implement appropriate minimum control measures (MCMs)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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and design standards in compliance with Phase II General Permit, as outlined in the Stormwater Management Plan as well as the City's grading plan and site development requirements.

MM Hydrology 3: New development must submit grading plans. Site development must comply with the requirements of the City Building Division and incorporate best management practices/design standards.

MM Hydrology 4: New development would have to incorporate best management practices and adhere to design standards to maximize the reduction of pollutant loadings in runoff to the maximum extent practical.

Less than Significant Impact with Mitigation Measures – With the incorporation of mitigation measures, the impacts to hydrology and water quality are considered less than significant.

Source: 2017 General Plan, 2017 General Plan Update, Hanford Storm Water Master Plan, State of California Department of Water Resources

X. LAND USE AND PLANNING - Would the project:

a) Physically divide an established community?	☐	☐	☒	☐
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☒	☐	☐
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

Environmental Setting

The City is predominantly surrounded by agricultural land uses and is characterized as a low rise community dominated by low-density, single-family housing along with some limited pockets of multi-family housing, low-intensity commercial uses, and several industrial areas. The City's older urban development lies north of the Union Pacific railroad tracks and south of Grangeville Boulevard, while the newly urbanized areas are north of Grangeville Boulevard. The majority of land within the City's planned area consists of agricultural, open space, and single-family residential uses.

Significance Criteria

The project may result in significant impacts if it physically divides an established community, conflicts with existing off-site land uses, causes substantial adverse change in the types or intensity of land use patterns or conflicts with any applicable land use plan, policy or regulation.

Checklist Discussion

- a) Less than significant impact – the project proposes to develop 26 residential lots and an associated open-space park on a vacant parcel surrounded by residential development and bordered to the south by the Kings County jail and courthouse. The project will not physically divide an established community as the project pertains to a vacant lot.
- b) **Less than significant impact with mitigation measures-** The project is consistent with the policy in the General Plan. The project requires the approval of a planned unit development, in order to deviate from the standards of the R-L-12 Low-Density Residential Zone District for lot size, lot width, street frontage, street width, and setbacks. With the approval of a planned unit development, the proposed project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigation and environmental effect.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
c) No Impact – The City is not included in any habitat conservation plan or natural community conservation plan, nor are there plans to be involved. Mitigation Measures: MM Land use and Planning 1: That a planned unit development be approved by the approving body in order to deviate from the standards of the R-L-12 Low-Density Residential Zone District. Conclusion The project is being developed consistent with the General Plan, specifically the Land Use Element and will not have significant impacts to Land Use and Planning with the approval of a planned unit development.				
XI. MINERAL RESOURCES -- Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒
Environmental Setting				
Oil and Gas The planning area is not found within a Division of Oil, Gas, and Geothermal Resources recognized oil field and does not contain any areas that have been designated for mineral recovery by the Kings County General Plan. Sand and Gravel The only mineral resources that could occur within the vicinity of the City are sand and gravel operations for road and building construction, but there are currently no significant deposits and no active mines. Significance Criteria The project would create significant impacts to mineral resources if there was a loss of availability of a known mineral resource. Checklist Discussion a) No Impact – No portion of the vicinity of the City is located within the boundaries of a DOGGR-recognized oil field. There are currently no identified MRZ designated areas, no known significant sand and gravel deposits and no active mines within the vicinity of the City. b) No Impact – no portion of the City or nearby vicinity is designated for mineral resources or zoned for mineral resources. Therefore, the project would not result in the loss of availability of a locally important mineral resources recovery site delineated on a local general plan, specific plan, or other land use plan. Conclusion There will be no impact to mineral resources				
XII. NOISE -- Would the project result in:				
a) Exposure of persons to or generation of noise	☐	☒	☐	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☒	☐	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☒	☐	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Environmental Setting

Noise is defined as sound that is loud, unpleasant, unexpected, or undesired and has been cited as being a health problem, not just in terms of actual physiological damages such as hearing impairment, but also in terms of inhibiting general wellbeing and contributing to stress and annoyance. Vehicular traffic noise is the dominant source in most areas, but aircraft and rail activities are also significant sources of environmental noise in the local areas surrounding these operations. Sources of noise within the City include mobile and stationary sources.

Highways and Roadways

Existing noise levels in the City are primarily generated by transportation noise sources. Highway and roadway traffic noise levels are generally dependent upon three primary factors, which include the traffic volume, traffic speed, and percent of heavy vehicles on the roadway.

Railroad

Local railroad lines include an east-west Union Pacific Railroad (UP) line and a north-south Burlington Northern Santa Fe (BNSF) line. The east-west UP tracks are currently used by the San Joaquin Valley Railroad (SJVR), which operates two trains of approximately 5 to 10 cars per day, five days per week, at approximately 10 to 20 miles per hour. The BNSF is located in the central portion of the City in a heavy commercial/industrial area. The BNSF line carries eight Amtrak passenger trains and 18 to 22 freight trains per day. Most north-south rail traffic moves through the county at approximately 50 mph.

As of early 2014, the CA High Speed Rail Authority has been moving forward on an alignment for the HST that would run through the far easterly portion of the planning area.

Airport

Hanford Municipal Airport is a general aviation facility serving Kings County and the surrounding Communities of Hanford, Armona, and Lemoore in south-central CA. The Hanford Municipal Airport Master Plan identified existing and future year noise contours as a result of airport operations.

Stationary Noise Sources

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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Stationary noise sources include commercial operations, agricultural production, school playgrounds, generators, and lawn maintenance equipment.

The following operations have been identified as major stationary noise sources in and around Hanford

- Del Monte Foods
- Penny-Newman Milling Company
- Kings Waste and Recycling Authority Solid Waste Disposal Site
- Agricultural production
- Kings Speedway

Significance Criteria

Impacts from the project would be considered significant if they would result in significant noise or exposure of persons to or generation of noise levels in excess of standards established in the Hanford General Plan.

Checklist Discussion

- a) **Less than Significant with Mitigation Incorporation** – the project would not result in exposure of persons to or generation of noise levels in excess of standards established in local general plan or noise ordinance, or applicable standards of other agencies. Short-term noise-related impacts would be temporary in nature, require compliance with applicable regulations, and policies of the General Plan further ensure that construction-related impacts would be attenuated to the greatest extent feasible.
- b) **Less than Significant with Mitigation Incorporation** – Ambient vibration levels in residential areas are typically 50 VdB, which is well below human perception. The operation of heating/air conditioning systems and slamming of doors produce typical indoor vibrations that are noticeable to humans. Construction activity can result in ground vibration, depending upon the types of equipment uses. Operation of construction equipment causes ground vibrations which spread through the ground and diminish in strength with distance from the source generating the vibration. Ground vibrations as a result of construction activities very rarely reach vibration levels that would damage structures, but can cause low rumbling sounds and feelable vibrations for buildings very close to the site. Vibration levels from various types of construction equipment measured at 50 ft are as follows:

Type of equipment	Sound Levels Measured (dBA of 50 ft)
Pumps	77
Dozers	85
Tractor	84
Front-End Loaders	80
Hydraulic Backhoe	80
Hydraulic Excavators	85
Graders	85
Air Compressors	80
Trucks	84

Construction activities would be temporary in nature and are expected to occur during normal daytime working hours. Construction is limited to the hours of 7 a.m. to 10 p.m. in order to mitigate impacts from ground vibration.

- c) **Less than Significant** – full build out of the General Plan would possibly result in a maximum increase of 2

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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decibels when compared to existing conditions. According to the Caltrans Technical Noise Supplement, the average healthy ear can barely perceive noise level changes of 3 dBA. As a result, it is anticipated that full buildout of the General Plan, including development of this site, would not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.

- d) **Less than Significant with Mitigation Incorporation** - A temporary increase in ambient noise would occur in association with construction activities. Construction noise is short term and will occur for limited times. As a mitigation measure, construction would be limited to the hours of 7 a.m. to 10 p.m.
- e) **Less than Significant Impact** - The project is approximately 2.03 miles away from airport and will not be impacted by the public airport.
- f) **No Impact** - The project is not located within the vicinity of a private airstrip, there is no impact.

Conclusion

The project would create temporary construction noise, but the impact of noise will be mitigated to a point that is considered less than significant with required conditions of the development of the property.

Mitigation Measures:

MM Noise 1: Comply with applicable regulations and policies of the General Plan to ensure that construction-related impacts would be attenuated to the greatest extent feasible.

MM Noise 2-3: Construction is limited to the hours of 7 a.m. to 10 p.m.

Source: 2017 General Plan Update, 2017 General Plan Update EIR

XIII. POPULATION AND HOUSING -- Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Environmental Setting

Population

The estimated population on January 1, 2013, was 55,122. It is estimated that the General Plan Update could result in a population increase of 47,367 people in 2035 for an estimated total population of 102,489.

Housing

In 2013, there were 17,867 housing units in the Study Area. It is estimated that the implementation of the General Plan could result in 15,633 additional housing units in 2035 for an estimated total number of 33,520 housing units.

Employment

In 2014, there were 20,900 jobs in the planning area. It is estimated that the implementation of the General Plan could result in 33,308 additional jobs in 2035 for an estimated total number of 54,208 jobs.

Jobs-Housing Balance

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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Jobs-housing balance is achieved by increasing opportunities of people to work and live in close proximity. The ratio is expressed as the number of jobs divided by the number of housing units. SCAG uses the jobs-housing balance as a general tool for analyzing where people work, where they live, and how effectively they can travel between the two. In the planning area, the existing jobs-housing balance ratio in 2013-2014 was 1.17. It is estimated that the implementation of the General Plan would increase the jobs-housing balance by 0.45 to 1.62, which would make the planning area a jobs rich area.

Significance Criteria

The project may result in significant impact if it induces substantial growth, displaces a large number of people, or contributes to a job housing imbalance.

Checklist Discussion

- a) Less than significant impact – The project will induce population growth in the area by proposing 26 residential dwellings, which using the average household size, 3.11 persons per unit, yields 81 persons. This project is consistent with the density allowed in the General Plan, which planned for population growth. This project is considered an implementation of the General Plan, for which a Statement of Overriding Considerations was adopted, due to substantial population growth.
- b) No Impact - The project will not result in displacement of housing. The property is currently vacant.
- c) No Impact - The project will not result in displacement of people.

Conclusion

Less than significant impact - The project will not result in a significant impact to population and housing.

Source: 2017 General Plan Update, 2017 General Plan Update EIR

XIV. PUBLIC SERVICES --

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☒	☐	☐
Police protection?	☐	☒	☐	☐
Schools?	☐	☒	☐	☐
Parks?	☐	☒	☐	☐
Other public facilities?	☐	☐	☒	☐

Environmental Setting

The City of Hanford currently has two fire stations located within the north central and south central portions of the Study Area. These two stations protect approximately 16.5 square miles. Station 1 is located at 350 W. Grangeville Blvd and covers the city limits north of SR 198 and station 2 is located at 10533 Houston Avenue and covers the city limits south of SR 198. In addition, two properties have been purchase for future fire stations. The City currently owns

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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sites at Centennial Drive and Berkshire Lane and 12th Avenue and Woodland Drive, which have been planned for future fire stations. The Hanford Fire Department provides fires, rescue, hazardous materials response, and serves as a first responder for emergency medical service calls in the City. the HFD is also capable of responding to other situations such as high and low angle rescues, confined space emergencies, vehicle accidents, public assists, state wide mutual aid responses and disaster management.

Police Protection

City residents receive police protection services from the Hanford Police Department, which currently operates out of a single station located at 425 N. Irwin Street. The City's recent growing problem that requires the need of police services includes gang and drug issues. The HPD's actual average response times are 6:30 minutes for Priority incidents with an average of 32 Priority I incidents per day and a response time of 17:19 minutes for all other incidents with an average of 144 incidents per day. However, a response time of less than 2:30 minutes is a goal for the HPD to maintain in the future.

Schools

The City currently includes six elementary school districts and one high school district within the Study Area. These districts do not include the religiously affiliated private schools or charter schools located in the study area. The Hanford Elementary School District consists of 11 elementary and junior high schools that are all located in the study area.

Pioneer Union Elementary School District consists of two elementary schools and one junior high school that are all located in the study area.

The Hanford Joint Union High School District consists of four comprehensive high schools.

Parks

See Environmental Setting for Recreation.

Other Public Services

Library Services

The current library is a branch of the Kings County Library.

Consultation – School District

Gerry Mulligan with the Hanford Elementary School District provided the following comment:

"I received the Vesting Tentative Tract 924 and Planned Unit Development No. 2017-01. The children living in the proposed project area in grades K-6 would be in Simas Elementary School area of attendance and children in grades 7-8 would be in the Woodrow Wilson Junior High School area of attendance.

Student enrollment at current Hanford Elementary School District schools is over capacity. The District must build additional schools if new residential development continues. The District currently has no future school sites. While we do approve the Vesting Tentative Tract No. 924, Planned Unit Development No. 2017-01 we respectfully request the City of Hanford to consider schools in the approval of future development.

Analysis: The various school districts truly govern where a new school site would be located and when it would be necessary to construct or expand facilities in order to adequately accommodate population growth. Elected governing school boards are responsible for budgeting and decision-making and the State Department of Education establishes school site and construction standards. The General Plan provides policy which focus on collaboration with school districts in determining new school locations and utilizing school facilities for general public needs. School districts would be able to utilize the General Plan along with other plans, standards, and codes to establish new school sites and to make decisions on school amenities and cohesiveness with the surrounding area. Further, a) Notwithstanding Section 65858, or Division 13 (commencing with Section 21000) of the Public Resources Code, or any other provision of state or local law, the following provisions shall be the exclusive methods of considering and mitigating impacts on school facilities that occur or might occur as a result of any legislative or adjudicative act, or both, by any state or local agency involving, but not limited to, the planning, use, or development of real property or any change of governmental

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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organization or reorganization, as defined in Section 56021 or 56073:

(1) Section 17620 of the Education Code.

(2) Chapter 4.7 (commencing with Section 65970) of Division 1 of Title 7.

(b) The provisions of this chapter are hereby deemed to provide full and complete school facilities mitigation and notwithstanding Section 65858, or Division 13 (commencing with Section 21000) of the Public Resources Code , or any other provision of state or local law, a state or local agency may not deny or refuse to approve a legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property or any change in governmental organization or reorganization, as defined in Section 56021 or 56073, on the basis that school facilities are inadequate.

Consultation – Kings County Sheriff Department

Consultation was received from Sheriff David Robinson, stating:

"As the neighboring property occupant to the south, I just want all involved to be aware the property lies adjacent to the Kings County Jail property. We house minimum and maximum security inmates. We also will have our future headquarters building located on this property. Future plans for our lot include inmate exercise programs, inmate outdoor programs and activities inmate housing, employee parking and other future building or activities not yet known. 24/7 365 employee and inmate activities. Future chain-link or other types of fencing with secure razor wire at the top of the fencing. Lighting that will operate from dusk till dawn 365 days per year. We will have staff and vehicles that provide perimeter security multiple times per day. Lights and sirens, emergency generator operations.

As far as the project goes, I am ok with the plans, but would suggest notice be made to the above items for future reference and request any fencing requirements be made to not allow easy traversing over from one side to the other in either direction."

Analysis: Staff has shared the comments of the Sheriff with the project proponent, as requested. The request for razor wire fencing on the residential properties does not meet the City standard. Razor wire is prohibited in the City limits.

Significance Criteria

The project may result in significant public service impacts if it substantially and adversely alters the delivery or provision of fire protection, police protection, schools, facilitates maintenance and other government services.

Checklist Discussion

- a) **(FIRE) Less than Significant Impact with Mitigation Measures (Payment of Impact Fees)** – the increase in population as a result of a physical project for the area will increase demands on the HFD to provide fire protection and emergency services. The development will be subject to Fire Impact fees in order to mitigate the effect of the project on Fire services.
- b) **(POLICE) Less than Significant Impact with Mitigation Measures (Payment of Impact Fees)** – the increase in population as a result of a physical project for the area will increase demands on the HPD to provide law enforcement services. The development will be subject to Police Impact fees in order to mitigate the effect of the project on Police services.
- c) **(SCHOOLS) Less than Significant Impact with Mitigation Measures (Payment of Impact Fees)** - The City's role in development and managing school sites and programs is limited. The various school districts truly govern where a new school site would be located and when it would be necessary to construct or expand facilities in order to adequately accommodate population growth. Elected governing school boards are responsible for budgeting and decision-making and the State Department of Education establishes school site and construction standards. The General Plan provides policy which focus on collaboration with school

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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districts in determining new school locations and utilizing school facilities for general public needs. School districts would be able to utilize the General Plan along with other plans, standards, and codes to establish new school sites and to make decisions on school amenities and cohesiveness with the surrounding area. The development will be subject to School Impact fees in order to mitigate the effect of the project on schools.

d) (PARKS) Less than Significant Impact with Mitigation Measures – See Recreation.

e) (OTHER) Less than significant impact – Libraries – there is not a requirement or standard for the number or size of a library based on a city's population. Policies encourage residents to utilize the library's resources. Therefore, a significant impact is not anticipated.

Mitigation Measures:

MM Public Services 1: That the development of the project will be subject to Fire Impact Fees.

MM Public Services 2: That the development of the project will be subject to Police Impact fees.

MM Public Services 3: That the development of the project will be subject to School Impact Fees.

Conclusion

The project can be served by existing public services. Impact fees will be required of development.

Sources: 2017 General Plan and General Plan Update

XV. RECREATION --

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☒	☐	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☒	☐	☐

Environmental Setting

School Parks

All school sites have limited public access since their primary purpose is to support the educational mission of the school districts that control their use. There are 16 school sites within the City. The school facilities include athletic fields, conference rooms, gymnasiums, auditoriums, and swimming pools, which are open to the public after hours, during the summer, and on weekends for recreational use.

Indoor facilities

The Hanford Parks and Recreation Department also provides a wide array of programs for City residents. The Recreation Department is responsible for coordinating activities for the entire family including special classes, youth programs, and older adult activities, sports for youth and adults, as well as community events. These activities are conducted in a variety of indoor rec. facilities.

City of Hanford Parkland Standard

Combining the City's 188 acres of parkland and 100 acres of school parks, the City has a total of 288 acres of developed parkland that go toward meeting the parkland standard. This does not include regional parks outside the planning area, greenways, private parks, or indoor recreation facilities. Based on the 2013 estimated population of 55,860 for the City of Hanford, the Study Area has approximately 5.2 acres of parkland for every 1,000 residents in the

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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City.

Significance Criteria

The project may create impacts if it creates demand for new expanded parks and recreation facilities or substantially alters existing facilities.

Checklist Criteria

- a) **Less than Significant Impact with Mitigation Measures** – The City would be able to utilize the Quimby Act and AB 1600 as a funding mechanism for parkland acquisition along with the General Plan Update and Park Master Plan for guidance and priorities. As permitted in the Quimby Act, local jurisdictions can require the dedication of land for parks and or the payment of in-lieu fees for purchase of parkland. The development is subject to park impact fees.
- b) **Less than Significant Impact**– the project includes a 6,638 sq. ft. paseo/open space amenity for use by the residence of the planned development. The open-space would not have an adverse physical effect on the environment, as this is considered an implementation of the General Plan Policy L33, which states, "Under Planned Unit Development provisions, smaller lot sizes at higher densities may be permitted when clustered around shared open space amenities or through density bonuses." The project would additionally be subject to park impact fees.

Mitigation Measures

MM Recreation 1: that the development is required to pay Park Impact fees.

Conclusion: The project would have a less than significant impact on recreation with the incorporation of mitigation measures.

Source: 2017 General Plan, 2017 General Plan EIR

XVI. TRANSPORTATION/TRAFFIC -- Would the project:

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☒	☐
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads of highways?	☐	☐	☒	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
equipment)?				
e) Result in inadequate emergency access?	☐	☐	☒	☐
f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☒	☐

Environmental Setting

Existing Functional Roadway Classification System

State Freeways and Highways

There are two State Facilities serving the Study Area, namely SR-198 and -43.

Arterial Roads

Hanford's arterial street pattern is generally one-mile spacing between the existing arterials.

Collector Streets

Similar to some arterials, collector streets have evolved from heavy use as opposed to formal development standards.

Local Streets

Local street provide access to individual homes and businesses. Local streets have on lane in each direction. Local streets connect single-family homes and other uses not appropriate adjacent to major roadways, to the arterial-collector network.

Existing Intersections

All of the study intersections are operating at acceptable levels of LOS.

Existing Roadway Segments

Results of the analysis of existing roadway segments show that all of the study roadway segments are currently operating at acceptable LOS.

Bicycle Facilities

The 2011 Kings County Regional Bicycle Plan contains the specific "Bicycle Plan for the City of Hanford." The General Plan and the Bicycle Plan promote the establishment of a shared use roadway system, but encourages newly developing areas to provide for bicycle facilities along major roadways and off-road systems as part of open space and recreation amenities. The 2011 Regional Bicycle Master Plan then goes on to state Policy CI 8.4 of the 2002 General Plan: Bicycle lanes should be established where feasible along Major and Minor Collectors in newly developing areas. A bicycle route system should be identified which serves the existing developed City. This route system may not utilize Arterials or Collectors where travel ways are constrained, but rather parallel streets with less traffic. Where bicycle lanes are proposed they should be considered a shared facility with vehicular traffic on the street.

Mass Transit

Kings Area Rural Transit

Kings County Area Public Transit Agency (KCAPTA) is an intra-governmental agency with representatives from Avenal, Kings County, Hanford and Lemoore, and is responsible for the operation of the Kings Area Rural Transit (KART). KART offers scheduled daily bus service from Hanford to Armona, Lemoore, the Lemoore Naval Air Station, Visalia, Corcoran, Stratford, Kettleman City and Avenal.

KART Dial-A-Ride Service

Dial-A-Ride is an origin-to-destination service available to eligible residents of Hanford, Lemoore, Armona and Avenal.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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Park-and-Ride lots

Park-and-Ride lots provide a meeting place where drivers can safely park and join carpools or vanpools or utilize existing public transit. Park-and-Ride lots are generally located near community entrances, near major highways or local arterial where conveniently scheduled transit service is provided. Hanford has one Park-and-Ride facility located at the northeastern entrance of the City at 10th Avenue and SR 43.

KART-Vanpool Program

KART defines vanpooling as 7 to 15 persons who commute together in a van-type vehicle and who share the operating expenses. The KART Vanpool Program provides passengers with reliable transportation to and from work. The vanpool program is not only to provide safe travel to work but to provide alternative transportation options, which would ultimately reduce the amount of vehicles on the road.

Rail Service

Amtrak Passenger Service

Amtrak provides passenger rail service from Hanford station to the San Francisco Bay Area and Sacramento, and service to Southern CA by a combination of rail and bus. Freight service is available from both the BNSF Railway and the San Joaquin Valley Railroad. The Amtrak San Joaquin passenger train provides regularly scheduled intercity passenger rail service to Kings County. Stops are made daily at the Hanford and Corcoran stations for each northbound and southbound trains. Stops along the San Joaquin line also include Bakersfield, Wasco, Fresno, Madera, Merced, Turlock, Modesto, Stockton, Antioch, Martinez, Richmond, Emeryville, and Oakland, with connecting bus service to LA, Sacramento, SF, and many other points in Northern and Southern CA. Passengers can transfer to Amtrak Coast Starlight, which continues north to Portland and Seattle.

High Speed Rail

In November 2008, Proposition 1A, a High Speed Rail bond, was passed by California voters. In 2009, the US Department of Transportation through the American Recovery and Reinvestment Act program, announced the allocation of \$8 billion to high speed rail projects throughout the US. Of that amount, \$2.24 billion was allocated to California High Speed Rail. In November 2013, the California High Speed Rail Commission identified the preferred route through the Planning Area. The selected route, which runs along the eastern edge of Hanford, roughly follows a north-south route near the high voltage power lines between 7th and 8th Avenues.

Freight Service

Almost 87% of the total freight tonnage is moved out of the Valley by truck, while rail account for 11%. BNSF and SJVR railroads provide freight service to the Hanford Area. The BNSF mainline is double-tracked through the entire Planning Area. Over time, it is expected that the number of trains using the system will increase as demand for rail service increases. The BNSF railroad currently operates between 50 and 60 trains per day on the system.

Consultation

During Pre-Consultation, the City received the following comment from Michael Navarro of the Department of Transportation:

"The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability.

Based on the information provided, Caltrans has the following comment consistent with the State's smart mobility goals and support a vibrant economy and sustainable communities:

1.) Per the Kings County Regional Bicycle Plan, Greenfield Avenue appears to be a Class II Bike Route along the project frontage. 12th Avenue appears to be a Class III Bike Route.

Caltrans seeks to reduce new vehicle miles traveled and therefore recommends the project proponent explore appropriate measures to minimize or mitigate transportation impacts through smart mobility and multimodal design by

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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improving pedestrian, bike, and transit services or infrastructure."

Significance Criteria

The project may result in significant transportation/circulation impact if it does the following:

1. Cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the road system that are inconsistent with adopted standards.
2. Creates traffic conditions which expose people to traffic hazards.
3. Substantially interferes or prevents emergency access to the site or surrounding properties.
4. Conflicts with adopted policies or plans for alternative transportation.

Checklist Discussion

- a) Less than Significant Impact with Mitigation Measures – The development proposes a street with a width of 33 feet, which is not to the standard of the Engineering Division. Since the street does not meet the standard the developer will be responsible for the m of the street through a Home Owners Association, as the City will not accept a sub-standard street. The requirement for a Home Owners Association will mitigate the impact to a less than significant level. The project has been evaluated and will be conditioned to ensure effectiveness of the circulation system.
- b) See a.
- c) Less than Significant - The proposed project will not create a change in air traffic patterns or increase traffic levels or change in location that result in substantial safety risks. The project is located approximately 2.03 miles northwest from the nearest municipal airport.
- d) Less than Significant Impact- the development has been reviewed by the various departments to ensure hazardous features are not incorporated into the project.
- e) Less than Significant Impact – the development has been reviewed by the various departments and fire truck access to and through the development has been verified. The applicant has provided the accurate turning radius to accommodate emergency access.
- f) See a.

Conclusion

The site has been evaluated for traffic-related impacts, with the incorporation of City standards for development, the project will have a less than significant impact on traffic.

Source: City of Hanford General Plan and EIR 2017, City of Hanford Municipal Code

XVI. UTILITIES AND SERVICE SYSTEMS -- Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
c) Require or result in the construction of new storm water drainage facilities or expansion of existing	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
facilities, the construction of which could cause significant environmental effects?				
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☒	☐	☐
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the projects projected demand in addition to the providers existing commitments?	☐	☐	☐	☒
f) Be served by a landfill with sufficient permitted capacity to accommodate the projects solid waste disposal needs?	☐	☐	☒	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☒	☐	☐

Environmental Setting

Wastewater

The City's wastewater system provides for treatment, disposal, and reuse of effluent, which meets all of the state's discharge requirements for the entire City of Hanford (City). The wastewater system consists of a treatment plant and 21 sanitary sewer lift stations located throughout the City. The treatment facility has a capacity of 8.0 million gallons per day and is located south of Houston Avenue and east of 11th Avenue.

While the City is constantly working to improve and provide adequate services to the population demand, the Irwin Street trunk main has become a priority issue for the City's wastewater system. The Irwin Street trunk main is located south of the Downtown East Precise Plan area and may eventually be undergoing capacity issues. Sections of the trunk line are in poor condition, with adverse grades, inadequate pipe sizing, and near full capacity.

The City's wastewater system has also pursued water conservation strategies to ensure long-term reuse of treated disinfected wastewater for agricultural purposes and to recharge groundwater supplies for agriculture. By doing so, the City accomplishes two important water conservation efforts: 1) the additional supply for the City extends the surface water irrigation season and 2) reduces the need for agricultural pumping of groundwater in an area known to be low in groundwater.

Water Supply

The City's water system is a groundwater system. The City is located within the Tulare Lake Hydrologic Region. Within that region, the City is located within the Tulare Lake Groundwater Subbasin, which transmits, filters, and stores water from the main San Joaquin Valley Groundwater Basin.

The City's groundwater system consists of 13 supply wells, one standby well, three elevated storage tanks (all three of which have abandoned), one existing 0.5 million gallon ground-level storage tank at the Industrial Park, 3.5 million gallon ground-level storage tanks, and a piping network for distributing the water throughout the City (2 million gallon storage tank at Grangeville and Centennial Drive facility and 1 million gallon storage tank at the Fargo Avenue facility). No surface water is used by the water system as groundwater is contained in both an unconfined and confined aquifer lying beneath the City. Currently, the City maintains 206 miles of main lines and 15,870 service connections, which includes 8-inch to 30-inch pipes with 12-inch mains laid out on an approximately 1-mile grid. Water is pumped from 13 deep wells. The well depth is determined by the water quality, but typically, is drilled to a minimum depth of 1,500 feet and below the Corcoran clay layer.

The City's groundwater supply is recharged by rain and snowfall in the Sierra Nevada range and, to a lesser degree,

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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from rainfall on the Valley floor. In addition, the City, along with the Peoples Ditch Company and the Kings County Water District, deliver excess water flows from the Kings River and storm water runoff into the drainage and slough basins located throughout the City. This, as well as percolation from storm water basins, local waterways, and agricultural irrigation, help to replenish the City's groundwater in surplus years.

Storm Water Drainage

The City is predominantly located within a 500-year Flood Zone as demined by FEMA Flood Insurance Maps. Areas subject to the 500-year flood zone have a moderate to low risk of flooding.

There are two major irrigation ditches that flow through the City. Lakeside Ditch, which is operated and maintained by the Lakeside Water District, and the Peoples Ditch, which is operated and maintained by the Peoples Ditch Company.

The Existing drainage infrastructure within the boundaries covered by the City's Storm Water Management Program includes natural drainage channels, retention basins, natural vegetation, piping, and pump stations. There are numerous areas where storm drainage is controlled via drainage inlets and underground structures. The storm drainage system consists of 30 pump stations, 57 miles of pipeline ranging in size from 6-inch through 60-inch, and 220 acres of drainage basins and drainage ditches. The storm drainage system removes rainfall from surface streets and disposes the accumulated stormwater in drainage basins.

The City, in cooperation with the People's Ditch Company and the Kings County Water District, delivers excess water flows from the Kings River, along with storm water runoff, into the 125 acres of drainage and slough basins located throughout the City to help replenish the groundwater. Some of this acreage is located within the City's park facilities.

Solid Waste Disposal

The City's solid waste and recycling services are provided by the Kings Waste Recycling Authority (KWRA). The current KWRA facility is located at 7803 Hanford-Armona Road, southeast of the City near SR 43 and 198 and operates as a solid waste disposal and recycling facility. The responsibilities of the KWRA include the siting, permitting, financing, construction, and operation of landfills, as well as a Material Recovery Plan and Transfer Station. The KWRA also ensures all activities and waste diversion goals required by the State at the closure, post-closure monitoring, and liabilities of all identified former landfills in Kings County. The KWRA is the leading contributor to helping the City meet the State's recycling goals.

Refuse from both municipal and commercial haulers is sorted at the KWRA facility to recover a variety of recyclable materials. Once waste is separated from recyclable materials, it is then hauled by transfer trucks from the Material Recovery Facility to the State-permitted 320-acre Chemical Waste Management Landfill site in Kettleman Hills.

The landfills at the Kettlman Hills Facility are designed for municipal solid waste, which encompasses household and commercial trash. The facility is permitted to receive a maximum of 2,000 tons of municipal solid waste per day.

The City has instituted a greenwaste collection mixed recycle collection program for single-family residential customers.

Dry Utilities

Gas and Electric Service

The City's main electricity providers are Pacific Gas and Electric Company and Southern California Edison Company. Within the Study Area, PG&E provides power to sites south of Iona Avenue and north of Flint Avenue via 12 kv and 70kv lines. SCE supplies power to sites north of Iona Avenue and south of Flint Avenue via 12 kv and 66kv lines.

Consultation Received

David Kemp of the Southern California Gas Company provided consultation, stating, "the Southern California Gas Company would like to request that all private street (s), including at least 5 feet into the proposed lots on both sides of said street (s), be dedicated as a Public Utility Easement to facilitate our future gas main and service installation.

Public Works is requiring a six ft. public utility easement for the project (which is standard practice).

Discrepancy

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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Communication Systems

AT&T and Comcast are currently available in Hanford. AT&T provides telephone services that include ISDN and all other necessary high-technological services. Many cellular and long-distance services are also available. Comcast Dish Network, and Direct TV provide television services as well as internet access.

Thresholds of Significance

The project may result in significant impacts on utilities and service systems if it substantially and adversely alters the delivery of utilities or substantially increases the demand for utilities.

Checklist Discussion

- Less than significant - the City's Wastewater Treatment Facility is currently up-to-date with all wastewater treatment requirements set forth by the Central Valley Regional Water Quality Control Board. The City's WWTF would continue to comply with the requirements set forth by the Central Valley Regional Water Quality Control Board, as required by law.
- Less than Significant –Under the General Plan Update it was determined that planned improvements and expansion development through various goals and policies will assist in providing wastewater services to the study area, as development continues. The current capacity of the WWTF is designed to accommodate 8 mgd, which is expected to provide adequate services to population growth for the foreseeable future.
- Less than Significant – The project has been reviewed by the Public Works department to ensure stormwater drainage is adequately addressed through conditions of approval.
- Less than Significant with Mitigation Measures** - Future population growth in the area would create an increase in water usage. Water supply demand was addressed under the Urban Water Management Plan, which concluded that the Tulare Lake Groundwater subbasin would continue to reliably supply water to meet the City's projected water demands through the year 2035. This would be made possible through the implementation of water conservation goals and policies established in the General Plan Update.
- No Impact. The project will not require a determination by a wastewater agency.
- Less than Significant – the City of Hanford will provide for solid waste collection and disposal for the proposed project site, when developed. The City has achieved a 50% diversion rate from the landfill and has incorporated a green waste program and recycling at the Materials Recycling Facility.
- Less than Significant impact with Mitigation Measures** – that the future project be required to comply with all statutes and regulations related to solid waste.

Mitigation Measure:

Mitigation Measure Utilities 1: That any future development would be required to implement water conservation measures.

Mitigation Measure Utilities 2: that the future project be required to comply with all statutes and regulations related to solid waste.

Conclusion Less than Significant Impact with Mitigation Incorporation - Impacts to utilities and services are considered less than significant with compliance with all statutes and regulations related to water usage and solid waste.

Source: 2017 General Plan and General Plan EIR, State of California Department of Water Resources, Cal Recycle 2015

XVII. MANDATORY FINDINGS OF SIGNIFICANCE --

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or	☐	☐	☒	☐
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☒	☐	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐
a) Less than Significant - Based on the analysis provided in the initial study, the project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels or threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals. b) Less than Significant with Mitigation Incorporation- Based on the analysis provided, the project would not result in any significant cumulative impacts relative to other current projects, or the effects of probable future projects. c) Less than Significant with Mitigation Incorporation - Based on the analysis provided, the project will not have environmental effects that will cause substantial adverse effects on human beings.				

Gabrielle de Silva
Associate Planner

Date
December 14, 2017

Attachment: Exhibit E - Environmental Assessment (CD: Appeal 2018-01 Resolution Adoption)

This section addresses the project's potential to contribute to cumulative impacts in the region, CEQA Guidelines Section 15355 defines cumulative impacts as two or more individual effects that, when considered together, are considerable or which compound or increase other environmental impacts. The individual effects may be changes resulting from a single project or separate projects. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable future projects.

Cumulative Setting

The cumulative setting for the proposed project area includes the expansion of the Kings County Jail and this project.

Impact Analysis

Aesthetics

Less than Significant with Mitigation Incorporation - Impacts to aesthetics are anticipated to be less than significant with mitigation measures for light sources from new projects including this project, and past projects.

Agriculture and Forest Resources

Less than Significant- the proposed project and future jail expansion are not in an area designated as prime farmland. Therefore, impacts to agriculture are not cumulatively considerable. Additionally, a right to farm disclosure must be recorded on properties within 1 mile of agricultural operations, which are permitted in the County.

Air Quality

Less than Significant with Mitigation Incorporation – The proposed project and future jail expansion will not create or result in any significant air quality impacts. Effects to air quality from this project will be mitigated with standards from the SJVAPCD for dust control.

Biological Resources

Less than Significant – the project area and surrounding project area contains no natural and undisturbed areas that may be considered habitat.

Cultural Resources

Less than Significant with Mitigation Incorporation – the Tachi Yokut Tribe was consulted for this project, in accordance with AB 52. No concerns were cited. As a general condition of approval, mitigation measures, that the applicant enter into a burial treatment plan with the Tribe and that if sensitive resources are discovered, construction halt and the proper officials be contacted, will mitigate cultural resources impacts to a less than significant level

Geology and Soils

Less than Impact with Mitigation Measures - The effect of this project and the jail expansion (and future development of the proposed project on geology and soils would be mitigated by compliance with the CBC, a geotechnical and soil studies (if required), and compliance with the Municipal Code Section 15.52.

Greenhouse Gas Emissions

Less than Significant with Mitigation Measures – the projects would contribute to GHG emissions, which is inherently a cumulative issue. The emissions during construction would be short-term as a result of fossil fuel burning construction equipment. Since the impacts are short-term and the contribution to GHG emissions would be minor compared to the State's GHG emission target of 427 MMTCO₂ eq by 2020, the construction-related GHG emissions of the project would be considered less than significant.

The operational emission from the projects would be indirect emissions from electricity usage. Compliance with current building code standards will assist in the reduction of energy use. The emissions are considered less than significant.

Hazards and Hazardous Materials

Less than Significant – The projects are not expected to have a significant impact as a result of hazards or hazardous materials.

Hydrology/Water Quality

Less than Significant with Mitigation Incorporation – the projects will be developed in accordance with City requirements specific to hydrology and water quality. Mitigations have been required on a project by project basis.

Land Use Planning and Population

Less than Significant -The projects are being developed consistent with the General Plan policy. This project and existing projects in the area have been developed consistent with the General Plan.

Mineral Resources

No Impact - there are no known mineral resources in the City.

Noise

Less than Significant with Mitigation Incorporation- this project and future existing projects within the area are required to meet the decibel requirement prescribed by the General Plan for Noise. Construction-related noise would be mitigated through the limitation of hours construction is permitted (between 7 a.m. and 10 p.m.).

Population and Housing

Less than Significant - The future jail expansion may have an indirect impact on population and housing through job creation associated with the jail. The development of residences has the potential to impact population and induce growth into the area. Both uses are considered an implementation of the General Plan.

Public Services

Less than Significant with Payment of Impact Fees to Mitigate Effect -The residential project is subject to impact fees to mitigate the effect on public services. The jail expansion is an extension of public services.

Recreation

Less than Significant with Payment of Impact Fees to Mitigate Effect - development of residences will impact recreation facilities, however, the impact will be mitigated through the payment of park impact fees. The jail expansion will not have an effect on recreation.

Transportation/Traffic

Less than Significant with Payment of Impact Fees and Future Road Improvements to Mitigate Effect – Traffic improvements in the area will result in a LOS D or above in year 2035, with the proposed future develop of the project site and surrounding planned projects. The circulation pattern in the vicinity has been designed to accommodate future build out in the area in accordance with the Circulation Element. The project will have a less than significant cumulative impact on traffic and circulation conditions through appropriate project design and payment of traffic impact fees, as required.

Utilities and Service Systems

Less than Significant with Mitigation Incorporation – Impacts to utilities and services are considered less than significant with compliance with existing State and local water conservation measures. This project and future projects in the area have been accounted for and can be served by the City's utilities and service systems.

Diana Black

From: Kemp, David L <DKemp@semprautilities.com>
Sent: Monday, November 20, 2017 12:00 PM
To: Diana Black
Cc: Larco, Johnathan A
Subject: RE: Request for Comments, Vesting Tentative Tract 924, Planned Unit Development No. 2017-01

Good Morning, the Southern California Gas Company would like to request that all private street (s), including at least feet into the proposed lots on both sides of said street (s), be dedicated as a Public Utility Easement to facilitate our future gas main and service installation.

Thank you for the opportunity to respond, and please feel free to contact me if you have any questions. David Kemp, P.P.A. Visalia base

From: Diana Black [mailto:DBlack@cityofhanfordca.com]
Sent: Monday, November 20, 2017 9:14 AM
To: 9-1-1 Dispatch (rachel.ortiz@co.kings.ca.us) <rachel.ortiz@co.kings.ca.us>; AMERICAN AMBULANCE <tcook@americanambulance.com>; AT&T <slicbox@att.com>; AT&T - Frank Robles <frank.robles@att.com>; Tom Webb <TWebb@cityofhanfordca.com>; CALTRANS <gail.miller@dot.ca.gov>; CHAMBER OF COMMERCE <hanfordchamber@comcast.net>; COMCAST <galenraymond@comcast.net>; DEPT OF WATER RESOURCES <gshumway@water.ca.gov>; DRAINAGE DISTRICT <info5@waterboards.ca.gov>; Samantha Long <SLong@cityofhanfordca.com>; Susan Martinez <SMartinez@cityofhanfordca.com>; Chris Ekk <CEkk@cityofhanfordca.com>; HANFORD ELEMENTARY SCHOOL DISTRICT <jbaker@hesd.k12.ca.us>; HJUHS <wfishbough@hjuhsd.org>; HJUHS-Silva <csilva@hjuhsd.org>; KINGS CO ASSESSOR'S OFFICE <karen.kimberger@co.kings.ca.us>; KINGS CO BOARD OF REALTORS <admin@kcbor.com>; KINGS CO HEALTH <troy.hommerding@co.kings.ca.us>; KINGS CO HEALTH <lee.johnson@co.kings.ca.us>; KINGS CO PLANNING <chuck.kinney@co.kings.ca.us>; KINGS CO PUBLIC WORKS <mike.hawkins@co.kings.ca.us>; MAIN STREET HANFORD <shelly@mainstreethanford.com>; PEOPLE'S DITCH <ahemans.peoplesditch@yahoo.com>; PG&E <r3hd@pge.com>; John Doyel <JDoyel@cityofhanfordca.com>; REFUSE <wsmith@cityofhanfordca.com>; SCE <david.loftin@sce.com>; SC <william.harper@sce.com>; SJVAPCD <CEQA@valleyair.org>; Kemp, David L <DKemp@semprautilities.com>; SO CAL GAS CO <ajalvarez@semprautilities.com>; TACHI TRIBE <sbrum@tachi-yokut-nsn.gov>; TACHI TRIBE <hfranco@tachi-yokut-nsn.gov>; Mike Cosenza <MCosenza@cityofhanfordca.com>
Subject: [EXTERNAL] Request for Comments

Please review the attached information and submit comments by Wednesday, December 13, 2017 at 5:00 p.m.

Diana Black

Development Services Technician
 City of Hanford Planning Division
 317 N. Douty Street
 Hanford, CA 93230
 (559) 585-4768
 FAX: (559) 583-1633
 TDD/TYY, Dial 711

This email originated outside of Sempra Energy. Be cautious of attachments, web links, or requests for information.

Gabrielle deSilva

From: Robinson, Dave [David.Robinson@co.kings.ca.us]
Sent: Tuesday, November 21, 2017 1:58 PM
To: Gabrielle deSilva
Cc: Kinney, Chuck; McAlister, Kevin; Campbell, Rebecca
Subject: Vesting Tentative Tract 924 Planned unit development no. 2017-01

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Gabrielle,

I am providing comment as requested.

As the neighboring property occupant to the south. I just want all involved to be aware the property lies adjacent to the Kings County Jail property. We house minimum and maximum security inmates. We also will have our future headquarters building located on this property. Future plans for our lot include inmate exercise programs, inmate outdoor programs and activities, inmate housing, employee parking and other future building or activities not yet known. 24/7 365 employee and inmate activities. Future chain-link or other types of fencing with secure razor wire at the top of the fencing. Lighting that will operate from dusk till dawn 365 days per year. We will have staff and vehicles that provide perimeter security multiple times per day. Lights and sirens, emergency generator operations.

As far as this project goes, I am ok with the plans, but would suggest notice be made to the above stated items for future reference and request any fencing requirements be made to not allow easy traversing over from one side to the other either direction.

Thank you. Dave

Sheriff David Robinson



County of Kings
 1444 W. Lacey Blvd
 Hanford, CA. 93230
 559-584-1431 ext. 2795

CONFIDENTIALITY NOTICE: This communication with its contents may contain confidential and/or legally privileged information. It is solely for the use of the intended recipients(s). Unauthorized interception, review, use or disclosure is prohibited and may violate applicable laws including the Electronic Communications Privacy Act. If you are not the intended recipient, please contact the sender and destroy all copies of the communication. Kings County Sheriff's Office.

Attachment: Exhibit E - Environmental Assessment (CD: Appeal 2018-01 Resolution Adoption)



San Joaquin Valley

AIR POLLUTION CONTROL DISTRICT



November 27, 2017

Gabrielle de Silva
City of Hanford
317 N. Douty Street
Hanford, CA 93230

Project: Tentative Tract 924 and Planned Unit Development No. 2017-01

District CEQA Reference No: 182-20170001

Dear Ms. de Silva:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of single family with a total of 26 dwelling units (Project), located at South of Greenfield Avenue at the end of Fitzgerald Lane (APN 010-320-115). in Hanford, CA. The District offers the following comments:

1. Significance Impact for Criteria Pollutants - The Project specific emissions of criteria pollutants are not expected to exceed District significance thresholds of 10 tons/year NOX, 10 tons/year ROG, and 15 tons/year PM10. Therefore, the District concludes that Project specific criteria pollutant emissions would have no significant adverse impact on air quality.
2. District Rule 9510 (Indirect Source Review) - At full build-out, the Project will not be equal to or exceed 50 residential dwelling units. Therefore, the Project is not subject to District Rule 9510.

District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees. Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval, and to pay any applicable off-site mitigation fees. Information about how to comply with District Rule 9510 can be found online at: <http://www.valleyair.org/ISR/ISRHome.htm>. The AIA application form can be found online at: <http://www.valleyair.org/ISR/ISRFormsAndApplications.htm>.

Sayed Sadredin
Executive Director/Air Pollution Control Officer

Northern Region
4800 Enterprise Way
Modesto, CA 95356-8718
Tel: (209) 557-6400 FAX: (209) 557-6475

Central Region (Main Office)
1990 E. Gettysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-6000 FAX: (559) 230-6061
www.valleyair.org

Southern Region
34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: 661-392-5500 FAX: 661-392-5585
www.healthyairliving.com

3. Regulation VIII (Fugitive PM10 Prohibitions) - The Project will be subject to Regulation VIII. The project proponent is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan, if applicable prior to commencing any earthmoving activities as described in District Rule 8021 - Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities. Information on how to comply with Regulation VIII can be found online at: http://www.valleyair.org/busind/comply/PM10/compliance_PM10.htm
4. Other District Rules and Regulations - The above list of rules is neither exhaustive nor exclusive. For example, the Project may be subject to the following District rules, including: Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). To identify other District rules or regulations that apply to this Project or to obtain information on the District's permit requirements, such as an Authority to Construct (ATC), the project proponent is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888 or e-mail SBA@valleyair.org. Current District rules can be found online at the District's website at: www.valleyair.org/rules/1ruleslist.htm.
 - a. Cleaner Off-Road Construction Equipment - This measure is to utilize off-road construction fleets that can achieve fleet average emissions equal to or cleaner than the Tier III emission standards. This can be achieved through any combination of uncontrolled engines and engines complying with Tier III and above engine standards.
 - b. Improve Walkability Design - This measure is to improved design elements to enhance walkability and connectivity. Improved street network characteristics within a neighborhood include street accessibility, usually measured in terms of average block size, proportion of four-way intersections, or number of intersections per square mile. Design is also measured in terms of sidewalk coverage, building setbacks, street widths, pedestrian crossings, presence of street trees, and a host of other physical variables that differentiate pedestrian-oriented environments from auto-oriented environments.
 - c. Improve Destination Accessibility - This measure is to locate the project in an area with high accessibility to destinations. Destination accessibility is measured in terms of the number of jobs or other attractions reachable within a given travel time, which tends to be highest at central locations and lowest at peripheral ones. The location of the project also increases the potential for pedestrians to walk and bike to these destinations and therefore reduces the VMT.
 - d. Increase Transit Accessibility - This measure is to locate the project with high density near transit which will facilitate the use of transit by people traveling to or from the Project site. The use of transit results in a mode shift and therefore reduced VMT. A project with a residential/commercial center designed around a rail or bus station, is called a transit-oriented development (TOD). The project description should include, at a minimum, the following design features:
 - A transit station/stop with high-quality, high-frequency bus service located within a 5-10 minute walk (or roughly ¼ mile from stop to edge

- of development), and/or
 - A rail station located within a 20 minute walk (or roughly ½ mile from station to edge of development)
 - Fast, frequent, and reliable transit service connecting to a high percentage of regional destinations
 - Neighborhood designed for walking and cycling
- e. Voluntary Emission Reduction Agreement (VERA) - Design elements, mitigation measures, and compliance with District rules and regulations may not be sufficient to reduce project-related impacts on air quality to a less than significant level. In such situation, project proponents may enter into a Voluntary Emission Reduction Agreement (VERA) with the District to reduce the project related impact on air quality to a less than significant level. A VERA is a mitigation measure by which the project proponent provides pound-for-pound mitigation of air emissions increases through a process that funds and implements emission reduction projects. A VERA can be implemented to address impacts from both construction and operational phases of a project.

The District recommends that a copy of the District's comment letter be provided to the project proponent.

District staff is available to meet with you and/or the applicant to further discuss the regulatory requirements that are associated with this project. If you have any questions or require further information, please call the District's Technical Services staff at (559) 230-6000 or e-mail ceqa@valleyair.org. When calling or emailing the District, please reference District CEQA number 182-20170001 .

Sincerely,

Arnaud Marjollet
Director of Permit Services



Brian Clements
Program Manager

Hanford Elementary School District

November 28, 2017



714 N. White Street
P.O. Box 1067
Hanford, CA 93232

(559) 585-3600

Superintendent
Joy C. Gabler

Governing Board
Robert "Bobby" Garcia
Jeff Garner
Lupe Hernandez
Timothy L. Revious
Greg Strickland

Gabrielle de Silva
Community Development Department
City of Hanford
317 N. Douty Street
Hanford, CA 93230

Dear Ms. de Silva,

I received the **Vesting Tentative Tract 924, Planned Unit Development No. 2017-01**. The children living in the proposed project area in grades K – 6 would be in the Simas Elementary School area of attendance and children in grades 7 - 8 would be in the Woodrow Wilson Junior High School area of attendance.

Student enrollment at current Hanford Elementary School District schools is over capacity. The District must build additional schools if new residential development continues. The District currently has no future school sites. While we do approve the Vesting Tentative Tract No. 924, Planned Unit Development No. 2017-01 we respectfully request the City of Hanford to consider schools in the approval of future development.

If you have questions, please don't hesitate to call me at (559) 585-3628.

Sincerely,

Gerry Mulligan,
Director of Facilities and District Operations

GM:jb



Attachment: Exhibit E - Environmental Assessment (CD: Appeal 2018-01 Resolution Adoption)

DEPARTMENT OF TRANSPORTATION

DISTRICT 6

1352 WEST OLIVE AVENUE

P.O. BOX 12616

FRESNO, CA 93778-2616

PHONE (559) 445-5868

FAX (559) 445-4088

TTY 711

www.dot.ca.gov



Serious drought.
Help save water!

December 11, 2017

06-KIN-198-R17.23

2135-IGR/CEQA

Vesting Tentative Tract 924

Planned Unit Development No. 2017-01

Ms. Gabrielle de Silva
City of Hanford Community Development
317 North Douty Street
Hanford, CA 93230

Dear Ms. Silva:

Thank you for the opportunity to review Vesting Tentative Tract 924 and Planned Unit Development No. 2017-01. The project proposes to subdivide a 4.19-acre parcel into 26 residential lots in a Low-Density Residential Zone District. The request also includes a deviation from Hanford Municipal Code standards to allow a 26-lot gated community with common areas, increased density, reduced setbacks, and reduced street width. The project is located south of Greenfield Avenue at the end of Fitzgerald Lane, approximately 1 mile north of the State Route (SR) 198 and 12th Avenue interchange.

The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability.

Based on the information provided, Caltrans has the *following comment* consistent with the State's smart mobility goals that support a vibrant economy and sustainable communities:

1. Per the Kings County Regional Bicycle Plan, Greenfield Avenue appears to be a Class II Bike Route along the project frontage. 12th Avenue appears to be a Class III Bike Route.

Caltrans seeks to reduce new vehicle miles traveled and therefore recommends the project proponent explore appropriate measures to minimize or mitigate transportation impacts through smart mobility and multimodal design by improving pedestrian, bike, and transit services or infrastructure.

"Provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability"

Attachment: Exhibit E - Environmental Assessment (CD: Appeal 2018-01 Resolution Adoption)

Ms. Silva
December 11, 2017
Page 2

If you have any questions, please feel free to contact Kevin Lum, Transportation Planner, at (559) 488-4260.

Sincerely,

A handwritten signature in black ink, appearing to be 'M. Navarro', with a large, stylized loop at the end.

Michael Navarro, Acting Chief
Transportation Planning - South

Tentative Tract 924 and Planned Unit Development No. 2017-01
Mitigation Measures
Mitigated Negative Declaration 2017-13

Mitigation Number	Potential Impact	Mitigation Measure	Responsible Party
AESTHETICS			
MM Aesthetics 1	The project may potentially substantially degrade the existing visual character or quality of the site and its surroundings?	That the applicant develops the project consistent with the approved elevations for the project.	Developer
MM Aesthetics 2	The project could potentially create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	That the physical development of the project site would be subject to the applicable provisions of the Hanford Municipal Code, such as section 17.39.030 – Outdoor Lighting Standards and the standards set forth by the California Building Code to reduce light pollution and glare	Developer
AIR QUALITY			
MM Air Quality 1:	Project could potentially conflict with or obstruct implementation of the applicable air quality plan? The project could result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non attainment under an applicable federal or state ambient air quality	That the applicant complies with the SJVAPCDC Air Quality Plan and obtains any necessary permits through the SJVAPCD.	Developer to file application with San Joaquin Valley Air Pollution Control District

	standard?		
MM Air Quality 2:	The project could potentially violate any air quality standard or contribute substantially to an existing or projected air quality violation?	The project proponent is subject to Regulation VIII. The project proponent is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan, if applicable prior to commencing any earthmoving activities as described in District Rule 8021 – Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities. Information on how to comply with Regulation VIII can be found online at: http://www.valleyair.org/busind/comply/PM10/compliance_PM10.htm .	Developer
CULTURAL RESOURCES			
MM Cultural Resources 1	The project could potentially cause a substantial adverse change in the significance of an archeological resource pursuant to Public Resources Code 15064.5? The project could potentially disturb human remains, including those interred outside of formal cemeteries?	That a Burial Treatment Plan be entered to by the applicant/property owner prior to any earth disturbing activities.	Developer to coordinate with the Tachi Yokut Tribe
GEOLOGY AND SOILS			
MM Geology 1:	That the project may expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death involving: - strong seismic ground shaking; - seismic-related ground failure, including liquefaction.	That the development of the project complies with the applicable General Plan policies, as well as the California Building Code.	City of Hanford must ensure conditions are set forth to mitigate impacts; Developer to comply with standards

MM Geology 2:	That the project may expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death involving: - landslides.	That a geotechnical and soil studies be prepared as a required by the Building Official (if applicable).	Building Official to require; developer to conduct study
MM Geology 3:	That the project could result in substantial soil erosion or the loss of topsoil?	That the physical development of the project comply with the Hanford Municipal Code Section 15.52 Flood Damage Prevention Regulation and the California Building Code, along with the plan check and development review process.	City to require; developer to comply
HAZARDS AND HAZARDOUS MATERIALS			
MM Hazards 1	That the project could create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	The physical development of the project site would be required to comply with applicable federal, state, and local regulations related to hazardous materials.	Developer
HYDROLOGY AND WATER QUALITY			
MM Hydrology 1 & 2	The project could potentially violate water quality standards or waste discharge requirements. That the project could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or	1) All new development that disturbs more than one acre is required to comply with the General Permit Order No. 2012-006-DWQ during construction. Proponents of new development would have to develop and implement a stormwater pollution prevention plan (SWPPP) that specifies best management practices (BMPs) to prevent construction pollutants from contacting stormwater, with the intent of keeping all products of erosion from moving off-site and into receiving waters; eliminate or reduce non-stormwater discharges to storm sewer systems and other waters of the United States; and inspect all BMPs; 2) New development would be required to implement appropriate minimum control measures (MCMs) and design standards in compliance with Phase II General Permit, as outlined in the Stormwater Management Plan, as well as the City's grading plan and site development requirements.	City to require; Developer to provide

	off-site?		
MM Hydrology 3	The project could potentially substantially alter the existing drainage pattern of the site or area, including through the alteration of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	New development must submit grading plans. Site development must comply with the requirements of the City Building Division and incorporate best management practices/design standards.	City to require; Developer to provide
MM Hydrology 4	Otherwise substantially degrade water quality?	New development would have to incorporate best management practices and adhere to design standards to maximize the reduction of pollutant loadings in runoff to the maximum extent practical.	
NOISE			
MM Noise 1:	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	Comply with applicable regulations and policies of the General Plan to ensure that construction-related impacts would be attenuated to the greatest extent feasible.	Residents and developer; Police to enforce
MM Noise 2:	The project could cause a substantial temporary or periodic increase in ambient noise levels existing without the project?	Construction is limited to the hours of 7 a.m. to 10 p.m.	Developer; Police to enforce
PUBLIC FACILITIES			
MM Public	The project may result in substantial adverse	The project will be subject to fire impact fees.	Developer to pay

Facilities 1:	physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Fire)		
MM Public Facilities 2	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Police)	The project will be subject to police impact fees.	Developer to pay
MM Public Facilities 3	The project may result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities. (Schools)	That the development of the project will be subject to School Impact Fees.	Developer to pay
RECREATION			
MM Recreation 1	The project could potentially increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical	That the development is required to pay Park Impact fees.	City to require; developer to provide or pay

	deterioration of the facility would occur or be accelerated?		
UTILITIES AND SERVICE SYSTEMS			
MM Utilities 1	Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	That the development is required to implement water conservation measures	City to require and ensure compliance; developer and future occupants to adhere
MM Utilities 2:	Would the project comply with federal, state, and local statutes related to solid waste?	That the development is required to comply with all statutes and regulations related to solid waste.	City to require; developer to provide

Tentative Tract 924 and Planned Unit Development 2017-01

San Joaquin Valley Unified APCD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	26.00	Dwelling Unit	8.44	46,800.00	82

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.7	Precipitation Freq (Days)	45
Climate Zone	7			Operational Year	2019
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	630.89	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Construction Phase - no demo required

Demolition -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	0.00
tblConstructionPhase	PhaseEndDate	1/12/2018	2/9/2018
tblConstructionPhase	PhaseStartDate	1/1/2018	1/27/2018
tblProjectCharacteristics	OperationalYear	2014	2019
tblWoodsloves	NumberCatalytic	8.44	0.00
tblWoodsloves	NumberNoncatalytic	8.44	0.00

2.0 Emissions Summary

2.1 Overall Construction**Unmitigated Construction**

Year	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
2018	0.3398	3.0224	2.3575	3.5100e-003	0.1674	0.1872	0.3546	0.0865	0.1754	0.2618	0.0000	309.2955	309.2955	0.0756	0.0000	310.8828
2019	0.4795	0.3698	0.3368	5.4000e-004	2.2300e-003	0.0216	0.0239	6.0000e-004	0.0203	0.0209	0.0000	47.0509	47.0509	0.0121	0.0000	47.3039
Total	0.8193	3.3922	2.6943	4.0500e-003	0.1697	0.2088	0.3785	0.0871	0.1956	0.2827	0.0000	356.3464	356.3464	0.0876	0.0000	358.1867

Mitigated Construction

Year	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
2018	0.3398	3.0224	2.3575	3.5100e-003	0.1674	0.1872	0.3546	0.0865	0.1754	0.2618	0.0000	309.2952	309.2952	0.0756	0.0000	310.8825
2019	0.4795	0.3698	0.3368	5.4000e-004	2.2300e-003	0.0216	0.0239	6.0000e-004	0.0203	0.0209	0.0000	47.0508	47.0508	0.0121	0.0000	47.3039
Total	0.8193	3.3922	2.6942	4.0500e-003	0.1697	0.2088	0.3785	0.0871	0.1956	0.2827	0.0000	356.3460	356.3460	0.0876	0.0000	358.1863
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

2.2 Overall Operational Unmitigated Operational

Category	ROG	NOx	CO	SO2	tons/yr					MT/yr				
					Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4
Area	0.2338	2.2500e-003	0.1941	1.0000e-005		1.8500e-003	1.8500e-003		1.8400e-003	1.8400e-003	0.0000	11.5787	11.5787	5.3000e-004
Energy	4.1600e-003	0.0356	0.0151	2.3000e-004		2.8800e-003	2.8800e-003		2.8800e-003	2.8800e-003	0.0000	96.7905	96.7905	3.3500e-003
Mobile	0.1849	0.6747	2.2008	4.8600e-003	0.2731	0.0103	0.2834	0.0734	9.4600e-003	0.0828	0.0000	366.9077	366.9077	0.0109
Waste						0.0000	0.0000		0.0000	0.0000	6.2623	0.0000	6.2623	0.3701
Water						0.0000	0.0000		0.0000	0.0000	0.5374	3.6927	4.2302	0.0554
Total	0.4228	0.7125	2.4100	5.1000e-003	0.2731	0.0150	0.2881	0.0734	0.0142	0.0876	6.7997	478.9696	485.7693	0.4402
														1.3400e-003
														2.8300e-003
														5.8078
														495.8907

2.2 Overall Operational

Mitigated Operational

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr							MT/yr								
Area	0.2338	2.2500e-003	0.1941	1.0000e-005		1.8500e-003	1.8500e-003		1.8400e-003	1.8400e-003	0.0000	11.5787	11.5787	5.3000e-004	2.1000e-004	11.6538
Energy	4.1600e-003	0.0356	0.0151	2.3000e-004		2.8800e-003	2.8800e-003		2.8800e-003	2.8800e-003	0.0000	96.7905	96.7905	3.3500e-003	1.2800e-003	97.2587
Mobile	0.1849	0.6747	2.2008	4.8600e-003	0.2731	0.0103	0.2834	0.0734	9.4600e-003	0.0828	0.0000	366.9077	366.9077	0.0109	0.0000	367.1362
Waste						0.0000	0.0000		0.0000	0.0000	6.2623	0.0000	6.2623	0.3701	0.0000	14.0342
Water						0.0000	0.0000		0.0000	0.0000	0.5374	3.6927	4.2302	0.0554	1.3400e-003	5.8070
Total	0.4228	0.7125	2.4100	5.1000e-003	0.2731	0.0150	0.2881	0.0734	0.0142	0.0876	6.7997	478.9696	485.7693	0.4402	2.8300e-003	495.8898

3.0 Construction Detail

Construction Phase

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2018	12/31/2017	5	0	
2	Site Preparation	Site Preparation	1/27/2018	2/9/2018	5	10	
3	Grading	Grading	2/10/2018	3/9/2018	5	20	
4	Building Construction	Building Construction	3/10/2018	1/25/2019	5	230	
5	Paving	Paving	1/26/2019	2/22/2019	5	20	
6	Architectural Coaling	Architectural Coaling	2/23/2019	3/22/2019	5	20	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 10

Acres of Paving: 0

Residential Indoor: 94,770; Residential Outdoor: 31,590; Non-Residential Indoor: 0; Non-Residential Outdoor: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Demolition	Excavators	3	8.00	162	0.38
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Excavators	1	8.00	162	0.38
Building Construction	Cranes	1	7.00	226	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Paving	Pavers	2	8.00	125	0.42
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	255	0.40
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Grading	Graders	1	8.00	174	0.41
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Paving Equipment	2	8.00	130	0.36
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Site Preparation	Rubber Tired Dozers	3	8.00	255	0.40
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	9.00	3.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	2.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.3 Site Preparation - 2018

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Fugitive Dust					0.0903	0.0000	0.0903	0.0497	0.0000	0.0497	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0215	0.2280	0.1812	2.0000e-004		0.0118	0.0118	0.0109	0.0109	0.0109	0.0000	17.8705	17.8705	5.5600e-003	0.0000	17.9873
Total	0.0215	0.2280	0.1812	2.0000e-004	0.0903	0.0118	0.1022	0.0497	0.0109	0.0605	0.0000	17.8705	17.8705	5.5600e-003	0.0000	17.9873

3.3 Site Preparation - 2018

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr										MT/yr						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.6000e-004	3.4000e-004	3.3200e-003	1.0000e-005	7.2000e-004	1.0000e-005	7.2000e-004	1.9000e-004	0.0000	2.0000e-004	0.0000	0.5969	0.5969	3.0000e-005	0.0000	0.5975
Total	2.6000e-004	3.4000e-004	3.3200e-003	1.0000e-005	7.2000e-004	1.0000e-005	7.2000e-004	1.9000e-004	0.0000	2.0000e-004	0.0000	0.5969	0.5969	3.0000e-005	0.0000	0.5975

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr										MT/yr						
Fugitive Dust					0.0903	0.0000	0.0903	0.0497	0.0000	0.0497	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0215	0.2280	0.1812	2.0000e-004		0.0118	0.0118	0.0109	0.0109	0.0109	0.0000	17.8705	17.8705	5.5600e-003	0.0000	17.9873
Total	0.0215	0.2280	0.1812	2.0000e-004	0.0903	0.0118	0.1022	0.0497	0.0109	0.0605	0.0000	17.8705	17.8705	5.5600e-003	0.0000	17.9873

3.3 Site Preparation - 2018

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr										MT/yr						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.6000e-004	3.4000e-004	3.3200e-003	1.0000e-005	7.2000e-004	1.0000e-005	7.2000e-004	1.9000e-004	0.0000	2.0000e-004	0.0000	0.5969	0.5969	3.0000e-005	0.0000	0.5975
Total	2.6000e-004	3.4000e-004	3.3200e-003	1.0000e-005	7.2000e-004	1.0000e-005	7.2000e-004	1.9000e-004	0.0000	2.0000e-004	0.0000	0.5969	0.5969	3.0000e-005	0.0000	0.5975

3.4 Grading - 2018

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr										MT/yr						
Fugitive Dust					0.0655	0.0000	0.0655	0.0337	0.0000	0.0337	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0300	0.3107	0.2400	3.0000e-004		0.0172	0.0172	0.0158	0.0158	0.0158	0.0000	27.1530	27.1530	8.4500e-003	0.0000	27.3305
Total	0.0300	0.3107	0.2400	3.0000e-004	0.0655	0.0172	0.0827	0.0337	0.0158	0.0495	0.0000	27.1530	27.1530	8.4500e-003	0.0000	27.3305

3.4 Grading - 2018

Unmitigated Construction Off-Site

Category	tons/yr										MT/yr						
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	4.4000e-004	5.7000e-004	5.5300e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	0.9948	0.9948	5.0000e-005	0.0000	0.9958	
Total	4.4000e-004	5.7000e-004	5.5300e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	0.9948	0.9948	5.0000e-005	0.0000	0.9958	

Mitigated Construction On-Site

Category	tons/yr										MT/yr						
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Fugitive Dust					0.0655	0.0000	0.0655	0.0337	0.0000	0.0337	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Off-Road	0.0300	0.3107	0.2400	3.0000e-004		0.0172	0.0172		0.0158	0.0158	0.0000	27.1529	27.1529	8.4500e-003	0.0000	27.3304	
Total	0.0300	0.3107	0.2400	3.0000e-004	0.0655	0.0172	0.0827	0.0337	0.0158	0.0495	0.0000	27.1529	27.1529	8.4500e-003	0.0000	27.3304	

3.4 Grading - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.4000e-004	5.7000e-004	5.5300e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	0.9948	0.9948	5.0000e-005	0.0000	0.9958
Total	4.4000e-004	5.7000e-004	5.5300e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	0.9948	0.9948	5.0000e-005	0.0000	0.9958

3.5 Building Construction - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2816	2.4540	1.8497	2.8300e-003		0.1577	0.1577		0.1482	0.1482	0.0000	249.7920	249.7920	0.0611	0.0000	251.0757
Total	0.2816	2.4540	1.8497	2.8300e-003		0.1577	0.1577		0.1482	0.1482	0.0000	249.7920	249.7920	0.0611	0.0000	251.0757

3.5 Building Construction - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.3200e-003	0.0251	0.0428	7.0000e-005	2.0600e-003	4.3000e-004	2.4900e-003	5.9000e-004	3.9000e-004	9.8000e-004	0.0000	6.5913	6.5913	5.0000e-005	0.0000	6.5925
Worker	2.7800e-003	3.5900e-003	0.0350	9.0000e-005	7.5900e-003	6.0000e-005	7.6500e-003	2.0200e-003	5.0000e-005	2.0700e-003	0.0000	6.2971	6.2971	3.1000e-004	0.0000	6.3035
Total	6.1000e-003	0.0287	0.0778	1.6000e-004	9.6500e-003	4.9000e-004	0.0101	2.6100e-003	4.4000e-004	3.0500e-003	0.0000	12.8884	12.8884	3.6000e-004	0.0000	12.8960

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr																MT/yr
Off-Road	0.2816	2.4540	1.8497	2.8300e-003		0.1577	0.1577		0.1482	0.1482	0.0000	249.7917	249.7917	0.0611	0.0000	251.0754	
Total	0.2816	2.4540	1.8497	2.8300e-003		0.1577	0.1577		0.1482	0.1482	0.0000	249.7917	249.7917	0.0611	0.0000	251.0754	

3.5 Building Construction - 2018

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.3200e-003	0.0251	0.0428	7.0000e-005	2.0600e-003	4.3000e-004	2.4900e-003	5.9000e-004	3.9000e-004	9.8000e-004	0.0000	6.5913	6.5913	5.0000e-005	0.0000	6.5925
Worker	2.7800e-003	3.5900e-003	0.0350	9.0000e-005	7.5900e-003	6.0000e-005	7.6500e-003	2.0200e-003	5.0000e-005	2.0700e-003	0.0000	6.2971	6.2971	3.1000e-004	0.0000	6.3035
Total	6.1000e-003	0.0287	0.0778	1.6000e-004	9.6500e-003	4.9000e-004	0.0101	2.6100e-003	4.4000e-004	3.0500e-003	0.0000	12.8884	12.8884	3.6000e-004	0.0000	12.8960
MT/yr																

3.5 Building Construction - 2019

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Off-Road	0.0223	0.1992	0.1626	2.5000e-004		0.0122	0.0122		0.0115	0.0115	0.0000	22.2417	22.2417	5.4100e-003	0.0000	22.3553
Total	0.0223	0.1992	0.1626	2.5000e-004		0.0122	0.0122		0.0115	0.0115	0.0000	22.2417	22.2417	5.4100e-003	0.0000	22.3553
MT/yr																

3.5 Building Construction - 2019

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.6000e-004	2.0500e-003	3.5600e-003	1.0000e-005	1.9000e-004	4.0000e-005	2.2000e-004	5.0000e-005	3.0000e-005	9.0000e-005	0.0000	0.5831	0.5831	0.0000	0.0000	0.5832
Worker	2.3000e-004	2.9000e-004	2.8400e-003	1.0000e-005	6.8000e-004	0.0000	6.9000e-004	1.8000e-004	0.0000	1.9000e-004	0.0000	0.5466	0.5466	3.0000e-005	0.0000	0.5471
Total	4.9000e-004	2.3400e-003	6.4000e-003	2.0000e-005	8.7000e-004	4.0000e-005	9.1000e-004	2.3000e-004	3.0000e-005	2.8000e-004	0.0000	1.1297	1.1297	3.0000e-005	0.0000	1.1304
MT/yr																

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Off-Road	0.0223	0.1992	0.1626	2.5000e-004		0.0122	0.0122		0.0115	0.0115	0.0000	22.2416	22.2416	5.4100e-003	0.0000	22.3553
Total	0.0223	0.1992	0.1626	2.5000e-004		0.0122	0.0122		0.0115	0.0115	0.0000	22.2416	22.2416	5.4100e-003	0.0000	22.3553
MT/yr																

3.5 Building Construction - 2019**Mitigated Construction Off-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.6000e-004	2.0500e-003	3.5600e-003	1.0000e-005	1.9000e-004	4.0000e-005	2.2000e-004	5.0000e-005	3.0000e-005	9.0000e-005	0.0000	0.5831	0.5831	0.0000	0.0000	0.5832
Worker	2.3000e-004	2.9000e-004	2.8400e-003	1.0000e-005	6.8000e-004	0.0000	6.9000e-004	1.8000e-004	0.0000	1.9000e-004	0.0000	0.5466	0.5466	3.0000e-005	0.0000	0.5471
Total	4.9000e-004	2.3400e-003	6.4000e-003	2.0000e-005	8.7000e-004	4.0000e-005	9.1000e-004	2.3000e-004	3.0000e-005	2.8000e-004	0.0000	1.1297	1.1297	3.0000e-005	0.0000	1.1304

3.6 Paving - 2019**Unmitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Off-Road	0.0143	0.1494	0.1437	2.2000e-004		8.0900e-003	8.0900e-003		7.4500e-003	7.4500e-003	0.0000	20.0395	20.0395	6.3400e-003	0.0000	20.1726
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0143	0.1494	0.1437	2.2000e-004		8.0900e-003	8.0900e-003		7.4500e-003	7.4500e-003	0.0000	20.0395	20.0395	6.3400e-003	0.0000	20.1726

3.6 Paving - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.0000e-004	5.1000e-004	4.9900e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	0.9589	0.9589	5.0000e-005	0.0000	0.9599
Total	4.0000e-004	5.1000e-004	4.9900e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	0.9589	0.9589	5.0000e-005	0.0000	0.9599

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0143	0.1494	0.1437	2.2000e-004		8.0900e-003	8.0900e-003	7.4500e-003		7.4500e-003	0.0000	20.0394	20.0394	6.3400e-003	0.0000	20.1726
Paving	0.0000					0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0143	0.1494	0.1437	2.2000e-004		8.0900e-003	8.0900e-003	7.4500e-003		7.4500e-003	0.0000	20.0394	20.0394	6.3400e-003	0.0000	20.1726

3.6 Paving - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.0000e-004	5.1000e-004	4.9900e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	0.9589	0.9589	5.0000e-005	0.0000	0.9599
Total	4.0000e-004	5.1000e-004	4.9900e-003	1.0000e-005	1.2000e-003	1.0000e-005	1.2100e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	0.9589	0.9589	5.0000e-005	0.0000	0.9599

3.7 Architectural Coating - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.4393					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.5600e-003	0.0184	0.0184	3.0000e-005		1.2900e-003	1.2900e-003		1.2900e-003	1.2900e-003	0.0000	2.5533	2.5533	2.2000e-004	0.0000	2.5578
Total	0.4419	0.0184	0.0184	3.0000e-005		1.2900e-003	1.2900e-003		1.2900e-003	1.2900e-003	0.0000	2.5533	2.5533	2.2000e-004	0.0000	2.5578

3.7 Architectural Coating - 2019 Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.0000e-005	7.0000e-005	6.6000e-004	0.0000	1.6000e-004	0.0000	1.6000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1279	0.1279	1.0000e-005	0.0000	0.1280
Total	5.0000e-005	7.0000e-005	6.6000e-004	0.0000	1.6000e-004	0.0000	1.6000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1279	0.1279	1.0000e-005	0.0000	0.1280

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Archit Coating	0.4393					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.6600e-003	0.0184	0.0184	3.0000e-005		1.2900e-003	1.2900e-003		1.2900e-003	1.2900e-003	0.0000	2.5533	2.5533	2.2000e-004	0.0000	2.5578
Total	0.4419	0.0184	0.0184	3.0000e-005		1.2900e-003	1.2900e-003		1.2900e-003	1.2900e-003	0.0000	2.5533	2.5533	2.2000e-004	0.0000	2.5578

3.7 Architectural Coating - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.0000e-005	7.0000e-005	6.6000e-004	0.0000	1.6000e-004	0.0000	1.6000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1279	0.1279	1.0000e-005	0.0000	0.1280
Total	5.0000e-005	7.0000e-005	6.6000e-004	0.0000	1.6000e-004	0.0000	1.6000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.1279	0.1279	1.0000e-005	0.0000	0.1280

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1849	0.6747	2.2008	4.8600e-003	0.2731	0.0103	0.2834	0.0734	9.4600e-003	0.0828	0.0000	366.9077	366.9077	0.0109	0.0000	367.1362
Unmitigated	0.1849	0.6747	2.2008	4.8600e-003	0.2731	0.0103	0.2834	0.0734	9.4600e-003	0.0828	0.0000	366.9077	366.9077	0.0109	0.0000	367.1362

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
Single Family Housing	248.82	262.08	228.02	717,913	717,913
Total	248.82	262.08	228.02	717,913	717,913

4.3 Trip Type Information

	Miles				Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by	
Land Use										
Single Family Housing	10.80	7.30	7.50	45.60	19.00	35.40	86	11	3	

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.410451	0.062677	0.156337	0.175823	0.050909	0.007832	0.019714	0.103223	0.001781	0.001574	0.006464	0.000909	0.002306

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	55.5941	55.5941	2.5600e-003	5.3000e-004	55.8117
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	55.5941	55.5941	2.5600e-003	5.3000e-004	55.8117
NaturalGas Mitigated	4.1600e-003	0.0356	0.0151	2.3000e-004		2.8800e-003	2.8800e-003		2.8800e-003	2.8800e-003	0.0000	41.1963	41.1963	7.9000e-004	7.6000e-004	41.4470
NaturalGas Unmitigated	4.1600e-003	0.0356	0.0151	2.3000e-004		2.8800e-003	2.8800e-003		2.8800e-003	2.8800e-003	0.0000	41.1963	41.1963	7.9000e-004	7.6000e-004	41.4470

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
		tons/yr										MT/yr					
Land Use	kBTU/yr																
Single Family Housing	771990	4.1600e-003	0.0356	0.0151	2.3000e-004		2.8800e-003	2.8800e-003		2.8800e-003	2.8800e-003	0.0000	41.1963	41.1963	7.9000e-004	7.6000e-004	41.4470
Total		4.1600e-003	0.0356	0.0151	2.3000e-004		2.8800e-003	2.8800e-003		2.8800e-003	2.8800e-003	0.0000	41.1963	41.1963	7.9000e-004	7.6000e-004	41.4470

5.2 Energy by Land Use - NaturalGas

Mitigated

Land Use	NaturalGas Use kBtu/yr	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																	
MT/yr																	
Single Family Housing	771990	4.1600e-003	0.0356	0.0151	2.3000e-004		2.8800e-003	2.8800e-003		2.8800e-003	2.8800e-003	0.0000	41.1963	41.1963	7.9000e-004	7.6000e-004	41.4470
Total		4.1600e-003	0.0356	0.0151	2.3000e-004		2.8800e-003	2.8800e-003		2.8800e-003	2.8800e-003	0.0000	41.1963	41.1963	7.9000e-004	7.6000e-004	41.4470

5.3 Energy by Land Use - Electricity

Unmitigated

Land Use	Electricity Use kWh/yr	Total CO2	CH4	N2O	CO2e
MT/yr					
Single Family Housing	194272	55.5941	2.5600e-003	5.3000e-004	55.8117
Total		55.5941	2.5600e-003	5.3000e-004	55.8117

5.3 Energy by Land Use - Electricity

Mitigated

Land Use	Electricity Use kWh/yr	Total CO2	CH4	N2O	CO2e
MT/yr					
Single Family Housing	194272	55.5941	2.5600e-003	5.3000e-004	55.8117
Total		55.5941	2.5600e-003	5.3000e-004	55.8117

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.2338	2.2500e-003	0.1941	1.0000e-005		1.8500e-003	1.8500e-003		1.8400e-003	1.8400e-003	0.0000	11.5787	11.5787	5.3000e-004	2.1000e-004	11.6538
Unmitigated	0.2338	2.2500e-003	0.1941	1.0000e-005		1.8500e-003	1.8500e-003		1.8400e-003	1.8400e-003	0.0000	11.5787	11.5787	5.3000e-004	2.1000e-004	11.6538

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0439					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1828					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	1.1400e-003	0.0000	6.0000e-005	0.0000		7.9000e-004	7.9000e-004		7.8000e-004	7.8000e-004	0.0000	11.2634	11.2634	2.2000e-004	2.1000e-004	11.3319
Landscaping	5.9400e-003	2.2500e-003	0.1940	1.0000e-005		1.0600e-003	1.0600e-003		1.0600e-003	1.0600e-003	0.0000	0.3154	0.3154	3.1000e-004	0.0000	0.3219
Total	0.2338	2.2500e-003	0.1941	1.0000e-005		1.8500e-003	1.8500e-003		1.8400e-003	1.8400e-003	0.0000	11.5787	11.5787	5.3000e-004	2.1000e-004	11.6538

6.2 Area by SubCategory

Mitigated

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr										MT/yr						
Consumer Products	0.1828					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	1.1400e-003	0.0000	6.0000e-005	0.0000		7.9000e-004	7.9000e-004		7.8000e-004	7.8000e-004	0.0000	11.2634	11.2634	2.2000e-004	2.1000e-004	11.3319
Landscaping	5.9400e-003	2.2500e-003	0.1940	1.0000e-005		1.0600e-003	1.0600e-003		1.0600e-003	1.0600e-003	0.0000	0.3154	0.3154	3.1000e-004	0.0000	0.3219
Architectural Coating	0.0439					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.2338	2.2500e-003	0.1941	1.0000e-005		1.8500e-003	1.8500e-003		1.8400e-003	1.8400e-003	0.0000	11.5787	11.5787	5.3000e-004	2.1000e-004	11.6538

7.0 Water Detail

7.1 Mitigation Measures Water

Category	Total CO2	CH4	N2O	CO2e
MT/yr				
Mitigated	4.2302	0.0554	1.3400e-003	5.8070
Unmitigated	4.2302	0.0554	1.3400e-003	5.8078

7.2 Water by Land Use

Unmitigated

Land Use	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
	Mgal	MT/yr			
Single Family Housing	1 694 / 1 06796	4 2302	0 0554	1 3400e-003	5 8078
Total		4.2302	0.0554	1.3400e-003	5.8078

Mitigated

Land Use	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
	Mgal	MT/yr			
Single Family Housing	1 694 / 1 06796	4 2302	0 0554	1 3400e-003	5 8070
Total		4.2302	0.0554	1.3400e-003	5.8070

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	6.2623	0.3701	0.0000	14.0342
Unmitigated	6.2623	0.3701	0.0000	14.0342

8.2 Waste by Land UseUnmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Single Family Housing	30.85	6.2623	0.3701	0.0000	14.0342
Total		6.2623	0.3701	0.0000	14.0342

8.2 Waste by Land Use**Mitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Single Family Housing	30.85	6.2623	0.3701	0.0000	14.0342
Total		6.2623	0.3701	0.0000	14.0342

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Vegetation

City of Hanford

FEB 27 2018

Community
Development

Jim Gregory
1167 Princeton Ave.
Hanford, CA 93230

February 27, 2018

Darlene Mata
City of Hanford
315 N. Douty St.
Hanford, CA 93230

Ms. Mata:

I am writing to express my disapproval of the proposed infill development of 26 homes project on 4 acres south of Greenfield and Fitzgerald.

What is needed in Hanford, which is not currently available, is a gated community for senior citizens. I am not aware of any gated senior citizen gated communities in Hanford. Kings County has approximately nine percent population of 65 and over. This senior segment of the population could use a secure community where they could downsize to condominiums. A suggestion is to replace the proposed high density low income housing with a gated community of single story senior condominiums, with a home owners association or HOA. Perhaps solar panels and electric vehicle charging stations could be incorporated into the proposed project.

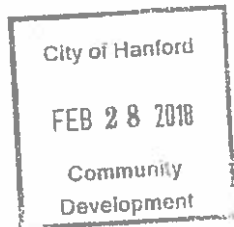
If this project is not considered as a senior citizen gated community, perhaps the former YMCA property could be considered an alternative, with the existing building used as a club house for seniors.

Sincerely,



Jim Gregory

Attachment: Exhibit F - Comment Received #1 (CD: Appeal 2018-01 Resolution Adoption)



February 28, 2018

Hanford Com. Development Dept
 Attention: Gabrielle de Silva
 Re: Objection To Vesting
 Tentative Tract Map 924 and
 Planned unit Development
 # 2017-01

We are writing this
 Letter to object the aboved
 Proposed development.

We live at 1057 Pleasant
 way, which abuts the Clark
 Development to the back of
 our property. Parcel # 010-320-071.
 We purchased our property in
 1964. At that time, we were
 told we had an 10' easement
 along our back property line.
 Twice a year, we must have a

(2)

Tractor come in to disc our back lot. This proposed development will not allowed any passage.

My husband is in the last stages of Alzheimers Disease.

I am under a lot of stress w/ my husband medical condition as his caregiver & having single handed take care of all household duties.

We will have to sell our property in a year or so, and under these circumstances, we will have a hard time to sell our property.

We are both in our eighties. On february 24, 2018 I saw in the Hanford Sentinel that our city council will decide the action. I realized I must try to do something.

(3)

When older persons are involved, I think more should be done to work directly with ^{those} involved on the property line. The owner I heard talked to neighbors on the opposite side of our street, but not us!

We think there should be some consideration in assisting with our situation!

The city council has tentatively approved this development with many deviations from the Hanford Municipal Code Standards with reduced lot sizes, reduced setbacks to 4' between homes, and reduced street width for private street.

To allow a 26-home subdivision on four acres, should

4

be a fire hazard. If one home catches fire The whole Subdivision will become 3-5 alarm fire.

We are pleading for reconsideration for our circumstances.

Thank you

Gerald & Rita Cardoza
1057 Pleasant way
Hanford, Ca. 93230

Tel # 559-288-3013



AGENDA STAFF REPORT

MEETING DATE: 3/20/2018

AGENDA SECTION: A

SUBJECT:

Community Development: Discuss and provide direction on the U.S. Department of Housing and Urban Development (HUD) proposed Community Development Block Grant (CDBG) Action Plan 2018 activities and allocations.

RECOMMENDATION:

As a condition of receiving federal funds, Federal Housing and Urban Development Department, (HUD) requires the City to prepare a five-year Consolidated Plan (prepared and approved in 2014), and a yearly Action Plan (AP). Each Year the City goes through the process of evaluating proposed Action Plan activities for the use of CDBG funds. This upcoming funding 2018/19 is the fifth year of the 5-year Consolidated Plan. This discussion provides staff direction in the AP preparation process, which provides Council an opportunity to review the proposed activities/programs, obtain feedback from the Community and add, delete or make recommendations prior to publishing the 2018 draft Action Plan for 30-day public review starting on March 30, 2018. Staff has included as Table 1 the proposed CDBG projects and program activities. Staff will conduct a public hearing and adoption of the plan on May 1, 2018.

Staff is requesting that City Council review, and provide direction on:

1. Preparation of the Draft 2018 Action Plan with an estimated budget of \$876,234. 2018 (Fiscal Year 2018/19) estimated Community Development Block Grant (CDBG) grant of \$556,879, up to \$80,000 in estimated program income, and \$239,355 in CDBG repayment funds.

BACKGROUND:

In March 2004, the City of Hanford became an entitlement community under the federal Community Development Block Grant Program (CDBG). Each year, CDBG funds are allocated to the City by the HUD, and administered by through the City's Community Development Department.

The City receives annual funding to carry out a range of community development activities, with

priority given to activities benefiting low and moderate income persons. Any project funded CDBG Entitlement funds must meet one of three national objectives: 1) benefit low-to moderate income persons and/or neighborhoods, 2) prevent or eliminate slum and blight or 3) meet urgent community need.

Each activity funded with CDBG is expected by HUD to meet one of the three statutory program goals for serving lower income populations:

- Decent housing
- A suitable living environment
- Expanded economic opportunity

Staff has provided the following attachments:

Attachment A: CDBG Target Area Map, which represents the census tracts that meet HUD's requirements, of which at least 51% of the household income, in the tracts are at or below 80% of the area median income.

Attachment B: Table 1 DRAFT Proposed CDBG Action Plan Activities

FISCAL IMPACT:

ATTACHMENTS:

2016 LM Map

Table 1-Proposed 2018 Action Plan Projects and Program Activities

T:\GIS\Kings County\MXD\Hanford\AFFHT\Figure X.mxd (9/21/2016)

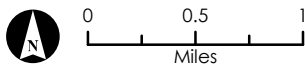
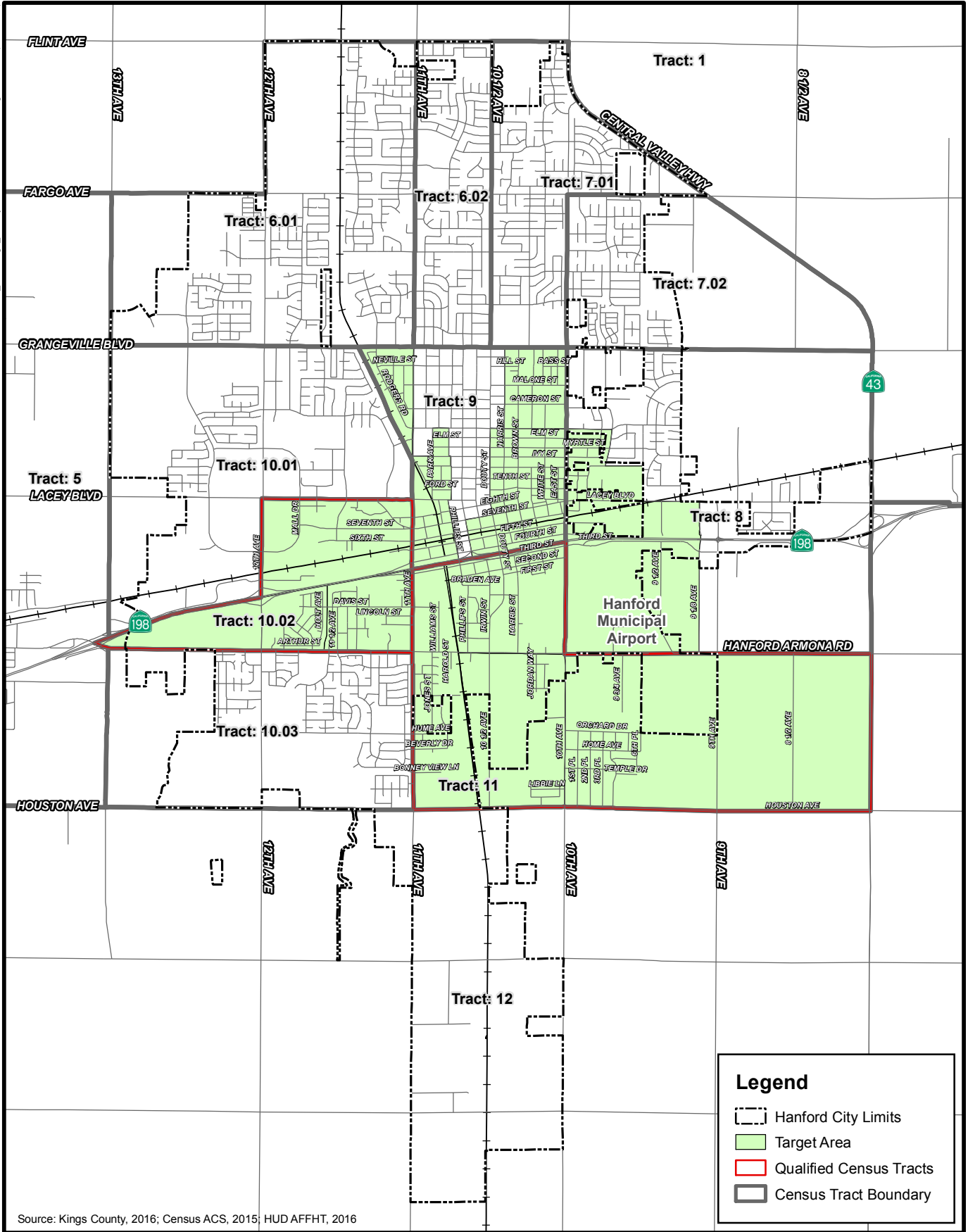


FIGURE X
City of Hanford

Michael Baker

Table 1

Proposed 2018 Action Plan Projects and Program Activities

Expected Estimated Resources Summary FY 2018/2019

Funding Source	Amount	Notes:
FY 2018/2019 CDBG funding (estimate)	\$556,879	Estimated based on 2017 amount
Anticipated Program Income	\$80,000	Estimated PI based on annual projected payment from loans
CDBG Repayment #3	\$239,355	Last payment of three to the local account to be used for CDBG projects/activities
Estimated Total CDBG	\$876,234	

Summary Annual Plan for Community Development FY 2018/2019

Affordable Housing	Estimated Funding	Notes:
Housing Rehabilitation	\$150,000	Recommended funding to existing high demand program
First Time Home Buyers Self Help Project	\$90,000	Two year project -assist 4 buyers with down payment assistance
Public Services	Estimated Funding	Reduced as necessary to not to exceed 15% cap
Kings Tulare Continuum COC -Homeless	\$10,000	Continue commitment of Public Service Contract w/ Continuum of Care for PIT and PHC (HUD requirements)
Kings Community Action KCAO – Youth Services	\$68,531	Continue commitment- in support of youth services
Fair Housing	\$7,000	HUD requirement
City Utility Assistance	\$10,000	Continue supporting assistance
Capital Improvements	Estimated Funding	Increased or decreased based on available funding
City of Hanford Police Department - Building Acquisition/Rehabilitation	\$225,000	Homeless Service Center 421 East 6th St or other location TBD 2 year project
Public Improvements Park and Recreation Lacey Park Large Play Ground Improvements	\$156,000 Partially fund \$125,000	Staff is recommending partially funding this project
Street Improvements Scott and Phillips	\$95,800 Partially fund \$63,328	Staff is recommending partially funding this project
Administration	Estimated Funding	Reduced as necessary to not to exceed 20% cap
CDBG Program Oversight Consolidated Plan Consultant	\$127,375	

- CDBG Public Improvements projects may increase or decrease dependent upon program income and actual grant allocation.



AGENDA STAFF REPORT

MEETING DATE: 3/20/2018	AGENDA SECTION: B
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SUBJECT:

Community Development: Introduce and waive the first reading of Ordinance 18-02 approving an amendment to Chapter 5.56 to Title 5 amending the business regulations for commercial cannabis businesses to allow medical and adult use commercial cannabis businesses.

RECOMMENDATION:

That the City Council discuss and introduce and waive the first reading of Ordinance 18-02 approving an amendment to Chapter 5.56 of Title 5 of the Hanford Municipal Code to allow medical and adult use commercial cannabis businesses.

BACKGROUND:

In July of 2017, the City Council adopted an ordinance to allow commercial cultivation, distribution, manufacturing and lab testing of medical cannabis. Following an extensive application process, in November the City Council selected three companies to receive medical cannabis business permits.

As part of the City Council's Goals and Objectives, the Council gave direction to staff to bring back an amendment to allow medical and adult use commercial cannabis businesses, excluding dispensaries, for discussion and consideration. City staff has revised Chapter 5.56 to reflect the change to allow medical and adult use. Other changes were also included to clean up some language following the release of the State regulations effective January 1, 2018 and other clean up items. The ordinance is provided with new text in bold and deleted text in strikethrough as Exhibit A to Ordinance 18-02.

The proposed amendments have been reviewed by the City consultant HdL Companies and the City Attorney.

Should the City Council approve this change, staff will process the change to the zoning ordinance to be consistent with the revisions.

FISCAL IMPACT:**ATTACHMENTS:**

Ordinance 18-02

Exhibit A of Ordinance 18-02

ORDINANCE NO. 18-02**AN ORDINANCE PERTAINING TO COMMERCIAL CANNABIS OPERATIONS,
AMENDING CHAPTER 5.56 TO ALLOW MEDICAL AND ADULT USE COMMERCIAL
CANNABIS BUSINESSES IN THE CITY OF HANFORD.**

WHEREAS, the City of Hanford is a general law city organized pursuant to Article XI of the California Constitution; and

WHEREAS, pursuant to the authority granted the City by Article XI, Sections 5 and 7 of the California Constitution, the City has the power to make and enforce within its limits all ordinances and regulations in respect to municipal affairs not in conflict with general laws and its own charter; and

WHEREAS, on November 5, 1996, California voters approved Proposition 215, the Compassionate Use Act of 1996 (CUA), codified at California Health and Safety Code Section 11362.5, the intent of which was to enable persons with a demonstrated need for marijuana for medical/therapeutic purposes, as recommended by a health care provider, to obtain and to use marijuana, or marijuana-derived compounds, under limited and specified circumstances; and

WHEREAS, on January 1, 2004, Senate Bill 420 codified as California Health and Safety Code Section 11362.7 et seq. and entitled the "Medical Marijuana Program Act" (MMPA) became law to clarify the scope of the CUA. Pursuant to California Health and Safety Code Section 11362.77(a), a qualified patient or primary caregiver was permitted to possess no more than eight (8) ounces of dried marijuana plant material per patient. In addition, they were also able to maintain no more than six mature or twelve immature marijuana plants per patient unless a doctor authorized an additional amount; and

WHEREAS, on October 9, 2015, Governor Brown signed into law the Medical Marijuana Regulation and Safety Act (MMRSA) now known as the Medical Cannabis and Safety Act (MCRSA) which consisted of three interrelated pieces of legislation (SB 643, AB 243, and AB 266), intended to provide a comprehensive regulatory framework for the licensing, control, and taxation of commercial cannabis related businesses in California; and

WHEREAS, on November 8, 2016, Proposition 64 the "Adult Use Marijuana Act" known as ("AUMA") was approved by California voters for the purpose of providing a comprehensive regulatory framework for the licensing, control, and taxation of non-medical commercial cannabis related businesses in California; and

WHEREAS, on June 27, 2017, the governor signed SB 94 which created the Medicinal and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA), which merged AUMA and MCRSA. MAUCRSA expressly protects a City's local licensing

practices, zoning authority, and other local actions taken under the City's constitutional municipal and police powers; and

WHEREAS, on July 18, 2017, the City Council adopted Ordinance 17-03 adopting Chapter 5.56 pertaining to medical commercial cannabis businesses and zoning regulations; and,

WHEREAS, Hanford Municipal Code Chapter 17 provides that no land may be used for any purpose other than as permitted and in conformance with the City's zoning laws and other ordinances; and

WHEREAS, the City Council finds that the activities permitted under this ordinance are consistent with and implement the goals and policies of the Hanford General Plan; and

WHEREAS, the City Council finds that the adoption of this ordinance is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to the following sections of the CEQA Guidelines, 14 Cal. Code of Regulations, Chapter 3:

A. The ordinance is exempt under Section 15061(b) (3) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. The ordinance permits a very limited number of commercial cannabis businesses, and the commercial cannabis businesses will have no impacts that are different than the farming, manufacturing, distribution, laboratory, and delivery activities already authorized within the City. Furthermore, the ordinance contains requirements that prevent any potential impacts on the environment that may be unique to businesses involving medical and non-medical cannabis. For example, the ordinance establishes prohibitions on nuisance odors, glare, excess energy usage, and establishes safety protections to prevent crime or deterioration of the business area into blight, prohibition on usages of hazardous chemicals except for those usages that are consistent with state standards for those chemicals, and a prohibition on usage of excess water in violation of drought laws etc. Further, there is no possibility that this ordinance would create cumulative impacts that are significant because this ordinance does not authorize a total number of businesses in the city than would have been otherwise authorized, does not authorize construction or other related activities or any other activities that are not already permitted, except that the ordinance allows the same activities but with a different material (medical cannabis and nonmedical cannabis) that is being grown, sold, transported, or otherwise utilized in some form; there are no other significant impacts that could occur as a result of this ordinance, and there are no unusual circumstances that would cause any such significant impacts;

B. The ordinance is also exempt under Section 15183 (projects consistent with a community plan, general plan, or zoning) since the types of businesses permitted by the ordinance are consistent with those contemplated by general plan and zoning, such as farming, manufacture, and distribution of other agriculture products and/or products to be used as pharmaceuticals;

NOW THEREFORE, The City Council of the City of Hanford does ordain as follows:

SECTION 1. Chapter 5.56 of the Hanford Municipal Code entitled “Commercial Cannabis Activity” is enacted as attached as Exhibit A.

SECTION 2. That that Municipal Code Amendment 2017-02 is exempt from CEQA is accordance with Section 15061(b)(3) of the CEQA Guidelines.

SECTION 3. That the ordinance shall take effect thirty (30) days after its passage, and shall be published once in the Hanford Sentinel within fifteen (15) days after its passage or a summary of this ordinance shall be published in the Hanford Sentinel in a manner consistent with the requirements of the California Government Code.

Passed and adopted at a regular meeting of the City Council of the City of Hanford duly called and held on March 20, 2018, by the following roll call vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

APPROVED

Dave Ayers,
MAYOR of the City of Hanford

ATTEST:

JENNIFER GOMEZ
CITY CLERK

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

Attachment: Ordinance 18-02 (Ordinance 18-02)

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 3rd day of April, 2018, and it was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the 18th day of July, 2017.

JENNIFER GOMEZ
CITY CLERK

Exhibit A
Chapter 5.56

Attachment: Ordinance 18-02 (Ordinance 18-02)

Chapter 5.56 COMMERCIAL CANNABIS ACTIVITY.

Section 5.56.010 Purpose and Intent

It is the purpose and intent of this Title to accommodate the needs of medically-ill persons in need of marijuana for medical purposes, as advised and recommended by their health care provider(s), and to implement the Adult Use Marijuana Act which was passed by the voters of California while imposing regulations on the use of land to protect the City's neighborhoods, residents, and businesses from negative impacts. It is a further purpose and intent of this Title to regulate the cultivation, manufacturing, processing, testing, transporting, delivery, and distribution of ~~medical~~ cannabis and ~~medical~~ cannabis-related products in a manner which is responsible, which protects the health, safety, and welfare of the residents of Hanford, and to enforce rules and regulations consistent with state law. In part to meet these objectives, an annual permit shall be required to own and/or to operate a commercial ~~medical~~ cannabis business within Hanford. Nothing in this Title is intended to authorize the possession, use, or provision of cannabis for purposes which violate state ~~or federal~~ law. The provisions of this Title are in addition to any other permits, licenses and approvals which may be required to conduct business in the City, and are in addition to any permits, licenses and approval required under state, county, or other law.

Section 5.56.020. Legal Authority.

Pursuant to Sections 5 and 7 of Article XI of the California Constitution, and the provisions of the Medical Cannabis Regulation and Safety Act (hereinafter "MCRSA"), and the Adult Use Marijuana Act (hereinafter "AUMA") the City of Hanford is authorized to adopt ordinances that establish standards, requirements and regulations for local licenses and permits for cannabis and cannabis-related activity. Any standards, requirements, and regulations regarding health and safety, security, and worker protections established by the State of California, or any of its departments or divisions, shall be the minimum standards applicable in the City of Hanford to ~~medical~~ cannabis, and/or cannabis-related activity.

Section 5.56.030. Cannabis Cultivation and Commercial Cannabis Business Activities Prohibited Unless Specifically Authorized by this Title.

Except as specifically authorized in this Title, the cultivation, possession, manufacture, processing, storing, laboratory testing, labeling, transporting, dispensing, distribution, delivery, or sale of cannabis or cannabis product is expressly prohibited in the City of Hanford.

Section 5.56.040. Compliance with State and Local Laws.

It is the responsibility of the owners and operators of the commercial ~~medical~~ cannabis business to ensure that it is, always, operating in a manner compliant with all applicable state and local laws, and any regulations promulgated thereunder. Nothing in this Title shall be construed as authorizing any actions which violate ~~federal~~, state law or local law

with respect to the operation of a commercial **medical** cannabis business. It shall be the responsibility of the owners and the operators of the commercial **medical** cannabis business to ensure that the commercial **medical** cannabis business is, at all times, operating in a manner compliant with all applicable federal, state and local laws, the 2008 Attorney General Guidelines, any subsequently enacted state law or regulatory, licensing, or certification requirements, and any specific, additional operating procedures or requirements which may be imposed as conditions of approval of the commercial **medical** cannabis business permit. Nothing in this Title shall be construed as authorizing any actions which violate federal or state law regarding the operation of a commercial **medical** cannabis business.

Section 5.56.050 Definitions.

When used in this Title, the following words shall have the meanings ascribed to them as set forth herein. Any reference to California statutes includes any regulations promulgated thereunder, and is deemed to include any successor or amended version of the referenced statute or regulatory provision.

- (a) "Cannabis" means all parts of the Cannabis sativa Linnaeus, Cannabis indica, or Cannabis ruderalis, whether medical or nonmedical, growing or not; the seeds thereof; the resin, whether crude or purified, extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin. "Cannabis" also means the separated resin, whether crude or purified, obtained from marijuana. "Cannabis" also means marijuana as defined by Section 11018 of the California Health and Safety Code as enacted by Chapter 14017 of the Statutes of 1972. "Cannabis" does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil, or cake, or the sterilized seed of the plant which is incapable of germination. For the purpose of this Chapter, "cannabis" does not mean industrial hemp as that term is defined by Section 81000 of the California Food and Agricultural Code or Section 11018.5 of the California Health and Safety Code.
- (b) "Cannabis concentrate" means manufactured cannabis that has undergone a process to concentrate the cannabinoid active ingredient, thereby increasing the product's potency.
- (c) "Canopy" means all areas occupied by any portion of a cannabis plant, inclusive of all vertical planes, whether contiguous or noncontiguous on any one site. When plants occupy multiple horizontal planes (as when plants are placed on shelving above other plants) each plane shall be counted as a separate canopy area.

- (d) "Caregiver" or "primary caregiver" has the same meaning as that term is defined in Section 11362.7 of the California Health and Safety Code.
- (e) "City" or "City of Hanford" means the City of Hanford, a California General Law City.
- (f) "Cultivation" means any activity, whether occurring indoors or outdoors, involving the propagation, planting, growing, harvesting, drying, curing, grading, and/or trimming of cannabis plants or any part thereof for any purpose, including marijuana. Cultivation includes the operation of a nursery.
- (g) "Cultivation site" means a facility where cannabis is cultivated, propagated, planted, grown, harvested, dried, cured, graded, or trimmed, or that does all or any combination of those activities, and where the operator holds a valid commercial ~~medical~~ cannabis business permit for cultivation from the City of Hanford and a valid state license to cultivate cannabis as required by state law.
- (h) "Delivery" means the commercial transfer of cannabis or cannabis products from a dispensary, up to an amount determined to be authorized by the State of California, or any of its departments or divisions, to anyone for any purpose. "Delivery" also includes the use by a dispensary of any technology platform owned, controlled, and/or licensed by the dispensary, or independently licensed by the State of California under the MCRSA, or the AUMA, or the Medical and Adult Use Cannabis Regulation and Safety Act (MAUCRSA), and any related subsequent amendments to state law ~~(as the same may be amended from time to time)~~, that enables anyone to arrange for or facilitate the commercial transfer by a licensed dispensary of cannabis or cannabis products.
- (i) "Dispensary" means a commercial cannabis business facility where cannabis, cannabis products, or devices for the use of cannabis or cannabis products are offered, either individually or in any combination, for retail sale, including an establishment (whether fixed or mobile) that delivers, pursuant to express authorization, cannabis and cannabis products as part of a retail sale, and where the operator holds a valid commercial ~~medical~~ cannabis business permit from the City of Hanford authorizing the operation of a dispensary, and a valid state license as required by state law to operate a dispensary.
- (j) "Dispensing" means any activity involving the retail sale of cannabis or cannabis products from a dispensary.

- (k) "Distribution" means the wholesale procurement, and sale, of cannabis or cannabis products between entities licensed pursuant to MCRSA, AUMA and any subsequent State of California legislation regarding the same.
- (l) "Distributor" means a person holding a valid commercial ~~medical~~ cannabis business permit for distribution issued by the City of Hanford, and, a valid state license for distribution, required by state law to engage in the business of purchasing cannabis from a licensed cultivator, or cannabis products from a licensed ~~d~~ manufacturer, for sale to a licensed dispensary.
- (m) "Dried flower" means all dead cannabis that has been harvested, dried, cured, or otherwise processed, excluding leaves and stems.
- (n) "Edible cannabis product" means manufactured cannabis that is intended to be used, in whole or in part, for human consumption. An edible cannabis product is not considered food as defined by Section 109935 of the California Health and Safety Code or a drug as defined by Section 109925 of the California Health and Safety Code. An edible cannabis product shall not be deemed to be adulterated pursuant to Section 19347.6 of the Business and Professions Code solely because it contains cannabis.
- (o) "Greenhouse" means a fully enclosed permanent structure that is clad in transparent ~~or translucent~~ material with climate control, such as heating and ventilation capabilities and supplemental artificial lighting, and that uses a combination of natural and supplemental lighting for cultivation.
- (p) "Live plants" means living cannabis flowers and plants, including seeds, sprouts, immature plants (including unrooted clones), and vegetative stage plants.
- (q) "Manufacturer" means a person that conducts the production, preparation, propagation, or compounding of manufactured ~~medical~~ cannabis, as defined in this section, or ~~medical~~ cannabis products either directly or indirectly or by extraction methods, or independently by means of chemical synthesis at a fixed location that packages or repackages ~~medical~~ cannabis or ~~medical~~ cannabis products or labels or relabels its container, where the operator holds a valid commercial ~~medical~~ cannabis business permit for manufacturing from the City of Hanford and, after January 1, 2018 or as soon as permitted by the state ~~granting~~ licensing agency, department or division, a valid state license for manufacturing pursuant to MCRSA, ~~and/or~~ AUMA, ~~or MAUCRSA~~. A manufacturer may also be a person that compounds, blends, infuses, or extracts cannabis, or otherwise prepares a cannabis product. ~~in its products but does not perform its own extraction.~~
- (r) "Manufactured cannabis" means raw cannabis that has undergone a process whereby the raw agricultural product has been transformed into a

concentrate, extraction or other manufactured product intended for internal consumption through inhalation or oral ingestion or for topical application.

- (s) "Manufacturing site" means a location that produces, prepares, propagates, or compounds medical_ cannabis or medical_ cannabis products, directly or indirectly, by extraction methods, independently by means of chemical synthesis, or by a combination of extraction and chemical synthesis, and is owned and operated by a person issued a valid commercial medical cannabis business permit for manufacturing from the City of Hanford and, a valid state license as required for manufacturing of medical_ cannabis products.
- (t) "Marijuana" means "cannabis," as that term is defined in this Title.
- (u) "Cannabis product" means a product containing or derived from medical cannabis, including, but not limited to, edibles, oils, extracts, or any form of manufactured cannabis, - intended to be sold for use by-medical-cannabis patients-in California pursuant to the Compassionate Use Act of 1996 (Proposition 215), found at Section 11362.5 of the California Health and Safety Code (as the same may be amended from time-to-time) or pursuant to the Adult Use of Marijuana Act. For purposes of this Title, "medical cannabis" does not include industrial hemp as defined by Section 81000 of the California Food and Agricultural Code or Section 11018.5 of the California Health and Safety Code.
- (v) "Commercial medical_ cannabis activity" includes cultivation, manufacture, processing, laboratory testing, transporting, delivery, distribution, or sale of cannabis product, within the meaning of California Business and Professions Code 19300 and California Business and Professions Code 26050, et seq.
- (w) "Commercial medical_ cannabis business" means any business or operation which engages in medical or non-medical cannabis activity.
- (x) "Commercial medical_ cannabis business permit" means a regulatory permit issued by the City of Hanford pursuant to this Title to a commercial medical cannabis business, and is required before any commercial cannabis activity may be conducted in the City. The initial permit and annual renewal of a commercial medical_ cannabis business permit is made expressly contingent upon the business' ongoing compliance with all of the requirements of this Title and any regulations adopted by the City governing the commercial cannabis activity at issue.
- (y) "Patient" or "qualified patient" shall have the same definition as California Health and Safety Code Section 11362.7 et seq., as it may be amended,

and which means a person who is entitled to the protections of California Health & Safety Code Section 11362.5.

- (z) "Person" means an individual, firm, partnership, joint venture, association, corporation, limited liability company, estate, trust, business trust, receiver, syndicate, or any other group or combination acting as a unit and includes the plural as well as the singular number.
- (aa) "Person with an identification card" shall have the meaning given that term by California Health and Safety Code Section 11362.7.
- (bb) "State License" means a ~~permit or~~ license issued by the State of California, or one of its departments or divisions, under MCRSA, ~~or~~ AUMA, or MAUCRSA to engage in commercial cannabis activity.
- (cc) "Topical cannabis" means a product intended for external application and/or absorption through the skin. A topical cannabis product is not considered a drug as defined by Section 109925 of the California Health and Safety Code.
- (dd) "Testing laboratory" means a facility, entity, or site in the City of Hanford that offers or performs tests of cannabis or cannabis products and that is both of the following:
 - (1) Accredited by an accrediting body that is independent from all other persons involved in the cannabis industry in the state.
 - (2) Licensed by the Bureau of Marijuana Cannabis Control, and is owned and operated by a person issued a valid commercial ~~medical~~ cannabis business permit for laboratory testing from the City of Hanford.
- (ee) "Transport" means the transfer of ~~medical~~ cannabis products from the permitted business location of one licensee to the permitted business location of another licensee, for the purposes of conducting commercial cannabis activity authorized by the MCRSA, ~~and/or~~ AUMA, and MAUCRSA.
- (ff) "Transporter" means a person issued a state license, and a commercial ~~medical~~ cannabis business permit by the City of Hanford, authorizing the transport of cannabis or cannabis products in amounts authorized by the State of California, or by one of its departments or divisions under the MCRSA, ~~and/or~~ AUMA, and MAUCRSA.
- (gg) "Nursery" means a person that produces only clones, immature plants, seeds and other agricultural products used specifically for the planting, propagation, and cultivation of ~~medical~~ cannabis.

- (hh) “Cannabis Business Park” means a park or campus in which is one contiguous commercial area of land ~~which~~ has many cannabis related businesses grouped together. Each individual business would be clearly defined, ~~which has~~ and would have a unique entrance and immovable physical barriers between uniquely licensed premises.

Section 5.56.060. Commercial ~~Medical~~ Cannabis Business Permit Required to Engage in Commercial ~~Medical~~ Cannabis Business.

- (a) No person may engage in any commercial medical or non-medical cannabis business or activity within the City of Hanford including cultivation, manufacture, processing, laboratory testing, transporting, dispensing, distribution, or sale of cannabis or a cannabis product unless the person (1) has a valid commercial ~~medical~~ cannabis business permit from the City of Hanford and (2) is has a state license as required under state law, and is otherwise currently in compliance with all applicable state and local laws and regulations pertaining to the commercial ~~medical~~ cannabis business or activities. ~~including the duty to obtain any required state licenses.~~
- (b) Until Health & Safety Code Section 11362.775, subdivision (a), is repealed, the City intends that person's eligible to operate collectives or cooperatives under that subdivision shall be eligible to apply for a City permit to conduct commercial cannabis activities, but only to the degree those activities are authorized under state law for collectives and cooperatives. When the Health & Safety Code Section 11362.775, subdivision (a), is repealed, or as soon as collectives and cooperatives are no longer permitted to engage in commercial cannabis activity under state law, any City permit holder operating a commercial ~~medical~~ cannabis business under a collective or cooperative who has not already obtained a state license for the commercial cannabis activities they are engaged in shall automatically forfeit his or her City commercial ~~medical~~ cannabis business permit. At that point, they shall no longer be authorized to engage in any commercial cannabis activities in the City until they obtain both a City issued commercial ~~medical~~ cannabis business permit and a state license for that commercial cannabis activity.

Section 5.56.070. Cannabis Employee Permit Required.

- (a) Any person who is an employee or who otherwise works or volunteers within a commercial ~~medical~~ cannabis business must be legally authorized to do so under applicable state law. Employees, workers, or volunteers at businesses that are permitted by the City of Hanford as cannabis business cultivators, manufacturers, distributors, or delivers that are operating pursuant to Health & Safety Code Section 11362.775 (a) as collectives or cooperatives until that subsection is repealed must be qualified patients or primary caregivers as required by state law.

- (b) Any person who is an employee or who otherwise works or volunteers within a commercial medical cannabis business must obtain a commercial medical cannabis employee work permit from the City prior to performing any work at any commercial medical cannabis business.
- (c) Applications for a commercial cannabis employee work permit shall be developed and made available by the Chief of Police or his/her designee(s), and shall include, but not be limited to, the following information:
 - (1) Name, address, and phone number of the applicant;
 - (2) Age and verification of applicant. A copy of a birth certificate, driver's license, government issued identification card, passport or other proof that the applicant is at least twenty-one (21) years of age must be submitted with the application;
 - (3) Name, address of the commercial medical cannabis businesses where the person will be employed, and the name of the primary manager of that business;
 - (4) A list of any crimes enumerated in California Business and Professions Code Section 26507(b)(4) for which the applicant has been convicted;
 - (5) Name, address, and contact person for any previous employers from which the applicant was fired, resigned, or asked to leave and the reasons for such dismissal or firing;
 - (6) The application shall be accompanied by fingerprints and a recent photograph of the applicant in a form and manner as required by the Chief of Police or his/her designee(s).
 - (7) A signed statement under penalty of perjury that the information provided is true and correct.
 - (8) If applicable, verification that the applicant is a qualified patient or primary caregiver.
 - (9) A fee paid in an amount set by resolution of the City Council in an amount necessary to cover the costs of administering the employee work permit programs. The fee is non-refundable and shall not be returned in the event the work permit is denied or revoked.
- (d) The Chief of Police or his/her designee(s) shall review the application for completeness, shall conduct a background check to determine whether the

applicant was convicted of a crime or left a previous employer for reasons that show the applicant:

- (1) Is dishonest; or
- (2) Has committed a felony or misdemeanor involving fraud, deceit, embezzlement; or
- (3) Was convicted of a violent felony, a crime of moral turpitude; or
- (4) The illegal use, possession, transportation, distribution or similar activities related to controlled substances, as defined in the Federal Controlled Substances Act, except for medical cannabis related offenses for which the conviction occurred after the passage of the Compassionate Use Act of 1996.

Discovery of these facts showing that the applicant is dishonest or has been convicted of or engaged of those types of crimes any of the specified offenses involving fraud or dishonesty are grounds for denial of the permit. Where the applicant's sentence (including any term of probation, incarceration, or supervised release) for possession of, possession for sale, sale, manufacture, transportation, or cultivation of a controlled substance is completed, such underlying conviction shall not be the sole ground for denial of a commercial cannabis work permit. Furthermore, an applicant shall not be denied a permit if the denial is based solely on any of the following (i) a conviction for any crime listed in subsection (d) (4) above for which the applicant has obtained a certificate of rehabilitation pursuant to Chapter 3.5 (commencing with Section 4852.01) of Title 6 of Part 3 of the California Penal Code or (ii) a conviction that was subsequently dismissed pursuant to Sections 1203.4, 1203.4a, or 1203.41 of the California Penal Code or any other provision of state law allowing for dismissal of a conviction.

- (e) The Chief of Police or his/her designee(s) shall issue the commercial cannabis work permit or a written denial to the applicant within ninety (90) days of the date the application was deemed complete. Upon the request of a commercial medical cannabis business and while processing the application for a work permit, the Chief of Police or his/her designee(s) may issue a temporary work permit for an employee if the business demonstrates to the Chief of Police or his/her designee(s) that the employee is necessary for the operation of the business. The temporary permit may be immediately revoked by the Chief of Police or his/her designee(s) upon determination that the applicant has failed the background check.
- (f) A work permit shall be valid for a twelve (12) month period and must be renewed on an annual basis. Renewal applications shall contain all the

information required in subsection (b) above including the payment of a renewal application fee in an amount to be set by resolution of the City Council.

- (g) In the event a person changes employment from one commercial ~~medical~~ cannabis business in the City to another, the work permit holder shall notify the Chief of Police or his/her designee(s) in writing of the change within ten (10) days, or the work permit shall be suspended or revoked and such person shall not be permitted to work at any commercial ~~medical~~ cannabis business in the City.
- (h) The City may immediately revoke the commercial cannabis work permit should the permit holder be convicted of a crime listed in subsection (c) and (d) above or if facts become known to the Chief of Police or his/her designee(s) that the permit holder has engaged in activities showing that he or she is dishonest.
- (i) The Chief of Police or his/her designee(s) is hereby authorized to promulgate all regulations necessary to implement the work permit process and requirements.
- (j) The applicant may appeal the denial or revocation of a commercial cannabis work permit by filing a notice of appeal with the City Clerk within ten (10) days of the date the applicant received the notice of denial, which appeal shall be conducted as set forth in Section 5.56.140 of this Title.
- (k) The Chief of Police or his/her designee(s) shall issue a permit in the form of a personal identification card that can be worn by the employee. The personal identification card shall be worn approximately chest-high on their outermost garment, in a prominent and visible location. The identification card shall be maintained in good and readable condition at all times.

Section 5.56.080 Maximum Number and Type of Authorized Commercial ~~Medical~~ Cannabis Businesses Permitted.

The number of each type of commercial ~~medical~~ cannabis business that shall be permitted to operate in the City shall be established by resolution of the City Council.

- (a) Section 5.56.080 is only intended to create a maximum number of commercial ~~medical~~ cannabis businesses that may be issued permits to operate in the City under each category. Nothing in this Title creates a mandate that requiring the City Council must to issue any or all of the commercial ~~—medical~~ cannabis business permits if it is determined that the applicants do not meet the standards which are established in the application requirements, or further amendments to the application process.

- (b) Each year following the City Council's initial award of permits, if any, or at any time in the City Council's discretion, the City Council may reassess the number of commercial ~~medical~~ cannabis business permits which are authorized for issuance. The City Council, in its discretion, may determine by resolution that the number of commercial ~~medical~~ cannabis permits should ~~stay the same, or be expanded.~~ be adjusted.

Section 5.56.090 Initial Application Procedure.

- (a) The City Council shall adopt by resolution the procedures which will govern the application process, and the manner in which the decision will ultimately be made regarding the issuance of any commercial ~~medical~~ cannabis business permit(s). The resolution shall authorize the Community Development Director or his/her designee(s) to prepare the necessary forms, adopt any necessary rules to the application, regulations and processes, solicit applications, conduct initial evaluations of the applicants, and to ultimately provide a final recommendation to the City Council.
- (b) At the time of filing, each applicant shall pay an application fee established by resolution of the City Council, to cover all costs incurred by the City in the application process.
- (c) After the initial review, the Community Development Director or his/her designee(s) will make a recommendation to the City Council, and the City Council shall make a final determination in accordance with Chapter 5.56.~~170~~ 090.
- (d) THE CITY'S RESERVATION OF RIGHTS:

The City reserves the right to reject any or all applications. The City may also modify, postpone, or cancel any request for applications, or the entire program under this title, at any time without liability, obligation, or commitment to any party, firm, or organization. Persons submitting applications assume the risk that all or any part of the program, or any particular category of permit potentially authorized under this Title, may be cancelled at any time prior to permit issuance. The City further reserves the right to request and obtain additional information from any candidate submitting an application. In addition to any other justification provided a failure to comply with other requirements in this Title, an application RISKS BEING REJECTED for any of the following reasons:

- (1) Proposal received after designated time and date of the deadline for submittal.

- (2) Proposal not containing the required elements, exhibits, nor organized in the required format.
- (3) Proposal considered not fully responsive to this request for permit application.
- (4) Proposal contains excess or extraneous material not called for in the request for permit application.

Section 5.56.100. Expiration of Commercial ~~Medical~~ Cannabis Business Permits.

Each commercial ~~medical~~ cannabis business permit issued pursuant to this Title shall expire twelve (12) months after the date of its issuance. Commercial ~~medical~~ cannabis permits may be renewed as provided in Section 5.56.120.

Section 5.56.110. Revocation of Permits.

Commercial ~~medical~~ cannabis business permits may be revoked for any violation of any law and/or any rule, regulation and/or standard adopted pursuant to this Title 5.56.130.

Section 5.56.120. Renewal Applications.

- (a) An application for renewal of a commercial ~~medical~~ cannabis business permit shall be filed at least sixty (60) calendar days prior to the expiration date of the current permit.
- (b) The renewal application shall contain all the information required for new applications.
- (c) The applicant shall pay a fee in an amount to be set by the City Council to cover the costs of processing the renewal permit application, together with any costs incurred by the City to administer the program created under this Title.
- (d) An application for renewal of a commercial ~~medical~~ cannabis business permit shall be rejected if any of the following exists:
 - (1) The application is filed less than sixty (60) days before its expiration.
 - (2) The commercial ~~medical~~ cannabis business permit is suspended or revoked at the time of the application.
 - (3) The commercial ~~medical~~ cannabis business has not been in regular and continuous operation in the four (4) months prior to the renewal application.

- (4) The commercial ~~medical~~ cannabis business has failed to conform to the requirements of this Title, or of any regulations adopted pursuant to this Title.
 - (5) The permittee fails or is unable to renew its State of California license.
 - (6) If the City or state has determined, based on substantial evidence, that the permittee or applicant is in violation of the requirements of this Title, of the City's Municipal Code, or of the state rules and regulations, and the City or state has determined that the violation is grounds for termination or revocation of the commercial ~~medical~~ cannabis business permit.
- (e) The Community Development Director or his/her designee(s) is authorized to make all decisions concerning the issuance of a renewal permit. In making the decision, the Community Development Director or his/her designee(s) is authorized to impose additional conditions to a renewal permit, if it is determined to be necessary to ensure compliance with state or local laws and regulations or to preserve the public health, safety or welfare. Appeals from the decision of the Community Development Director or his/her designee(s) shall be handled pursuant to Chapter 5.56.140.
 - (f) If a renewal application is rejected, a person may file a new application pursuant to this Title no sooner than one (1) year from the date of the rejection.

Section 5.56.130. Effect of State License Suspension, Revocation, or Termination.

Suspension of a license issued by the State of California, or by any of its departments or divisions, shall immediately suspend the ability of a commercial ~~medical~~ cannabis business to operate within the City, until the State of California, or its respective department or division, reinstates or reissues the State license. Should the State of California, or any of its departments or divisions, revoke or terminate the license of a commercial ~~medical~~ cannabis business, such revocation or termination shall also revoke or terminate the ability of a commercial ~~medical~~ cannabis business to operate within the City of Hanford.

Section 5.56.140. Appeals

Unless specifically provided elsewhere to the contrary, whenever an appeal is provided for in this Title from a decision of the Chief of Police or Community Development Director or his/her designee(s), the appeal shall be conducted as prescribed in ~~this~~ Section 5.56.160.

Section 5.56.150. Written request for Appeal.

- (a) Within ten (10) calendar days after the date of a decision of the Chief of Police or Community Development Director or his/her designee(s) to revoke, suspend or deny a permit, or to add conditions to a permit, an aggrieved party may appeal such action by filing a written appeal with the City Clerk setting forth the reasons why the decision was not proper.
- (b) At the time of filing the appellant shall pay the designated appeal fee, established by resolution of the City Council from time to time.

Section 5.56.160. Appeal Hearing.

- (a) Upon receipt of the written appeal, the City Clerk shall set the matter for a hearing before the City Council. The City Council shall hear the matter de novo, and shall conduct the hearing pursuant to the procedures set forth in this section by the City.
- (b) The appeal shall be held within a reasonable time after the filing the appeal, but in no event later than ninety (90) days from the date of such filing. The City shall notify the appellant of the time and location at least ten (10) days prior to the date of the hearing.
- (c) At the hearing, the appellant may present any information they deem relevant to the decision being appealed. The formal rules of evidence and procedure applicable in a court of law shall not apply to the hearing.
- (d) At the conclusion of the hearing the City Council may affirm, reverse or modify the decision appealed. The decision of the City Council shall be final.

Section 5.56.170 Permittee Selection Process.

- (a) The City Council shall adopt by resolution a procedure guideline by which the top applicants in each category of each commercial medical cannabis business will be presented to the City Council for a final determination at a public hearing.
- (b) The top final applicants for each category may be invited to attend the City Council meeting, where they may be expected to make a public presentation introducing their team and providing an overview of their proposal. In order to provide adequate time, presentations may be divided over more than one meeting over multiple days as determined to be necessary.
- (c) At least ten (10) days prior to the hearing, notice of the hearing shall be sent to all property owners located within five hundred (500) feet of the proposed

business locations of each of the finalists to be considered by the City Council.

- (d) The City Council shall either deny or approve the final candidates and shall select the top candidates in each category of the commercial ~~medical~~ cannabis businesses. The City Council's decision as to the selection of the prevailing candidates shall be final. The award selection of a commercial cannabis business permit by the City Council shall expire one year after the selection by the City Council unless a commercial cannabis business permit is has been issued by the Chief of Police or his or her designee.- Prior to the expiration, the Chief of Police or his/her designee may extend the awarded permit by an additional one year if there is substantial evidence that the applicant is diligently pursuing the necessary land use entitlement, building permit approval or commencement of the use.
- (e) Official issuance of the commercial ~~medical~~ cannabis business permit(s), ~~however,~~ is conditioned upon the prevailing candidate(s) obtaining all required land use approvals. Following the Council's selection, the prevailing candidate(s) shall apply to the City's Community Development Department to obtain any required land use approvals or entitlements for the permittee's location, if any. Land use approvals shall include compliance with all applicable provisions of CEQA. The Chief of Police or his/her designee(s) shall formally issue the commercial ~~medical~~ cannabis business permit(s) once the Community Development Director or his/her designee(s) affirms that all of the required land use approvals have been obtained.
- (f) Issuance of a commercial ~~medical~~ cannabis business permit does not create a land use entitlement. The commercial ~~medical~~ cannabis business permit shall only be for a term of twelve (12) months, and shall expire at the end of the twelve (12) month period unless it is renewed as provided herein. Furthermore, no permittee may begin operations, notwithstanding the issuance of a permit, unless all of the state and local laws and regulations, including but not limited to the requirements of this Title and of the permit, have been complied with.
- (g) Notwithstanding anything in this Title to the contrary, the City Council reserves the right to reject any or all applications if it determines it would be in the best interest of the City, taking into account any health, safety and welfare impacts on the community. Applicants shall have no right to a commercial ~~medical~~ cannabis business permit until a permit is actually issued, and then only for the duration of the permits term of the permit. Each applicant assumes the risk that, at any time prior to the issuance of a permit, the City Council may terminate or delay the program created under this Title.

- (h) If an application is denied, a new application may not be filed for one (1) year from the date of the denial.
- (i) Each person granted a commercial medical cannabis business permit shall be required to pay the permit fee established by resolution of the City Council, to cover the costs of administering the commercial medical cannabis business permit program created in this Title.

5.56.180 Change in location; updated registration form.

- (a) Any time the dispensing, cultivation, manufacturing, transportation and distribution location specified in the regulatory permit is changed, the applicant shall re-register with the Chief of Police or his/her designee(s). The process and the fees for re-registration shall be the same as the process and fees set forth for registration in sections 5.56.090 and 5.56.120.
- (b) Within fifteen (15) calendar days of any other change in the information provided in the registration form or any change in status of compliance with the provisions of this chapter, including any change in the commercial medical cannabis business ownership or management members, the applicant shall file an updated registration form with the Chief of Police or his/her designee(s) for review along with a registration amendment fee, as set forth in section 5.56.090 and 5.56.120.

Section 5.56.190. City Business License.

Prior to commencing operations, a commercial medical cannabis business shall obtain a City of Hanford business license.

Section 5.56.200. Building Permits and Inspection.

Prior to commencing operations, a commercial medical cannabis business shall be subject to a mandatory building inspection, and must obtain all required permits and approvals which would otherwise be required for any business of the same size and intensity operating in that zone. This includes but is not limited to obtaining any required building permit(s), Fire Department approvals, Health Department approvals and other zoning and land use permit(s) and approvals.

Section 5.56.210. Certification from the Community Development Director.

Prior to commencing operations, a commercial medical cannabis business must obtain a certification from the Community Development Director or his/her designee(s) certifying that the business is located on a site that meets all of the requirements of the Title 17 of the City's Municipal Code.

Section 5.56.220. Right to Occupy and to Use Property.

As a condition precedent to the City's issuance of a commercial ~~medical~~ cannabis business permit pursuant to this Title, any person intending to open and to operate a commercial ~~medical~~ cannabis business shall provide sufficient evidence of the legal right to occupy and to use the proposed location. In the event the proposed location will be leased from another person, the applicant shall be required to provide a signed and notarized statement from the owner of the property, acknowledging that the property owner has read this Title and consents to the operation of the commercial ~~medical~~ cannabis business on the owner's property.

Section 5.56.230. Limitations on City's Liability.

To the fullest extent permitted by law, the City of Hanford shall not assume any liability whatsoever with respect to having issued a commercial ~~medical~~ cannabis business permit pursuant to this Title or otherwise approving the operation of any commercial ~~medical~~ cannabis business. As a condition to the approval of any commercial ~~medical~~ cannabis business permit, the applicant shall be required to meet all of the following conditions before they can receive the commercial ~~medical~~ cannabis business permit:

- (a) They ~~The applicant~~ must execute an agreement, in a form approved by the city attorney, agreeing to indemnify, defend (at applicant's sole cost and expense), and hold the City of Hanford, and its officers, officials, employees, representatives, and agents, harmless, from any and all claims, losses, damages, injuries, liabilities or losses which arise out of, or which are in any way related to, the City's issuance of the commercial ~~medical~~ cannabis business permit, the City's decision to approve the operation of the commercial ~~medical~~ cannabis business or activity, to process used by the City in making its decision, or the alleged violation of any federal, state or local laws by the commercial ~~medical~~ cannabis business or any of its officers, employees or agents.
- (b) Maintain insurance at coverage limits, and with conditions thereon determined necessary and appropriate from time to time by the city attorney.
- (c) Reimburse the City of Hanford for all costs and expenses, including but not limited to attorney fees and costs and court costs, which the City of Hanford may be required to pay as a result of any legal challenge related to the City's approval of the applicant's commercial ~~medical~~ cannabis business permit, or related to the City's approval of a commercial cannabis activity. The City of Hanford may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve any of the obligations imposed hereunder.

Section 5.56.240. Records and Recordkeeping.

- (a) Each owner and operator of a commercial ~~medical~~ cannabis business shall maintain accurate books and records in an electronic format, detailing all of the revenues and expenses of the business, and all of its assets and liabilities. On no less than an annual basis (at or before the time of the renewal of a commercial ~~medical~~ cannabis business permit issued pursuant to this Title), or at any time upon reasonable request of the City, each commercial ~~medical~~ cannabis business shall file a sworn statement detailing the number of sales by the commercial ~~medical~~ cannabis business during the previous twelve-month period (or shorter period based upon the timing of the request), provided on a per-month basis. The statement shall also include gross sales for each month, and all applicable taxes paid or due to be paid. On an annual basis, each owner and operator shall submit to the City a financial audit of the business's operations conducted by an independent certified public accountant. Each permittee shall be subject to a regulatory compliance review and financial audit as determined by the City Manager or his/her designee(s).
- (b) Each owner and operator of a commercial ~~medical~~ cannabis business shall maintain a current register of the names and the contact information (including the name, address, and telephone number) of anyone owning or holding an interest in the commercial ~~medical~~ cannabis business, and separately of all the officers, managers, employees, agents and volunteers currently employed or otherwise engaged by the commercial ~~medical~~ cannabis business. The register required by this paragraph shall be provided to the Chief of Police or his/her designee(s) upon a reasonable request.
- (c) Each commercial ~~medical~~ cannabis business shall maintain a record of all persons, patients, collectives and primary caregivers served by the commercial ~~medical~~ cannabis business, for a period of no less than four (4) years.
- (d) All commercial ~~medical~~ cannabis businesses shall maintain an inventory control and reporting system that accurately documents the present location, amounts, movements off the premises, and descriptions of all cannabis and cannabis products for all stages of the growing and production or manufacturing, laboratory testing and distribution processes until purchase by or distribution to a qualified patient, primary caregiver for ~~medical~~ purpose or an adult twenty-one (21) years of age or older who qualifies to purchase ~~medical~~ cannabis as set forth in MCRSA, AUMA, and the MAUCRSA.
- (e) Subject to any restrictions under the Health Insurance Portability and Accountability Act (HIPPA) regulations, each commercial ~~medical~~ cannabis

business shall allow City of Hanford officials to have access to the business's books, records, accounts, together with any other data or documents relevant to its permitted commercial ~~medical~~ cannabis activities, for the purpose of conducting an audit or examination. Books, records, accounts, and any and all relevant data or documents will be produced no later than twenty-four (24) hours after receipt of the City's request, unless otherwise stipulated by the City. The City may require the materials to be submitted in an electronic format that is compatible with the City's software and hardware.

Section 5.56.250. Security Measures.

- (a) A permitted commercial ~~medical~~ cannabis business shall implement sufficient security measures to deter and prevent the unauthorized entrance into areas containing cannabis or cannabis products, and to deter and prevent the theft of cannabis or cannabis products at the commercial ~~medical~~ cannabis business. Except as may otherwise be determined by the Chief of Police or his/her designee(s), these security measures shall include, but shall not be limited to, all of the following:
 - (1) Preventing individuals from remaining on the premises of the commercial ~~medical~~ cannabis business if they are not engaging in an activity directly related to the permitted operations of the commercial ~~medical~~ cannabis business.
 - (2) Establishing limited access areas accessible only to authorized commercial ~~medical~~ cannabis business personnel.
 - (3) Except for live growing plants which are being cultivated at a cultivation facility, all cannabis and cannabis products shall be stored in a secured and locked room, safe, or vault. All cannabis and cannabis products, including live plants which are being cultivated, shall be kept in a manner as to prevent diversion, theft, and loss.
 - (4) Installing 24-hour security surveillance cameras of at least HD-quality to monitor all entrances and exits to and from the premises, all interior spaces within the commercial ~~medical~~ cannabis business which are open and accessible to the public, all interior spaces where cannabis, cash or currency, is being stored for any period of time on a regular basis and all interior spaces where diversion of cannabis could reasonably occur. The commercial ~~medical~~ cannabis business shall be responsible for ensuring that the security surveillance camera's footage is remotely accessible by the Chief of Police or his/her designee(s), and that it is compatible with the City's software and hardware. In addition, remote and real-time, live access to the video footage from the cameras shall be provided to the Chief of

Police or his/her designee(s). Video recordings shall be maintained for a minimum of forty-five (45) days, and shall be made available to the Chief of Police or his/her designee(s) upon request. Video shall be of sufficient quality for effective prosecution of any crime found to have occurred on the site of the commercial ~~medical~~ cannabis business.

- (5) Sensors shall be installed to detect entry and exit from all secure areas.
- (6) Panic buttons shall be installed in all commercial ~~medical~~ cannabis businesses.
- (7) ~~Having a professionally installed, maintained, and A~~ monitored alarm system must be professionally installed and maintained.
- (8) Any bars installed on the windows or the doors of the commercial ~~medical~~ cannabis business shall be installed only on the interior of the building.
- (9) Security personnel shall be on-site 24 hours a day or alternative security as authorized by the Police Chief or his/her designee(s). Security personnel must be licensed by the State of California Bureau of Security and Investigative Services personnel and shall be subject to the prior review and approval of the Chief of Police or his/her designee(s), with such approval not to be unreasonably withheld.
- (10) Each commercial ~~medical~~ cannabis business shall have the capability to remain secure during a power outage and shall ensure that all access doors are not solely controlled by an electronic access panel to ensure that locks are not released during a power outage.
- (b) Each commercial ~~medical~~ cannabis business shall identify a designated security representative/liaison to the City of Hanford, who shall be reasonably available to meet with the Chief of Police or his/her designee(s) regarding any security related measures or and operational issues.
- (c) As part of the application and permitting process each commercial ~~medical~~ cannabis business shall have a storage and transportation plan, which describes in detail the procedures for safely and securely storing and transporting all cannabis, cannabis products, and any currency.
- (d) The commercial ~~medical~~ cannabis business shall cooperate with the City whenever the Chief of Police or his/her designee(s) makes a request, upon reasonable notice to the commercial ~~medical~~ cannabis business, to inspect

or audit the effectiveness of any security plan or of any other requirement of this Title.

- (e) A commercial ~~medical~~ cannabis business shall notify the Chief of Police or his/her designee(s) within twenty-four (24) hours after discovering any of the following:
 - (1) Significant discrepancies identified during inventory. The level of significance shall be determined by the regulations promulgated by the Chief of Police or his/her designee(s).
 - (2) Diversion, theft, loss, or any criminal activity involving the commercial ~~medical~~ cannabis business or any agent or employee of the commercial ~~medical~~ cannabis business.
 - (3) The loss or unauthorized alteration of records related to cannabis, registering qualifying patients, primary caregivers, or employees or agents of the commercial ~~medical~~ cannabis business.
 - (4) Any other breach of security.

Section 5.56.260. Restriction on Alcohol ~~Sales~~.

No person shall cause or permit the sale, dispensing, or consumption of alcoholic beverages on or about the premises of the commercial ~~medical~~ cannabis business.

Section 5.56.270. Compliance with State and Local Laws.

It is the responsibility of the owners and operators of the commercial ~~medical~~ cannabis business to ensure that it is, at all times, operating in a manner compliant with all applicable state and local laws, and any regulations promulgated thereunder. Nothing in this Title shall be construed as authorizing any actions which violate state law or local law with respect to the operation of a commercial ~~medical~~ cannabis business. It shall be the responsibility of the owners and the operators of the commercial ~~medical~~ cannabis business to ensure that the commercial ~~medical~~ cannabis business is, at all times, operating in a manner compliant with all applicable state and local laws, the 2008 Attorney General Guidelines, any subsequently enacted state law or regulatory, licensing, or certification requirements, and any specific, additional operating procedures or requirements which may be imposed as conditions of approval of the commercial ~~medical~~ cannabis business permit. Nothing in this Title shall be construed as authorizing any actions which violate state law with regard to the operation of a commercial ~~medical~~ cannabis business.

Section 5.56.280. Fees and Charges.

- (a) No person may commence or continue any commercial cannabis activity in the City, without timely paying in full all fees and charges required for the operation of a commercial cannabis activity. Fees and charges associated with the operation of a commercial cannabis activity shall be established by resolution of the City Council which may be amended from time to time.
- (b) All commercial medical cannabis businesses authorized to operate under this Title shall pay all sales, use, business and other applicable taxes, and all license, registration, and other fees required under federal, state and local law. Each commercial medical cannabis business shall cooperate with City with respect to any reasonable request to audit the commercial medical cannabis business' books and records for the purpose of verifying compliance with this section, including but not limited to a verification of the amount of taxes required to be paid during any period.

Section 5.56.290. Miscellaneous Operating Requirements.

- (a) Commercial medical cannabis businesses may operate only during the hours specified in the commercial medical cannabis business permit issued by the City.
- (b) Restriction on Consumption. Cannabis shall not be consumed on the premises of any commercial medical cannabis businesses or elsewhere in the City of Hanford other than within private residences.
- (c) No cannabis or cannabis products or graphics depicting cannabis or cannabis products shall be visible from the exterior of any property issued a commercial medical cannabis business permit, or on any of the vehicles owned or used as part of the commercial medical cannabis business. No outdoor storage of cannabis or cannabis products is permitted at any time.
- (d) Reporting and Tracking of Product and of Gross Sales. Each commercial medical cannabis business shall have in place a point-of-sale or management inventory tracking system to track and report on all aspects of the commercial medical cannabis business including, but not limited to, such matters as cannabis tracking, inventory data, gross sales (by weight and by sale) and other information which may be deemed necessary by the City. The commercial medical cannabis business shall ensure that such information is compatible with the City's record-keeping systems. In addition, the system must have the capability to produce historical transactional data for review. Furthermore, any system selected must be approved and authorized by the Chief of Police or his/her designee(s) prior to being used by the permittee.
- (e) All cannabis and cannabis products sold, distributed or manufactured shall be cultivated, manufactured, and transported by licensed facilities that

maintain operations in full conformance compliance with the State and local regulations.

- (f) There shall not be a physician located ~~in or around~~ on the premises of any commercial ~~medical~~ cannabis business at any time for the purpose of evaluating patients for the issuance of a ~~medical~~ marijuana prescription or card where applicable.

- ~~(gh)~~ Emergency Contact. Each commercial ~~medical~~ cannabis business shall provide the Chief of Police or his/her designee(s) with the name, telephone number (both land line and mobile, if available) of an on-site employee or owner to whom emergency notice can be provided at any hour of the day.

- ~~(hi)~~ Signage and Notices.

- (1) In addition to the requirements otherwise set forth in this section, business identification signage for a commercial ~~medical~~ cannabis business shall conform to the requirements of the Hanford Municipal Code, including, but not limited to, seeking the issuance of a City sign permit.
- (2) No signs placed on the premises of a commercial ~~medical~~ cannabis business shall obstruct any entrance or exit to the building or any window.
- (3) Each entrance to a commercial ~~medical~~ cannabis business shall be visibly posted with a clear and legible notice indicating that smoking, ingesting, or otherwise consuming cannabis on the premises or in the areas adjacent to the commercial ~~medical~~ cannabis business is prohibited.
- (4) Business identification signage shall be limited to that needed for identification only, and shall not contain any logos or information that identifies, advertises, or lists the services or the products offered. No commercial ~~medical~~ cannabis business shall advertise by having a person holding a sign and advertising the business to passersby, whether such person is on the premises of the commercial ~~medical~~ cannabis business or elsewhere including, but not limited to, the public right-of-way.
- (5) Signage shall not be directly illuminated, internally or externally. No banners, flags, billboards or other prohibited signs may be used at any time.
- (6) Holders of commercial ~~medical~~ cannabis business permits agree that, as an express and ongoing condition of permit issuance and

subsequent renewal, the holder of the permit shall be prohibited from advertising any commercial medical cannabis business located in the City of Hanford utilizing a billboard (fixed or mobile), bus shelter, placard, aircraft, or other similar forms of advertising, anywhere in the state. This paragraph is not intended to place limitations on the ability of a commercial medical cannabis business to advertise in other legally authorized forms, including on the internet, in magazines, or in other similar ways.

(ij) Minors.

- (1) Persons under the age of twenty-one (21) years shall not be allowed on the premises of a commercial medical cannabis business and shall not be allowed to serve as a driver for a mobile delivery service. It shall be unlawful and a violation of this Title for any person to employ any person at a commercial medical cannabis business who is not at least twenty-one (21) years of age.
- (2) The entrance to the commercial medical cannabis business shall be clearly and legibly posted with a notice that no person under the age of twenty-one (21) years of age is permitted to enter upon the premises of the commercial medical cannabis business.

~~(3) Notwithstanding paragraphs (1) and (2), a person under the age of 21 who is in possession of a doctor's recommendation or a medical cannabis card issued by the county pursuant to the state's medical marijuana card program, and who is accompanied by an adult age 21 or older, shall have access to a commercial cannabis business solely for the purpose of obtaining cannabis for a medicinal purpose.~~

- (jk) Odor Control. Odor control devices and techniques shall be incorporated in all commercial medical cannabis businesses to ensure that odors from cannabis are not detectable off-site. Commercial medical cannabis businesses shall provide a sufficient odor absorbing ventilation and exhaust system so that odor generated inside the commercial medical cannabis business that is distinctive to its operation is not detected outside of the facility, anywhere on adjacent property or public rights-of-way, on or about the exterior or interior common area walkways, hallways, breezeways, foyers, lobby areas, or any other areas available for use by common tenants or the visiting public, or within any other unit located inside the same building as the commercial medical cannabis business. As such, commercial medical cannabis businesses must install and maintain the following equipment, or any other equipment which the Community Development Director or his/her designee(s) determine is a more effective method or technology:

- (1) An exhaust air filtration system with odor control that prevents internal odors from being emitted externally, by means of the use of odor control devices, including but not limited to carbon filters, air scrubbers, or masking agents;
 - (2) An air system that creates negative air pressure between the commercial ~~medical~~_ cannabis business's interior and exterior, so that the odors generated inside the commercial ~~medical~~_ cannabis business are not detectable on the outside of the commercial cannabis business.
- (~~k~~) Display of Permit and City Business License. The original copy of the commercial cannabis business permit issued by the City pursuant to this Title and the City issued business license shall be posted inside the commercial ~~medical~~_ cannabis business in a location readily-visible to the public.
- (~~lm~~) Background Check. Pursuant to California Penal Code Sections 11105(b)(11) and 13300(b)(11), which authorizes city authorities to access state and local summary criminal history information for employment, licensing, or certification purposes; and authorizes access to federal level criminal history information by transmitting fingerprint images and related information to the Department of Justice to be transmitted to the Federal Bureau of Investigation, every person listed as an owner, manager, supervisor, employee or volunteer, of the commercial ~~medical~~_ cannabis business must submit fingerprints and other information deemed necessary by the Chief of Police or his/her designee(s) for a background check by the Hanford Police Department. Pursuant to California Penal Code Sections 11105(b)(11) and 13300(b)(11), which requires that there be a requirement or exclusion from employment, licensing or certification based on specific criminal conduct on the part of the subject of the record. No person shall be issued a permit to operate a commercial ~~medical~~_ cannabis business or a related work permit unless they have first cleared the background check, as determined by the Chief of Police or his/her designee(s), as required by this section. A fee for the cost of the background investigation, which shall be the actual cost to the City of Hanford to conduct the background investigation as it deems necessary and appropriate, shall be paid at the time the application for a commercial ~~medical~~_ cannabis business permit is submitted.
- (~~mn~~) Loitering. The owner and/or operator of a commercial ~~medical~~_ cannabis business shall prohibit loitering by persons outside the facility both on the premises and within fifty (50) feet of the premises.
- (~~ne~~) Permits and other Approvals. Prior to the establishment of any commercial ~~medical~~_ cannabis business or the operation of any such business, the

person intending to establish a commercial ~~medical~~ cannabis business must first obtain all applicable planning, zoning, building, and other applicable permits from the relevant governmental agency which may be applicable to the zoning district in which such commercial ~~medical~~ cannabis business intends to establish and to operate.

(~~op~~) If a commercial ~~medical~~ cannabis business permittee is operating as a collective or cooperative under Health and Safety Code Section 11362.775, subdivision (a), members of the applicant cooperative or collective authorized to possess cannabis shall sign an agreement with the commercial ~~medical~~ cannabis business which states that members shall not distribute cannabis or cannabis products to non-members or in violation of the "Memorandum for all United States Attorneys," issued by the United States Department of Justice, from James M. Cole, Deputy Attorney General and any other applicable state and federal laws, regulations, or guidelines.

(~~pq~~) If the commercial ~~medical~~ cannabis business permittee is operating as a collective or cooperative under Health and Safety Code Section 11362.775, subdivision (a), the commercial ~~medical~~ cannabis business shall terminate the membership of any member violating any of the provisions of this Title.

Section 5.56.290. Operational Requirements.

The City Manager or his/her designee may develop other commercial ~~medical~~ cannabis business operational requirements or regulations as are determined to be necessary to protect the public health, safety and welfare of the City.

Section 5.56.300. ~~Dispensary~~ Dispensaries/Retail Businesses not permitted in the City.

- (a) It shall be unlawful for any person, limited liability company, corporation, collective, cooperative or any other entity to manage or operate a dispensary or retail business which sales, exchanges, barter, transfers, deliveries and/or promotes, any cannabis or cannabis products in the City for commercial purpose.

Section 5.56.310. Operating Requirements for Cultivation Facilities.

- (a) Outdoor Cultivation Prohibited. The cultivation of all cannabis must occur indoors. All outdoor cultivation is prohibited.
- (b) In no case, shall cannabis plants be visible from a public or private road, sidewalk, park or any common public viewing area.

- (c) If a Commercial ~~medical~~_cannabis cultivation operation is permitted in the City of Hanford then it shall only be allowed to cultivate the square feet of canopy space permitted by state law.
- (d) Cannabis cultivation shall be conducted in accordance with state and local laws related to land conversion, grading, electricity, water usage, water quality, woodland and riparian habitat protection, agricultural discharges, and similar matters.
- (e) Pesticides and fertilizers shall be properly labeled and stored to avoid contamination through erosion, leakage or inadvertent damage from pests, rodents or other wildlife.
- (g) The cultivation of cannabis shall at all times be operated in such a way as to ensure the health, safety, and welfare of the public, the employees working at the commercial ~~medical~~_cannabis business, visitors to the area, neighboring properties, and the end users of the cannabis being cultivated, to protect the environment from harm to streams, fish, and wildlife; to ensure the security of the cannabis being cultivated; and to safeguard against the diversion of cannabis.
- (h) All applicants for a cannabis cultivation permit shall submit the following in addition to the information generally otherwise required for a commercial ~~medical~~_cannabis business:
 - (1) A cultivation and operations plan that meets or exceeds minimum legal standards for water usage, conservation and use; drainage, runoff, and erosion control; watershed and habitat protection; and proper storage of fertilizers, pesticides, and other regulated products to be used on the parcel, and a description of the cultivation activities (indoor, mixed-light) and schedule of activities during each month of growing and harvesting, or explanation of growth cycles and anticipated harvesting schedules for all-season harvesting (indoor, mixed-light).
 - (2) A description of a legal water source, irrigation plan, and projected water use.
 - (3) Identification of the source of electrical power and plan for compliance with applicable Building Codes and related codes.
 - (4) Plan for addressing odor and other public nuisances which may derive from the cultivation site.

Section 5.56.320. Delivery Services or Non-Retail Shall Not Be Permitted.

Mobile delivery of cannabis by a delivery service or a nonretail business shall not be permitted pursuant to this Chapter. It shall be unlawful for any person, limited liability company, corporation, collective, cooperative or any other entity to manage or operate a delivery service operation which sales sells, exchanges, barter, transfers, deliveries and/or promotes, any cannabis or cannabis products in the City for commercial purpose.

Section 5.56.340. Cannabis Manufacturing: Edibles and Other Cannabis Products; Sale or Distribution of Edible and Other Cannabis Products.

The manufacturing of food or other products infused with or which otherwise contain cannabis may be manufactured within the appropriate manufacturing zoning districts as described in Title 17, subject to the regulations set forth in this Title, and subject to whatever additional regulations may be promulgated hereunder by an ordinance or resolution of the City Council.

Section 5.56.350. Packaging and Labeling.

- (a) Before a commercial cannabis manufacturer delivers any edible cannabis or edible cannabis product to a dispensary outside of the City, the same shall be labeled and placed in tamper-evident packaging which at least meets the requirements of California Business and Professions Code Section 19347, as the same may be amended from time-to-time or superseded or replaced by subsequent State legislation or by any department or division of the State of California.
- (b) All items to be sold or distributed shall be individually wrapped at the original point of preparation by the business permitted as a commercial cannabis manufacturer.
- (c) Labeling must include a warning if nuts or other known allergens are used, and must include the total weight (in ounces or grams) of cannabis in the package.
- (d) If the cannabis is to be sold for medicinal purposes, a A-warning that the item is a medication and not a food must be clearly legible on the front of the package and/or must comply with state packing requirements.
- (e) The package must have a label warning that the product is to be kept away from children.
- (f) The label must also state that the product contains cannabis and must specify the date of manufacture.

- (g) Any edible cannabis product that is made to resemble a typical food product must be in a properly labeled opaque (non-see-through) package before it leaves the commercial cannabis manufacturing business.

~~(h) Deliveries must be in a properly labeled opaque package when delivered.~~

- (i) The City Council may impose additional packaging and labeling requirements on cannabis or cannabis products by resolution, as permitted by law.

Section 5.56.360 Operating Requirements for Cannabis Manufacturing (Level one and two): Extraction, etc.

- (a) Cannabis manufacturing facilities requiring a Type-6 or Type-7 state license (using non-volatile and volatile solvents) as defined in Business and Professions Code §19341, may be permitted to operate within those zone districts as defined in Title 17 of the City of Hanford Municipal Code.
- (b) Any compressed gases used in the manufacturing process shall not be stored on any property within the City of Hanford in containers that exceeds the amount which is approved by the Fire Department and authorized by the regulatory permit. Each site or parcel subject to a Commercial ~~Medical~~ Cannabis business permit shall be limited to a total number of tanks as authorized by the Fire Department on the property at any time.
- (c) Cannabis manufacturing facilities may use the hydrocarbons N-butane, isobutane, propane, or heptane or other solvents or gases exhibiting low to minimal potential human-related toxicity approved by the Community Development Department. These solvents must be of at least ninety-nine percent purity and any extraction process must use them in a professional grade closed loop extraction system designed to recover the solvents, work in an environment with proper ventilation, controlling all sources of ignition where a flammable atmosphere is or may be present.

~~(d)~~ If an extraction process uses a professional grade closed loop CO₂ gas extraction system where every vessel is certified by the manufacturer for its safe use as referenced in 5.56.360 (f), the ~~the~~ CO₂ must be of at least ninety-nine percent purity.

- ~~(e)~~(d) Closed loop systems for compressed gas extraction systems must be commercially manufactured and bear a permanently affixed and visible serial number.

~~(f)~~(e) Certification from an engineer licensed by the State of California must be provided to the Community Development Department for a professional grade closed loop system used by any commercial cannabis manufacturing manufacturer to certify that the system was commercially manufactured, is safe for its intended use, and was built to codes of recognized and generally accepted good engineering practices, including but not limited to:

- (1) The American Society of Mechanical Engineers (ASME);
- (2) American National Standards Institute (ANSI);
- (3) Underwriters Laboratories (UL); or
- (4) The American Society for Testing and Materials (ASTM)

~~(g)~~(f) The certification document must contain the signature and stamp of the professional engineer and serial number of the extraction unit being certified.

~~(h)~~(g) Professional closed loop systems, other equipment used, the extraction operation, and facilities must be approved for their use by the Fire Department and meet any required fire, safety, and building code requirements specified in the California Building Reference Codes.

~~(i)~~(h) Cannabis Manufacturing Facilities may use heat, screens, presses, steam distillation, ice water, and other methods without employing solvents or gases to create keef, hashish, bubble hash, or infused dairy butter, or oils or fats derived from natural sources, and other extracts.

~~(j)~~ Cannabis Manufacturing Facilities may use food grade glycerin, ethanol, and propylene glycol solvents to create or refine extracts. All Ethanol must be removed from the extract in a manner to recapture the solvent and ensure that it is not vented into the atmosphere.

~~(j)~~ — Cannabis Manufacturing Facilities creating marijuana extracts must develop standard operating procedures, good manufacturing practices, and a training plan prior to producing extracts for the marketplace.

~~(k)~~ (l) Any person using solvents or gases in a closed looped system to create marijuana extracts must be fully trained on how to use the system,

have direct access to applicable material safety data sheets and handle and store the solvents and gases safely.



(m) Parts per million for one gram of finished extract cannot exceed state standards for any residual solvent or gas when quality assurance tested.

Section 5.56.370. Promulgation of Regulations, Standards and Other Legal Duties.

- (a) In addition to any regulations adopted by the City Council, the City Manager or his/her designee is authorized to establish any additional rules, regulations and standards governing the issuance, denial or renewal of commercial medical cannabis business permits, the ongoing operation of commercial medical cannabis businesses and the City's oversight, or concerning any other subject determined to be necessary to carry out the purposes of this Title.
- (b) Regulations shall be published on the City's website.
- (c) Regulations promulgated by the City Manager shall become effective upon date of publication. Commercial medical cannabis businesses shall be required to comply with all state and local laws and regulations, including but not limited to any rules, regulations or standards adopted by the City Manager or his designee.
- (d) Testing Labs, Transporters and Distribution facilities shall be subject to state law and shall be subject to additional regulations as determined from time to time as more regulations are developed under Section 5.56.370 (a) of this Title.

Section 5.56.380. Community Relations.

- (a) Each commercial medical cannabis business shall provide the name, telephone number, and email address of a community relations contact to whom notice of problems associated with the commercial medical cannabis business can be provided. Each commercial medical cannabis business shall also provide the above information to all businesses and residences located within one hundred (100) feet of the commercial medical cannabis business.
- (b) During the first year of operation pursuant to this Title, the owner, manager, and community relations representative from each commercial medical cannabis business holding a permit issued pursuant to this Title shall attend a quarterly meeting with the City Manager or his/her designee(s) and other

interested parties as deemed appropriate by the City Manager, to discuss costs, benefits, and other community issues arising as a result of implementation of this Title. After the first year of operation, the owner, manager, and community relations representative from each such commercial medical cannabis business shall meet with the City Manager or his/her designee(s) when and as requested by the City Manager or his/her designee(s).

- (c) Commercial medical cannabis businesses to which a permit is issued pursuant to this Title shall develop and make available to youth organizations and educational institutions a public education plan that outlines the risks of youth addiction to cannabis, and that identifies resources available to youth related to drugs and drug addiction.

Section 5.56.390. Fees Deemed Debt to City of Hanford.

The amount of any fee, cost or charge imposed pursuant to this Title shall be deemed a debt to the City of Hanford that is recoverable via an authorized administrative process as set forth in the Municipal Code, or in any court of competent jurisdiction.

Section 5.56.400. Permit Holder Responsible for Violations.

The person to whom a permit is issued pursuant to this Title shall be responsible for all violations of the laws of the State of California or of the regulations and/or the ordinances of the City of Hanford, whether committed by the permittee or any employee or agent of the permittee, which violations occur in or about the premises of the commercial medical cannabis business whether or not said violations occur within the permit holder's presence.

Section 5.56.410. Inspection and Enforcement.

- (a) The City Manager, Chief of Police or his/her designee(s) charged with enforcing the provisions of the Hanford Municipal Code, or any provision thereof, may enter the location of a commercial medical cannabis business at any time, without notice, and inspect the location of any commercial medical cannabis business as well as any recordings and records required to be maintained pursuant to this Title or under applicable provisions of State law.
- (b) It is unlawful for any person having responsibility over the operation of a commercial medical cannabis business, to impede, obstruct, interfere with, or otherwise not to allow, the City to conduct an inspection, review or copy records, recordings or other documents required to be maintained by a commercial medical cannabis business under this Title or under state or local law. It is also unlawful for a person to conceal, destroy, deface, damage, or falsify any records, recordings or other documents required to

be maintained by a commercial medical cannabis business under this Title or under state or local law.

- (c) The City Manager, Chief of Police or his/her designee(s) charged with enforcing the provisions of this Title may enter the location of a commercial medical cannabis business at any time during the hours of operation and without notice to obtain samples of the cannabis to test for public safety purposes. Any samples obtained by the City of Hanford shall be logged, recorded, and maintained in accordance with the Hanford Police Department standards for evidence.

Section 5.56.420. Concurrent Regulation with State.

It is the stated intent of this Title to regulate commercial medical cannabis activity in the City of Hanford concurrently with the State of California.

Section 5.56.430. Violations declared a public nuisance.

Each and every violation of the provisions of this Title is hereby deemed unlawful and a public nuisance.

Section 5.56.440. Each violation a separate offense.

Each and every violation of this Title shall constitute a separate violation and shall be subject to all remedies and enforcement measures authorized by the Hanford Municipal Code. Additionally, as a nuisance per se, any violation of this Title shall be subject to injunctive relief, any permit issued pursuant to this Title being deemed null and void, disgorgement and payment to the City of any monies unlawfully obtained, costs of abatement, costs of investigation, attorney fees, and any other relief or remedy available at law or in equity. The City of Hanford may also pursue any and all remedies and actions available and applicable under state and local laws for any violations committed by the commercial medical cannabis business or persons related to, or associated with, the commercial medical cannabis activity. Additionally, when there is determined to be an imminent threat to public health, safety or welfare, the City Manager, Chief of Police or his/her designee(s), may take immediate action to temporarily suspend a commercial medical cannabis business permit issued by the City, pending a hearing before the City Council.

Section 5.56.450. Criminal Penalties.

Each and every violation of the provisions of this Title may be prosecuted as a misdemeanor and upon conviction be subject to a fine not to exceed one thousand dollars (\$1,000) or imprisonment in the county jail for a period of not more than twelve (12) months, or by both such fine and imprisonment. Each day a violation is committed or permitted to continue shall constitute a separate offense.

Section 5.56.460. Remedies cumulative and not exclusive.

The remedies provided herein are not to be construed as exclusive remedies. The City is authorized to pursue any proceedings or remedies provided by law.



AGENDA STAFF REPORT

MEETING DATE: 3/20/2018	AGENDA SECTION: C
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SUBJECT:

Administration: Sale of approximately 16.43 acres to Tessengerlo Kerley, Inc. for \$985,800.
APN 018-242-077

RECOMMENDATION:

Staff recommends that the City Council, by motion, approve the City Manager's execution of: (i) the attached Purchase and Sale Agreement and Escrow Instructions (PSA) with Tessengerlo Kerley, Inc. (TKI); and (ii) other sales and escrow documents needed to complete the sale described in the PSA.

BACKGROUND:

TKI submitted an offer to the City for the sale of the 16.43 acre property located within the Kings Industrial Park, the site shown on the attached plat map.

The following is a summary of the deal points:

ACRES: 16.43 acres of unimproved land

PURCHASE PRICE: \$985,800.

INITIAL DEPOSIT: \$25,000

CLOSE OF ESCROW: 30 days following acceptance of agreement

The property was appraised in October 2016 at a value of \$660,000 and due to the recent interest, the property was appraised again in January 2018 at a value of \$1,070,000, appraisal attached.

The January 2018 appraisal estimates that it could take up to nine months to sell the property for \$1,070,000.

The appraiser considered the pending \$985,800 offer and concluded that it has merit because TKI establishes no contingencies and the thirty-day escrow period is very short. In other words, the terms offered by TKI are unique and reduce the risk to the City that may otherwise exist under typical sales terms.

The City owes TKI \$162,096 for the railroad spur that TKI constructed on the City's property at the City's request. This amount will be credited toward the purchase price at the close of escrow. As a result, the \$985,000 purchase price consists of \$823,704 in cash and elimination of the City's \$162,096 debt.

The City borrowed money from the Kings Economic Development Corporation (KEDC) when the City purchased the property. The debt is reflected in a Shared Appreciation Secured Promissory Note (KEDC Note), which is secured by a Deed of Trust (KEDC Deed of Trust) recorded against the property. Copies of the KEDC Note and KEDC Deed of Trust are attached. KEDC will be entitled to one-half of the \$985,800 purchase price at the close of escrow.

Through a 2012 agreement with TKI, the City reserved the right to extend the rail spur located on City's property so the spur serves properties located west of 11th Ave. Through the PSA, the City will relinquish the right to extend the spur.

Through the PSA, the City will also agree to rescind the abandonment of approximately one hundred fifty feet of Energy St. The portion of the street adjacent to the City's property was abandoned when Helena Chemical was in escrow to purchase the City's property and the former-Redevelopment Agency parcel located on the opposite side of the road. The road abandonment is unnecessary since Helena did not purchase either property.

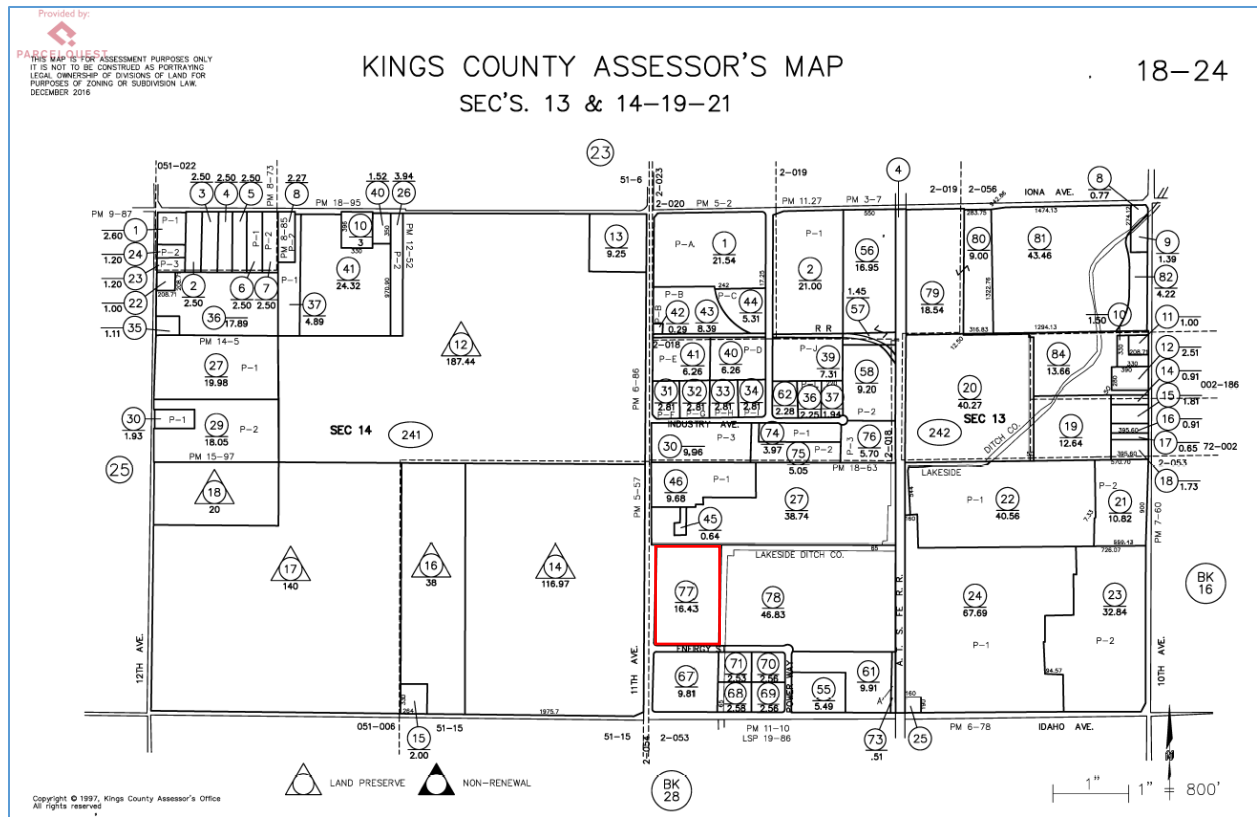
The City has not received any other offers on the subject property since the property was previously in escrow with Helena Chemical in 2017.

FISCAL IMPACT:

ATTACHMENTS:

TKI Purchase and Sale ASSESSOR MAP and Aerial
 2018.03.13 TKI Updated Purchase Offer - TKI Executed
 2018.01.31 Hanford Industrial Land Appraisal
 Signed Deed of Trust 9-20-11
 signed Promissory Note 9-20-11

ASSESSOR MAP



AERIAL MAP



Date Prepared: March 13, 2018

1. OFFER:

A. THIS IS AN OFFER FROM Tessengerlo Kerley, Inc. ("Buyer"),
B. THE REAL PROPERTY to be acquired is Apn #018242077000, situated in
Hanford (City), Kings (County), California, 93230 (Zip Code), Assessor's Parcel No. 018-242-077 ("Property").

C. THE PURCHASE PRICE offered is Nine Hundred Eighty-Five Thousand, Eight Hundred

D. CLOSE OF ESCROW shall occur on (date) (or ☒ **30 Days After Acceptance**).

E. Buyer and Seller are referred to herein as the "Parties." Brokers are not Parties to this Agreement.

2. AGENCY:

A. **DISCLOSURE:** The Parties each acknowledge receipt of a ☒ "Disclosure Regarding Real Estate Agency Relationships" (C.A.R. Form AD).

B. CONFIRMATION: The following agency relationships are hereby confirmed for this transaction:
 Listing Agent _____ (Print Firm Name) is the agent of (check one):
☐ the Seller exclusively; or ☐ both the Buyer and Seller.

Selling Agent AG Realty (Print Firm Name) (if not the same as the Listing Agent) is the agent of (check one): ☒ the Buyer exclusively; or ☐ the Seller exclusively; or ☐ both the Buyer and Seller.

C. POTENTIALLY COMPETING BUYERS AND SELLERS: The Parties each acknowledge receipt of a ☒ "Possible Representation of More than One Buyer or Seller - Disclosure and Consent" (C.A.R. Form PRBS).

3. FINANCE TERMS: Buyer represents that funds will be good when deposited with Escrow Holder.

A. INITIAL DEPOSIT: Deposit shall be in the amount of \$ 25,000.00

(1) Buyer Direct Deposit: Buyer shall deliver deposit directly to Escrow Holder by electronic funds transfer, ☐ cashier's check, ☐ personal check, ☐ other _____ within 3 business days after Acceptance (or _____);

OR (2) ☐ Buyer Deposit with Agent: Buyer has given the deposit by personal check (or _____) to the agent submitting the offer (or to _____), made payable to _____. The deposit shall be held uncashed until Acceptance and then deposited with Escrow Holder within 3 business days after Acceptance (or _____). Deposit checks given to agent shall be an original signed check and not a copy.

(Note: Initial and increased deposits checks received by agent shall be recorded in Broker's trust fund log.)

B. INCREASED DEPOSIT: Buyer shall deposit with Escrow Holder an increased deposit in the amount of . . . \$ _____ within _____ Days After Acceptance (or _____).

If the Parties agree to liquidated damages in this Agreement, they also agree to incorporate the increased deposit into the liquidated damages amount in a separate liquidated damages clause (C.A.R. Form RID) at the time the increased deposit is delivered to Escrow Holder.

C. ☒ **ALL CASH OFFER:** No loan is needed to purchase the Property. This offer is NOT contingent on Buyer obtaining a loan. Written verification of sufficient funds to close this transaction IS ATTACHED to this offer or ☒ Buyer shall, within 3 (or) Days After Acceptance, Deliver to Seller such verification.

D. LOAN(S):

(1) **FIRST LOAN:** in the amount of \$

This loan will be conventional financing or ☐ FHA, ☐ VA, ☐ Seller financing (C.A.R. Form SFA), ☐ assumed financing (C.A.R. Form AFA), ☐ subject to financing, ☐ Other _____. This loan shall be at a fixed rate not to exceed _____ % or, ☐ an adjustable rate loan with initial rate not to exceed _____ %. Regardless of the type of loan, Buyer shall pay points not to exceed _____ % of the loan amount.

(2) ☒ **SECOND LOAN** in the amount of . Seller credit as described in E. \$ **162,096.00**

This loan will be conventional financing or ☐ Seller financing (C.A.R. Form SFA), ☐ assumed financing (C.A.R. Form AFA), ☐ subject to financing ☐ Other _____. This loan shall be at a fixed rate not to exceed _____% or, ☐ an adjustable rate loan with initial rate not to exceed _____%. Regardless of the type of loan, Buyer shall pay points not to exceed _____% of the loan amount.

(3) **FHA/VA:** For any FHA or VA loan specified in 3D(1), Buyer has 17 (or ____) Days After Acceptance to Deliver to Seller written notice (C.A.R. Form FVA) of any lender-required repairs or costs that Buyer requests Seller to pay for or otherwise correct. Seller has no obligation to pay or satisfy lender requirements unless agreed in writing. A FHA/VA amendatory clause (C.A.R. Form FVAC) shall be a part of this transaction.

E. ADDITIONAL FINANCING TERMS: The \$162,096.00 owed by Seller to Buyer under the parties' Easement and Construction Agreement, dated June 1, 2012 and recorded as Document No. 2012-1210460, Official Records, Kings County, California, shall be applied to the Purchase Price at Closing. At Closing, Seller will be deemed to have fully satisfied the payment obligation described in Sections E.2. and E.3. of the Easement and Construction Agreement.

Buyer's Initials (JL) (N)
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Seller's Initials () ()

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VACANT LAND PURCHASE AGREEMENT (VLPA PAGE 1 OF 11)

AG Realty, 9247 21 1/2 Avenue Lemoore CA 93245
Amy Groefsema Pro

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Phone: 559-381-0595 Fax: 559-381-0596
 San 48026 www.zipLogix.com



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- F. BALANCE OF DOWN PAYMENT OR PURCHASE PRICE** in the amount of \$ 798,704.00
to be deposited with Escrow Holder pursuant to Escrow Holder instructions.
- G. PURCHASE PRICE (TOTAL):** \$ 985,800.00
- H. VERIFICATION OF DOWN PAYMENT AND CLOSING COSTS:** Buyer (or Buyer's lender or loan broker pursuant to paragraph 3J(1)) shall, within 3 (or ____) Days After Acceptance, Deliver to Seller written verification of Buyer's down payment and closing costs. (☐ Verification attached.)
- I. APPRAISAL CONTINGENCY AND REMOVAL:** This Agreement is (or ☒ is NOT) contingent upon a written appraisal of the Property by a licensed or certified appraiser at no less than the purchase price. Buyer shall, as specified in paragraph 19B(3), in writing, remove the appraisal contingency or cancel this Agreement within 17 (or ____) Days After Acceptance.
- J. LOAN TERMS:**
- (1) **LOAN APPLICATIONS:** Within 3 (or ____) Days After Acceptance, Buyer shall Deliver to Seller a letter from Buyer's lender or loan broker stating that, based on a review of Buyer's written application and credit report, Buyer is prequalified or preapproved for any NEW loan specified in paragraph 3D. If any loan specified in paragraph 3D is an adjustable rate loan, the prequalification or preapproval letter shall be based on the qualifying rate, not the initial loan rate. (☐ Letter attached.)
- (2) **LOAN CONTINGENCY:** Buyer shall act diligently and in good faith to obtain the designated loan(s). Buyer's qualification for the loan(s) specified above is a contingency of this Agreement unless otherwise agreed in writing. If there is no appraisal contingency or the appraisal contingency has been waived or removed, then failure of the Property to appraise at the purchase price does not entitle Buyer to exercise the cancellation right pursuant to the loan contingency if Buyer is otherwise qualified for the specified loan. Buyer's contractual obligations regarding deposit, balance of down payment and closing costs are not contingencies of this Agreement.
- (3) **LOAN CONTINGENCY REMOVAL:**
Within 21 (or ____) Days After Acceptance, Buyer shall, as specified in paragraph 19, in writing, remove the loan contingency or cancel this Agreement. If there is an appraisal contingency, removal of the loan contingency shall not be deemed removal of the appraisal contingency.
- (4) ☐ **NO LOAN CONTINGENCY:** Obtaining any loan specified above is NOT a contingency of this Agreement. If Buyer does not obtain the loan and as a result Buyer does not purchase the Property, Seller may be entitled to Buyer's deposit or other legal remedies.
- (5) **LENDER LIMITS ON BUYER CREDITS:** Any credit to Buyer, from any source, for closing or other costs that is agreed to by the Parties ("Contractual Credit") shall be disclosed to Buyer's lender. If the total credit allowed by Buyer's lender ("Lender Allowable Credit") is less than the Contractual Credit, then (i) the Contractual Credit shall be reduced to the Lender Allowable Credit, and (ii) in the absence of a separate written agreement between the Parties, there shall be no automatic adjustment to the purchase price to make up for the difference between the Contractual Credit and the Lender Allowable Credit.
- K. BUYER STATED FINANCING:** Seller is relying on Buyer's representation of the type of financing specified (including but not limited to, as applicable, all cash, amount of down payment, or contingent or non-contingent loan). Seller has agreed to a specific closing date, purchase price and to sell to Buyer in reliance on Buyer's covenant concerning financing. Buyer shall pursue the financing specified in this Agreement. Seller has no obligation to cooperate with Buyer's efforts to obtain any financing other than that specified in the Agreement and the availability of any such alternate financing does not excuse Buyer from the obligation to purchase the Property and close escrow as specified in this Agreement.
- L. SELLER FINANCING:** The following terms (or ☐ the terms specified in the attached Seller Financing Addendum) (C.A.R. Form SFA) apply ONLY to financing extended by Seller under this Agreement.
- (1) **BUYER'S CREDIT-WORTHINESS:** Buyer authorizes Seller and/or Brokers to obtain, at Buyer's expense, a copy of Buyer's credit report. Within 7 (or ____) Days After Acceptance, Buyer shall provide any supporting documentation reasonably requested by Seller.
- (2) **TERMS:** Buyer's promissory note, deed of trust and other documents as appropriate shall incorporate and implement the following additional terms: (i) the maximum interest rate specified in paragraph 3D shall be the actual fixed interest rate for Seller financing; (ii) deed of trust shall contain a REQUEST FOR NOTICE OF DEFAULT on senior loans; (iii) Buyer shall sign and pay for a REQUEST FOR NOTICE OF DELINQUENCY prior to Close Of Escrow and at any future time if requested by Seller; (iv) note and deed of trust shall contain an acceleration clause making the loan due, when permitted by law and at Seller's option, upon the sale or transfer of the Property or any interest in it; (v) note shall contain a late charge of 6% of the installment due (or ____) if the installment is not received within 10 days of the date due; (vi) title insurance coverage in the form of a joint protection policy shall be provided insuring Seller's deed of trust interest in the Property (any increased cost over owner's policy shall be paid by Buyer); and (vii) tax service shall be obtained and paid for by Buyer to notify Seller if property taxes have not been paid.
- (3) **ADDED, DELETED OR SUBSTITUTED BUYERS:** The addition, deletion or substitution of any person or entity under this Agreement or to title prior to Close Of Escrow shall require Seller's written consent. Seller may grant or withhold consent in Seller's sole discretion. Any additional or substituted person or entity shall, if requested by Seller, submit to Seller the same documentation as required for the original named Buyer. Seller and/or Brokers may obtain a credit report, at Buyer's expense, on any such person or entity.
- M. ASSUMED OR "SUBJECT TO" FINANCING:** Seller represents that Seller is not delinquent on any payments due on any loans. Seller shall, within the time specified in paragraph 19, provide Copies of all applicable notes and deeds of trust, loan balances and current interest rates to Buyer. Buyer shall then, as specified in paragraph 19B(3), remove this contingency or cancel this Agreement. Differences between estimated and actual loan balances shall be adjusted at Close Of Escrow by cash down payment. Impound accounts, if any, shall be assigned and charged to Buyer and credited to Seller. Seller is advised that Buyer's assumption of an existing loan may not release Seller from liability on that loan. If this is an assumption of a VA Loan, the sale is contingent upon Seller being provided a release of liability and substitution of eligibility, unless otherwise agreed in writing. If the Property is acquired subject to an existing loan, Buyer and Seller are advised to consult with legal counsel regarding the ability of an existing lender to call the loan due, and the consequences thereof.

Buyer's Initials (2.4) (2.4)

Seller's Initials (_____) (_____)

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VACANT LAND PURCHASE AGREEMENT (VLPA PAGE 2 OF 11)

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4. SALE OF BUYER'S PROPERTY:

- A. This Agreement and Buyer's ability to obtain financing are NOT contingent upon the sale of any property owned by Buyer.
- OR B. ☐ This Agreement and Buyer's ability to obtain financing are contingent upon the sale of property owned by Buyer as specified in the attached addendum (C.A.R. Form COP).

5. ☐ **MANUFACTURED HOME PURCHASE:** The purchase of the Property is contingent upon Buyer acquiring a personal property manufactured home to be placed on the Property after Close Of Escrow. Buyer ☐ has ☐ has not entered into a contract for the purchase of a personal property manufactured home. Within the time specified in paragraph 19, Buyer shall remove this contingency or cancel this Agreement, (or ☐ this contingency shall remain in effect until the Close Of Escrow of the Property).

6. ☐ **CONSTRUCTION LOAN FINANCING:** The purchase of the Property is contingent upon Buyer obtaining a construction loan. A draw from the construction loan ☐ will ☐ will not be used to finance the Property. Within the time specified in paragraph 19, Buyer shall remove this contingency or cancel this Agreement (or ☐ this contingency shall remain in effect until Close Of Escrow of the Property).

7. ADDENDA AND ADVISORIES:

- A. ADDENDA:
- | |
|---|
| ☒ Addendum # <u>1</u> (C.A.R. Form ADM) |
| ☐ Back Up Offer Addendum (C.A.R. Form BUO) |
| ☐ Court Confirmation Addendum (C.A.R. Form CCA) |
| ☐ Septic, Well and Property Monument Addendum (C.A.R. Form SWPI) |
| ☐ Short Sale Addendum (C.A.R. Form SSA) |
| ☒ Other <u>Commission Agreement</u> |

B. BUYER AND SELLER ADVISORIES:

- | |
|---|
| ☒ Buyer's Inspection Advisory (C.A.R. Form BIA) |
| ☐ Probate Advisory (C.A.R. Form PA) |
| ☐ Statewide Buyer and Seller Advisory (C.A.R. Form SBSA) |
| ☐ Trust Advisory (C.A.R. Form TA) |
| ☐ REO Advisory (C.A.R. Form REO) |
| ☐ Short Sale Information and Advisory (C.A.R. Form SSIA) |
| ☐ Other |

8. OTHER TERMS:**9. ALLOCATION OF COSTS**

- A. **INSPECTIONS, REPORTS AND CERTIFICATES:** Unless otherwise agreed, in writing, this paragraph only determines who is to pay for the inspection, test, certificate or service ("Report") mentioned; it **does not determine who is to pay for any work recommended or identified in the Report.**

- (1) ☐ Buyer ☒ Seller shall pay for a natural hazard zone disclosure report, including tax ☒ environmental ☐ Other: _____ prepared by DisclosureSave with Maps.
- (2) ☐ Buyer ☐ Seller shall pay for the following Report _____ prepared by _____.
- (3) ☐ Buyer ☐ Seller shall pay for the following Report _____ prepared by _____.

B. ESCROW AND TITLE:

- (1) (a) ☒ Buyer ☒ Seller shall pay escrow fee split 50/50.
- (b) Escrow Holder shall be Chicago Title - Karin Chandler.
- (c) The Parties shall, within 5 (or) Days After receipt, sign and return Escrow Holder's general provisions.
- (2) (a) ☐ Buyer ☒ Seller shall pay for owner's title insurance policy specified in paragraph 18E _____.
- (b) Owner's title policy to be issued by Chicago Title.
- (Buyer shall pay for any title insurance policy insuring Buyer's lender, unless otherwise agreed in writing.)

C. OTHER COSTS:

- (1) ☐ Buyer ☒ Seller shall pay County transfer tax or fee if applicable.
- (2) ☐ Buyer ☒ Seller shall pay City transfer tax or fee if applicable.
- (3) ☐ Buyer ☐ Seller shall pay Homeowners' Association ("HOA") transfer fee _____.
- (4) Seller shall pay HOA fees for preparing all documents required to be delivered by Civil Code §4525.
- (5) Buyer to pay for any HOA certification fee.
- (6) ☐ Buyer ☐ Seller shall pay HOA fees for preparing all documents other than those required by Civil Code §4525.
- (7) ☐ Buyer ☒ Seller shall pay for any private transfer fee if applicable.
- (8) ☐ Buyer ☐ Seller shall pay for _____.
- (9) ☐ Buyer ☐ Seller shall pay for _____.

10. **CLOSING AND POSSESSION:** Possession shall be delivered to Buyer: (i) ☒ at 6 PM or (☐ AM/ ☐ PM) on the date of Close Of Escrow; (ii) ☐ no later than calendar days after Close Of Escrow; or (iii) ☐ at AM/ ☐ PM on . The Property shall be unoccupied, unless otherwise agreed in writing. Seller shall provide keys and/or means to operate all Property locks. If Property is located in a common interest subdivision, Buyer may be required to pay a deposit to the Homeowners' Association ("HOA") to obtain keys to accessible HOA facilities.

11. ITEMS INCLUDED IN AND EXCLUDED FROM SALE:

- A. **NOTE TO BUYER AND SELLER:** Items listed as included or excluded in the MLS, flyers or marketing materials are not included in the purchase price or excluded from the sale unless specified in 11B or C.

Buyer's Initials (214) (Q)Seller's Initials () ()

B. ITEMS INCLUDED IN SALE:

- (1) All EXISTING fixtures and fittings that are attached to the Property;
- (2) The following items: All seller's interests and rights in the railspur and railroad right of way on and to the property; city to resend any abandonment of Energy Street adjacent to the property
- (3) Seller represents that all items included in the purchase price, unless otherwise specified, are owned by Seller.
- (4) All items included shall be transferred free of liens and without Seller warranty.

C. ITEMS EXCLUDED FROM SALE:**12. STATUTORY AND OTHER DISCLOSURES AND CANCELLATION RIGHTS:**

- A. NATURAL AND ENVIRONMENTAL HAZARD DISCLOSURES AND OTHER BOOKLETS:** Within the time specified in paragraph 19A, Seller shall, if required by Law: (i) Deliver to Buyer earthquake guide(s) (and questionnaire), environmental hazards booklet; (ii) disclose if the Property is located in a Special Flood Hazard Area; Potential Flooding (Inundation) Area; Very High Fire Hazard Zone; State Fire Responsibility Area; Earthquake Fault Zone; and Seismic Hazard Zone; and (iii) disclose any other zone as required by Law and provide any other information required for those zones.
- B. WITHHOLDING TAXES:** Within the time specified in paragraph 19A, to avoid required withholding, Seller shall Deliver to Buyer or qualified substitute, an affidavit sufficient to comply with federal (FIRPTA) and California withholding Law (C.A.R. Form AS or QS).
- C. MEGAN'S LAW DATABASE DISCLOSURE:** Notice: Pursuant to Section 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at www.meganslaw.ca.gov. Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and ZIP Code in which he or she resides. (Neither Seller nor Brokers are required to check this website. If Buyer wants further information, Broker recommends that Buyer obtain information from this website during Buyer's inspection contingency period. Brokers do not have expertise in this area.)
- D. NOTICE REGARDING GAS AND HAZARDOUS LIQUID TRANSMISSION PIPELINES:** This notice is being provided simply to inform you that information about the general location of gas and hazardous liquid transmission pipelines is available to the public via the National Pipeline Mapping System (NPMS) Internet Web site maintained by the United States Department of Transportation at <http://www.npms.phmsa.dot.gov/>. To seek further information about possible transmission pipelines near the Property, you may contact your local gas utility or other pipeline operators in the area. Contact information for pipeline operators is searchable by ZIP Code and county on the NPMS Internet Web site.
- E. CONDOMINIUM/PLANNED DEVELOPMENT DISCLOSURES:**
- (1) **SELLER HAS: 7 (or ____) Days** After Acceptance to disclose to Buyer whether the Property is a condominium, or is located in a planned development or other common interest subdivision (C.A.R. Form VLQ).
 - (2) If the Property is a condominium or is located in a planned development or other common interest subdivision, Seller has **3 (or ____) Days** After Acceptance to request from the HOA (C.A.R. Form HOA1): (i) Copies of any documents required by Law; (ii) disclosure of any pending or anticipated claim or litigation by or against the HOA; (iii) a statement containing the location and number of designated parking and storage spaces; (iv) Copies of the most recent 12 months of HOA minutes for regular and special meetings; and (v) the names and contact information of all HOAs governing the Property (collectively, "CI Disclosures"). Seller shall itemize and Deliver to Buyer all CI Disclosures received from the HOA and any CI Disclosures in Seller's possession. Buyer's approval of CI Disclosures is a contingency of this Agreement as specified in paragraph 19B(3). The Party specified in paragraph 9, as directed by escrow, shall deposit funds into escrow or direct to HOA or management company to pay for any of the above.

13. SELLER DOCUMENTATION AND ADDITIONAL DISCLOSURE:

- A.** Within the time specified in paragraph 19, if Seller has actual knowledge, Seller shall provide to Buyer, in writing, the following information:
- (1) **LEGAL PROCEEDINGS:** Any lawsuits by or against Seller, threatening or affecting the Property, including any lawsuits alleging a defect or deficiency in the Property or common areas, or any known notices of abatement or citations filed or issued against the Property.
 - (2) **AGRICULTURAL USE:** Whether the Property is subject to restrictions for agricultural use pursuant to the Williamson Act (Government Code §§51200-51295).
 - (3) **DEED RESTRICTIONS:** Any deed restrictions or obligations.
 - (4) **FARM USE:** Whether the Property is in, or adjacent to, an area with Right to Farm rights (Civil Code §3482.5 and §3482.6).
 - (5) **ENDANGERED SPECIES:** Presence of endangered, threatened, 'candidate' species, or wetlands on the Property.
 - (6) **ENVIRONMENTAL HAZARDS:** Any substances, materials, or products that may be an environmental hazard including, but not limited to, asbestos, formaldehyde, radon gas, lead-based paint, fuel or chemical storage tanks, and contaminated soil or water on the Property.
 - (7) **COMMON WALLS:** Any features of the Property shared in common with adjoining landowners, such as walls, fences, roads, and driveways, and agriculture and domestic wells whose use or responsibility for maintenance may have an effect on the Property.
 - (8) **LANDLOCKED:** The absence of legal or physical access to the Property.
 - (9) **EASEMENTS/ENCROACHMENTS:** Any encroachments, easements or similar matters that may affect the Property.
 - (10) **SOIL FILL:** Any fill (compacted or otherwise), or abandoned mining operations on the Property.
 - (11) **SOIL PROBLEMS:** Any slippage, sliding, flooding, drainage, grading, or other soil problems.
 - (12) **EARTHQUAKE DAMAGE:** Major damage to the Property or any of the structures from fire, earthquake, floods, or landslides.
 - (13) **ZONING ISSUES:** Any zoning violations, non-conforming uses, or violations of "setback" requirements.
 - (14) **NEIGHBORHOOD PROBLEMS:** Any neighborhood noise problems, or other nuisances.
- B. RENTAL AND SERVICE AGREEMENTS:** Within the time specified in paragraph 19, Seller shall make available to Buyer for inspection and review, all current leases, rental agreements, service contracts and other related agreements, licenses, and permits pertaining to the operation or use of the Property.
- C. ☐ TENANT ESTOPPEL CERTIFICATES:** Within the time specified in paragraph 19, Seller shall deliver to Buyer tenant estoppel certificates (C.A.R. Form TEC) completed by Seller or Seller's agent, and signed by tenants, acknowledging: (i) that tenants' rental or lease agreements are unmodified and in full force and effect (or if modified, stating all such modifications); (ii) that no lessor defaults exist; and (iii) stating the amount of any prepaid rent or security deposit.

Buyer's Initials (RJ) (Q)

Seller's Initials (_____) (_____)



- D. MELLO-ROOS TAX; 1915 BOND ACT:** Within the time specified in paragraph 19, Seller shall: (i) make a good faith effort to obtain a notice from any local agencies that levy a special tax or assessment on the Property (or, if allowed, substantially equivalent notice), pursuant to the Mello-Roos Community Facilities Act, and Improvement Bond Act of 1915, and (ii) promptly deliver to Buyer any such notice obtained.
- E. SELLER VACANT LAND QUESTIONNAIRE:** Seller shall, within the time specified in paragraph 19, complete and provide Buyer with a Seller Vacant Land Questionnaire (C.A.R. Form VLQ).
- 14. SUBSEQUENT DISCLOSURES:** In the event Seller, prior to Close Of Escrow, becomes aware of adverse conditions materially affecting the Property, or any material inaccuracy in disclosures, information or representations previously provided to Buyer of which Buyer is otherwise unaware, Seller shall promptly provide a subsequent or amended disclosure or notice, in writing, covering those items. **However, a subsequent or amended disclosure shall not be required for conditions and material inaccuracies disclosed in reports ordered and paid for by Buyer.**
- 15. CHANGES DURING ESCROW:**
- A.** Prior to Close Of Escrow, Seller may engage in the following acts, ("Proposed Changes"), subject to Buyer's rights in paragraph 15B: (i) rent or lease any part of the premises; (ii) alter, modify or extend any existing rental or lease agreement; (iii) enter into, alter, modify or extend any service contract(s); or (iv) change the status of the condition of the Property.
- B.** At least **7 (or ____)** Days prior to any Proposed Changes, Seller shall give written notice to Buyer of such Proposed Changes. Within 5 (or ____) Days After receipt of such notice, Buyer, in writing, may give Seller notice of Buyer's objection to the Proposed Changes, in which case Seller shall not make the Proposed Changes.
- 16. CONDITION OF PROPERTY:** Unless otherwise agreed in writing: (i) the Property is sold (a) "AS-IS" in its PRESENT physical condition as of the date of Acceptance and (b) subject to Buyer's Investigation rights; (ii) the Property, including pool, spa, landscaping and grounds, is to be maintained in substantially the same condition as on the date of Acceptance; and (iii) all debris and personal property not included in the sale shall be removed by Close Of Escrow.
- A.** Seller shall, within the time specified in paragraph 19A, DISCLOSE KNOWN MATERIAL FACTS AND DEFECTS affecting the Property, including known insurance claims within the past five years, and make any and all other disclosures required by law.
- B.** Buyer has the right to conduct Buyer Investigations of the property and, as specified in paragraph 19B, based upon information discovered in those investigations: (i) cancel this Agreement; or (ii) request that Seller make Repairs or take other action.
- C. Buyer is strongly advised to conduct investigations of the entire Property in order to determine its present condition. Seller may not be aware of all defects affecting the Property or other factors that Buyer considers important. Property improvements may not be built according to code, in compliance with current Law, or have had permits issued.**
- 17. BUYER'S INVESTIGATION OF PROPERTY AND MATTERS AFFECTING PROPERTY:**
- A.** Buyer's acceptance of the condition of, and any other matter affecting the Property, is a contingency of this Agreement as specified in this paragraph and paragraph 19B. Within the time specified in paragraph 19B(1), Buyer shall have the right, at Buyer's expense unless otherwise agreed, to conduct inspections, investigations, tests, surveys and other studies ("Buyer Investigations"), including, but not limited to, the right to: (i) inspect for lead-based paint and other lead-based paint hazards; (ii) inspect for wood destroying pests and organisms; (iii) review the registered sex offender database; (iv) confirm the insurability of Buyer and the Property; and (v) satisfy Buyer as to any matter specified in the attached Buyer's Inspection Advisory (C.A.R. Form BIA). Without Seller's prior written consent, Buyer shall neither make nor cause to be made: (i) invasive or destructive Buyer Investigations except for minimally invasive testing; or (ii) inspections by any governmental building or zoning inspector or government employee, unless required by Law.
- B.** Seller shall make the Property available for all Buyer Investigations. Buyer shall (i) as specified in paragraph 19B, complete Buyer Investigations and, either remove the contingency or cancel this Agreement, and (ii) give Seller, at no cost, complete Copies of all Investigation reports obtained by Buyer, which obligation shall survive the termination of this Agreement.
- C. Buyer indemnity and Seller protection for entry upon property:** Buyer shall: (i) keep the Property free and clear of liens; (ii) repair all damage arising from Buyer Investigations; and (iii) indemnify and hold Seller harmless from all resulting liability, claims, demands, damages and costs of Buyer's Investigations. Buyer shall carry, or Buyer shall require anyone acting on Buyer's behalf to carry, policies of liability, workers' compensation and other applicable insurance, defending and protecting Seller from liability for any injuries to persons or property occurring during any Buyer Investigations or work done on the Property at Buyer's direction prior to Close Of Escrow. Seller is advised that certain protections may be afforded Seller by recording a "Notice of Non-responsibility" (C.A.R. Form NNR) for Buyer Investigations and work done on the Property at Buyer's direction. Buyer's obligations under this paragraph shall survive the termination or cancellation of this Agreement and Close Of Escrow.
- D. BUYER IS STRONGLY ADVISED TO INVESTIGATE THE CONDITION AND SUITABILITY OF ALL ASPECTS OF THE PROPERTY AND ALL MATTERS AFFECTING THE VALUE OR DESIRABILITY OF THE PROPERTY, INCLUDING BUT NOT LIMITED TO, THE ITEMS SPECIFIED BELOW. IF BUYER DOES NOT EXERCISE THESE RIGHTS, BUYER IS ACTING AGAINST THE ADVICE OF BROKERS. BUYER UNDERSTANDS THAT ALTHOUGH CONDITIONS ARE OFTEN DIFFICULT TO LOCATE AND DISCOVER, ALL REAL PROPERTY CONTAINS CONDITIONS THAT ARE NOT READILY APPARENT AND THAT MAY AFFECT THE VALUE OR DESIRABILITY OF THE PROPERTY. BUYER AND SELLER ARE AWARE THAT BROKERS DO NOT GUARANTEE, AND IN NO WAY ASSUME RESPONSIBILITY FOR, THE CONDITION OF THE PROPERTY. BROKERS HAVE NOT AND WILL NOT VERIFY ANY OF THE ITEMS IN THIS PARAGRAPH 17, UNLESS OTHERWISE AGREED IN WRITING.**
- E. SIZE, LINES, ACCESS AND BOUNDARIES:** Lot size, property lines, legal or physical access and boundaries including features of the Property shared in common with adjoining landowners, such as walls, fences, roads and driveways, whose use or responsibility for maintenance may have an effect on the Property and any encroachments, easements or similar matters that may affect the Property. (Fences, hedges, walls and other natural or constructed barriers or markers do not necessarily identify true Property boundaries. Property lines may be verified by survey.) (Unless otherwise specified in writing, any numerical statements by Brokers regarding lot size are APPROXIMATIONS ONLY, which have not been and will not be verified, and should not be relied upon by Buyer.)
- F. ZONING AND LAND USE:** Past, present, or proposed laws, ordinances, referendums, initiatives, votes, applications and permits affecting the current use of the Property, future development, zoning, building, size, governmental permits and inspections. Any zoning violations, non-conforming uses, or violations of "setback" requirements. (Buyer should also investigate whether these matters affect Buyer's intended use of the Property.)
- G. UTILITIES AND SERVICES:** Availability, costs, restrictions and location of utilities and services, including but not limited to, sewerage, sanitation, septic and leach lines, water, electricity, gas, telephone, cable TV and drainage.

Buyer's Initials (RA) (RE)

Seller's Initials (_____) (_____)

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- H. ENVIRONMENTAL HAZARDS:** Potential environmental hazards, including, but not limited to, asbestos, lead-based paint and other lead contamination, radon, methane, other gases, fuel, oil or chemical storage tanks, contaminated soil or water, hazardous waste, waste disposal sites, electromagnetic fields, nuclear sources, and other substances, including mold (airborne, toxic or otherwise), fungus or similar contaminant, materials, products or conditions.
- I. GEOLOGIC CONDITIONS:** Geologic/seismic conditions, soil and terrain stability, suitability and drainage including any slippage, sliding, flooding, drainage, grading, fill (compacted or otherwise), or other soil problems.
- J. NATURAL HAZARD ZONE:** Special Flood Hazard Areas, Potential Flooding (Inundation) Areas, Very High Fire Hazard Zones, State Fire Responsibility Areas, Earthquake Fault Zones, Seismic Hazard Zones, or any other zone for which disclosure is required by Law.
- K. PROPERTY DAMAGE:** Major damage to the Property or any of the structures or non-structural systems and components and any personal property included in the sale from fire, earthquake, floods, landslides or other causes.
- L. NEIGHBORHOOD, AREA AND PROPERTY CONDITIONS:** Neighborhood or area conditions, including Agricultural Use Restrictions pursuant to the Williamson Act (Government Code §§51200-51295), Right To Farm Laws (Civil Code §3482.5 and §3482.6), schools, proximity and adequacy of law enforcement, crime statistics, the proximity of registered felons or offenders, fire protection, other government services, availability, adequacy and cost of any speed-wired, wireless internet connections or other telecommunications or other technology services and installations, proximity to commercial, industrial or agricultural activities, existing and proposed transportation, construction and development that may affect noise, view, or traffic, airport noise, noise or odor from any source, abandoned mining operations on the Property, wild and domestic animals, other nuisances, hazards, or circumstances, protected species, wetland properties, botanical diseases, historic or other governmentally protected sites or improvements, cemeteries, facilities and condition of common areas of common interest subdivisions, and possible lack of compliance with any governing documents or Homeowners' Association requirements, conditions and influences of significance to certain cultures and/or religions, and personal needs, requirements and preferences of Buyer.
- M. COMMON INTEREST SUBDIVISIONS: OWNER ASSOCIATIONS:** Facilities and condition of common areas (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others), Owners' Association that has any authority over the subject property, CC&Rs, or other deed restrictions or obligations, and possible lack of compliance with any Owners' Association requirements.
- N. SPECIAL TAX:** Any local agencies that levy a special tax on the Property pursuant to the Mello-Roos Community Facilities Act or Improvement Bond Act of 1915.
- O. RENTAL PROPERTY RESTRICTIONS:** Some cities and counties impose restrictions that limit the amount of rent that can be charged, the maximum number of occupants and the right of a landlord to terminate a tenancy.
- P. MANUFACTURED HOME PLACEMENT:** Conditions that may affect the ability to place and use a manufactured home on the Property.
- 18. TITLE AND VESTING:**
- A.** Within the time specified in paragraph 19, Buyer shall be provided a current preliminary title report ("Preliminary Report"). The Preliminary Report is only an offer by the title insurer to issue a policy of title insurance and may not contain every item affecting title. Buyer's review of the Preliminary Report and any other matters which may affect title are a contingency of this Agreement as specified in paragraph 19B. The company providing the Preliminary Report shall, prior to issuing a Preliminary Report, conduct a search of the General Index for all Sellers except banks or other institutional lenders selling properties they acquired through foreclosure (REOs), corporations, and government entities. Seller shall within **7 Days** After Acceptance, give Escrow Holder a completed Statement of Information.
- B.** Title is taken in its present condition subject to all encumbrances, easements, covenants, conditions, restrictions, rights and other matters, whether of record or not, as of the date of Acceptance except for: **(i)** monetary liens of record (which Seller is obligated to pay off) unless Buyer is assuming those obligations or taking the Property subject to those obligations; and **(ii)** those matters which Seller has agreed to remove in writing.
- C.** Within the time specified in paragraph 19A, Seller has a duty to disclose to Buyer all matters known to Seller affecting title, whether of record or not.
- D.** At Close Of Escrow, Buyer shall receive a grant deed conveying title (or, for stock cooperative or long-term lease, an assignment of stock certificate or of Seller's leasehold interest), including oil, mineral and water rights if currently owned by Seller. Title shall vest as designated in Buyer's supplemental escrow instructions. **THE MANNER OF TAKING TITLE MAY HAVE SIGNIFICANT LEGAL AND TAX CONSEQUENCES. CONSULT AN APPROPRIATE PROFESSIONAL.**
- E.** Buyer shall receive a "CLTA/ALTA Homeowner's Policy of Title Insurance", if applicable to the type of property and buyer. A title company, at Buyer's request, can provide information about the availability, desirability, coverage, and cost of various title insurance coverages and endorsements. If Buyer desires title coverage other than that required by this paragraph, Buyer shall instruct Escrow Holder in writing and shall pay any increase in cost.
- 19. TIME PERIODS; REMOVAL OF CONTINGENCIES; CANCELLATION RIGHTS:** The following time periods may only be extended, altered, modified or changed by mutual written agreement. Any removal of contingencies or cancellation under this paragraph by either Buyer or Seller must be exercised in good faith and in writing (C.A.R. Form CR or CC).
- A. SELLER HAS: 7 (or ____) Days** After Acceptance to Deliver to Buyer all Reports, disclosures and information for which Seller is responsible under paragraphs 3M, 7A, 8, 9, 12A, B, and E, 13, 16A and 18A. Buyer after first Delivering to Seller a Notice to Seller to Perform (C.A.R. Form NSP) may cancel this Agreement if Seller has not Delivered the items within the time specified.
- B. (1) BUYER HAS: 17 (or ____) Days** After Acceptance, unless otherwise agreed in writing, to:
- (i)** complete all Buyer Investigations; review all disclosures, reports, and other applicable information, which Buyer receives from Seller; and approve all matters affecting the Property; and **(ii)** Deliver to Seller Signed Copies of Statutory Disclosures and other disclosures Delivered by Seller in accordance with paragraph 12A.
- (2)** Within the time specified in paragraph 19B(1), Buyer may request that Seller make repairs or take any other action regarding the Property (C.A.R. Form RR). Seller has no obligation to agree to or respond to (C.A.R. Form RRRR) Buyer's requests.
- (3)** By the end of the time specified in paragraph 19B(1) (or as otherwise specified in this Agreement), Buyer shall Deliver to Seller a removal of the applicable contingency or cancellation (C.A.R. Form CR or CC) of this Agreement. However, if any report, disclosure or information for which Seller is responsible is not Delivered within the time specified in paragraph 19A, then Buyer has **5 (or ____) Days** After Delivery of any such items, or the time specified in paragraph 19B(1), whichever is later, to Deliver to Seller a removal of the applicable contingency or cancellation of this Agreement.

Buyer's Initials (RS) (RS)

Seller's Initials (_____) (_____)

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- (4) **Continuation of Contingency:** Even after the end of the time specified in paragraph 19B(1) and before Seller cancels, if at all, pursuant to paragraph 19C, Buyer retains the right, in writing, to either (i) remove remaining contingencies, or (ii) cancel this Agreement based on a remaining contingency. Once Buyer's written removal of all contingencies is Delivered to Seller, Seller may not cancel this Agreement pursuant to paragraph 19C(1).

C. SELLER RIGHT TO CANCEL:

- (1) **Seller right to Cancel; Buyer Contingencies:** If, by the time specified in this Agreement, Buyer does not Deliver to Seller a removal of the applicable contingency or cancellation of this Agreement, then Seller, after first Delivering to Buyer a Notice to Buyer to Perform (C.A.R. Form NBP), may cancel this Agreement. In such event, Seller shall authorize the return of Buyer's deposit, except for fees incurred by Buyer.

- (2) **Seller right to Cancel; Buyer Contract Obligations:** Seller, after first delivering to Buyer a NBP, may cancel this Agreement if, by the time specified in this Agreement, Buyer does not take the following action(s): (i) Deposit funds as required by paragraph 3A or 3B or if the funds deposited pursuant to paragraph 3A or 3B are not good when deposited; (ii) Deliver a notice of FHA or VA costs or terms as required by paragraph 3D(3) (C.A.R. Form FVA); (iii) Deliver a letter as required by paragraph 3J(1); (iv) Deliver verification as required by paragraph 3C or 3H or if Seller reasonably disapproves of the verification provided by paragraph 3C or 3H; (v) Return Statutory Disclosures as required by paragraph 12A; or (vi) Sign or initial a separate liquidated damages form for an increased deposit as required by paragraphs 3B and 27B; or (vii) Provide evidence of authority to sign in a representative capacity as specified in paragraph 19. In such event, Seller shall authorize the return of Buyer's deposit, except for fees incurred by Buyer.

- D. NOTICE TO BUYER OR SELLER TO PERFORM:** The NBP or NSP shall: (i) be in writing; (ii) be signed by the applicable Buyer or Seller; and (iii) give the other Party at least 2(or ____) Days After Delivery (or until the time specified in the applicable paragraph, whichever occurs last) to take the applicable action. A NBP or NSP may not be Delivered any earlier than **2 Days** Prior to the expiration of the applicable time for the other Party to remove a contingency or cancel this Agreement or meet an obligation specified in paragraph 19.

- E. EFFECT OF BUYER'S REMOVAL OF CONTINGENCIES:** If Buyer removes, in writing, any contingency or cancellation rights, unless otherwise specified in writing, Buyer shall conclusively be deemed to have: (i) completed all Buyer Investigations, and review of reports and other applicable information and disclosures pertaining to that contingency or cancellation right; (ii) elected to proceed with the transaction; and (iii) assumed all liability, responsibility and expense for Repairs or corrections pertaining to that contingency or cancellation right, or for the inability to obtain financing.

- F. CLOSE OF ESCROW:** Before Buyer or Seller may cancel this Agreement for failure of the other Party to close escrow pursuant to this Agreement, Buyer or Seller must first Deliver to the other Party a demand to close escrow (C.A.R. Form DCE). The DCE shall: (i) be signed by the applicable Buyer or Seller; and (ii) give the other Party at least **3 (or ____)** Days After Delivery to close escrow. A DCE may not be Delivered any earlier than **3 Days** Prior to the scheduled close of escrow.

- G. EFFECT OF CANCELLATION ON DEPOSITS:** If Buyer or Seller gives written notice of cancellation pursuant to rights duly exercised under the terms of this Agreement, the Parties agree to Sign mutual instructions to cancel the sale and escrow and release deposits, if any, to the party entitled to the funds, less fees and costs incurred by that party. Fees and costs may be payable to service providers and vendors for services and products provided during escrow. Except as specified below, **release of funds will require mutual Signed release instructions from the Parties, judicial decision or arbitration award.** If either Party fails to execute mutual instructions to cancel escrow, one Party may make a written demand to Escrow Holder for the deposit (C.A.R. Form BDRD or SDRD). Escrow Holder, upon receipt, shall promptly deliver notice of the demand to the other Party. If, within 10 Days After Escrow Holder's notice, the other Party does not object to the demand, Escrow Holder shall disburse the deposit to the Party making the demand. If Escrow Holder complies with the preceding process, each Party shall be deemed to have released Escrow Holder from any and all claims or liability related to the disbursement of the deposit. Escrow Holder, at its discretion, may nonetheless require mutual cancellation instructions. **A Party may be subject to a civil penalty of up to \$1,000 for refusal to sign cancellation instructions if no good faith dispute exists as to who is entitled to the deposited funds (Civil Code §1057.3).**

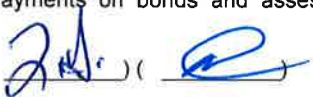
- 20. REPAIRS:** Repairs shall be completed prior to final verification of condition unless otherwise agreed in writing. Repairs to be performed at Seller's expense may be performed by Seller or through others, provided that the work complies with applicable Law, including governmental permit, inspection and approval requirements. Repairs shall be performed in a good, skillful manner with materials of quality and appearance comparable to existing materials. It is understood that exact restoration of appearance or cosmetic items following all Repairs may not be possible. Seller shall: (i) obtain invoices and paid receipts for Repairs performed by others; (ii) prepare a written statement indicating the Repairs performed by Seller and the date of such Repairs; and (iii) provide Copies of invoices and paid receipts and statements to Buyer prior to final verification of condition.

- 21. FINAL VERIFICATION OF CONDITION:** Buyer shall have the right to make a final verification of the Property within **5 (or ____)** Days Prior to Close Of Escrow, NOT AS A CONTINGENCY OF THE SALE, but solely to confirm: (i) the Property is maintained pursuant to paragraph 16; (ii) Repairs have been completed as agreed; and (iii) Seller has complied with Seller's other obligations under this Agreement (C.A.R. Form VP).

- 22. ENVIRONMENTAL HAZARD CONSULTATION:** Buyer and Seller acknowledge: (i) Federal, state, and local legislation impose liability upon existing and former owners and users of real property, in applicable situations, for certain legislatively defined, environmentally hazardous substances; (ii) Broker(s) has/have made no representation concerning the applicability of any such Law to this transaction or to Buyer or to Seller, except as otherwise indicated in this Agreement; (iii) Broker(s) has/have made no representation concerning the existence, testing, discovery, location and evaluation off/for, and risks posed by, environmentally hazardous substances, if any, located on or potentially affecting the Property; and (iv) Buyer and Seller are each advised to consult with technical and legal experts concerning the existence, testing, discovery, location and evaluation off/for, and risks posed by, environmentally hazardous substances, if any, located on or potentially affecting the Property.

- 23. PRORATIONS OF PROPERTY TAXES AND OTHER ITEMS:** Unless otherwise agreed in writing, the following items shall be PAID CURRENT and prorated between Buyer and Seller as of Close Of Escrow: real property taxes and assessments, interest, rents, HOA regular, special, and emergency dues and assessments imposed prior to Close Of Escrow, premiums on insurance assumed by Buyer, payments on bonds and assessments assumed by Buyer, and payments on Mello-Roos and other Special Assessment

Buyer's Initials (



Seller's Initials (



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District bonds and assessments that are now a lien. The following items shall be assumed by Buyer WITHOUT CREDIT toward the purchase price: prorated payments on Mello-Roos and other Special Assessment District bonds and assessments and HOA special assessments that are now a lien but not yet due. Property will be reassessed upon change of ownership. Any supplemental tax bills shall be paid as follows: (i) for periods after Close Of Escrow, by Buyer; and (ii) for periods prior to Close Of Escrow, by Seller (see C.A.R. Form SPT or SBSA for further information). TAX BILLS ISSUED AFTER CLOSE OF ESCROW SHALL BE HANDLED DIRECTLY BETWEEN BUYER AND SELLER. Prorations shall be made based on a 30-day month.

24. BROKERS:

A. COMPENSATION: Seller or Buyer, or both, as applicable, agrees to pay compensation to Broker as specified in a separate written agreement between Broker and that Seller or Buyer. Compensation is payable upon Close Of Escrow, or if escrow does not close, as otherwise specified in the agreement between Broker and that Seller or Buyer.

B. SCOPE OF DUTY: Buyer and Seller acknowledge and agree that Broker: (i) Does not decide what price Buyer should pay or Seller should accept; (ii) Does not guarantee the condition of the Property; (iii) Does not guarantee the performance, adequacy or completeness of inspections, services, products or repairs provided or made by Seller or others; (iv) Does not have an obligation to conduct an inspection of common areas or areas off the site of the Property; (v) Shall not be responsible for identifying defects on the Property, in common areas, or offsite unless such defects are visually observable by an inspection of reasonably accessible areas of the Property or are known to Broker; (vi) Shall not be responsible for inspecting public records or permits concerning the title or use of Property; (vii) Shall not be responsible for identifying the location of boundary lines or other items affecting title; (viii) Shall not be responsible for verifying square footage, representations of others or information contained in Investigation reports, Multiple Listing Service, advertisements, flyers or other promotional material; (ix) Shall not be responsible for determining the fair market value of the Property or any personal property included in the sale; (x) Shall not be responsible for providing legal or tax advice regarding any aspect of a transaction entered into by Buyer or Seller; and (xi) Shall not be responsible for providing other advice or information that exceeds the knowledge, education and experience required to perform real estate licensed activity. Buyer and Seller agree to seek legal, tax, insurance, title and other desired assistance from appropriate professionals.

25. REPRESENTATIVE CAPACITY: If one or more Parties is signing the Agreement in a representative capacity and not for him/herself as an individual then that Party shall so indicate in paragraph 37 or 38 and attach a Representative Capacity Signature Addendum (C.A.R. Form RCSD). Wherever the signature or initials of the representative identified in the RCSD appear on the Agreement or any related documents, it shall be deemed to be in a representative capacity for the entity described and not in an individual capacity, unless otherwise indicated. The Party acting in a representative capacity (i) represents that the entity for which that party is acting already exists and (ii) shall Deliver to the other Party and Escrow Holder, within **3 Days** After Acceptance, evidence of authority to act in that capacity (such as but not limited to: applicable portion of the trust or Certification Of Trust (Probate Code §18100.5), letters testamentary, court order, power of attorney, corporate resolution, or formation documents of the business entity).

26. JOINT ESCROW INSTRUCTIONS TO ESCROW HOLDER:

A. The following paragraphs, or applicable portions thereof, of this Agreement constitute the joint escrow instructions of Buyer and Seller to Escrow Holder, which Escrow Holder is to use along with any related counter offers and addenda, and any additional mutual instructions to close the escrow: paragraphs 1, 3, 4B, 5, 6, 7A, 8, 9, 12B, 18, 19G, 23, 24A, 25, 26, 32, 35, 36, 37, 38 and paragraph D of the section titled Real Estate Brokers on page 11. If a Copy of the separate compensation agreement(s) provided for in paragraph 24A, or paragraph D of the section titled Real Estate Brokers on page 10 is deposited with Escrow Holder by Broker, Escrow Holder shall accept such agreement(s) and pay out from Buyer's or Seller's funds, or both, as applicable, the Broker's compensation provided for in such agreement(s). The terms and conditions of this Agreement not set forth in the specified paragraphs are additional matters for the information of Escrow Holder, but about which Escrow Holder need not be concerned. Buyer and Seller will receive Escrow Holder's general provisions, if any, directly from Escrow Holder and will execute such provisions within the time specified in paragraph 9B(1)(c). To the extent the general provisions are inconsistent or conflict with this Agreement, the general provisions will control as to the duties and obligations of Escrow Holder only. Buyer and Seller will execute additional instructions, documents and forms provided by Escrow Holder that are reasonably necessary to close the escrow and, as directed by Escrow Holder, within **3 (or ___) Days, shall pay to Escrow Holder or HOA or HOA management company or others any fee required by paragraphs 9, 12 or elsewhere in this Agreement.**

B. A Copy of this Agreement including any counter offer(s) and addenda shall be delivered to Escrow Holder within 3 Days After Acceptance (or _____). Buyer and Seller authorize Escrow Holder to accept and rely on Copies and Signatures as defined in this Agreement as originals, to open escrow and for other purposes of escrow. The validity of this Agreement as between Buyer and Seller is not affected by whether or when Escrow Holder Signs this Agreement. Escrow Holder shall provide Seller's Statement of Information to Title company when received from Seller. If Seller delivers an affidavit to Escrow Holder to satisfy Seller's FIRPTA obligation under paragraph 12B, Escrow Holder shall deliver to Buyer a Qualified Substitute statement that complies with federal Law.

C. Brokers are a party to the escrow for the sole purpose of compensation pursuant to paragraph 24A and paragraph D of the section titled Real Estate Brokers on page 11. Buyer and Seller irrevocably assign to Brokers compensation specified in paragraph 24A, and irrevocably instruct Escrow Holder to disburse those funds to Brokers at Close Of Escrow or pursuant to any other mutually executed cancellation agreement. Compensation instructions can be amended or revoked only with the written consent of Brokers. Buyer and Seller shall release and hold harmless Escrow Holder from any liability resulting from Escrow Holder's payment to Broker(s) of compensation pursuant to this Agreement.

D. Upon receipt, Escrow Holder shall provide Seller and Seller's Broker verification of Buyer's deposit of funds pursuant to paragraph 3A and 3B. Once Escrow Holder becomes aware of any of the following, Escrow Holder shall immediately notify all Brokers: (i) if Buyer's initial or any additional deposit is not made pursuant to this Agreement, or is not good at time of deposit with Escrow Holder; or (ii) if Buyer and Seller instruct Escrow Holder to cancel escrow.

E. A Copy of any amendment that affects any paragraph of this Agreement for which Escrow Holder is responsible shall be delivered to Escrow Holder within 3 Days after mutual execution of the amendment.

Buyer's Initials ()

Seller's Initials (_____) (_____)



27. REMEDIES FOR BUYER'S BREACH OF CONTRACT:

- A. Any clause added by the Parties specifying a remedy (such as release or forfeiture of deposit or making a deposit non-refundable) for failure of Buyer to complete the purchase in violation of this Agreement shall be deemed invalid unless the clause independently satisfies the statutory liquidated damages requirements set forth in the Civil Code.
- B. **LIQUIDATED DAMAGES:** If Buyer fails to complete this purchase because of Buyer's default, Seller shall retain, as liquidated damages, the deposit actually paid. Buyer and Seller agree that this amount is a reasonable sum given that it is impractical or extremely difficult to establish the amount of damages that would actually be suffered by Seller in the event Buyer were to breach this Agreement. Release of funds will require mutual, Signed release instructions from both Buyer and Seller, judicial decision or arbitration award. **AT TIME OF ANY INCREASED DEPOSIT BUYER AND SELLER SHALL SIGN A SEPARATE LIQUIDATED DAMAGES PROVISION INCORPORATING THE INCREASED DEPOSIT AS LIQUIDATED DAMAGES (C.A.R. FORM RID).**

Buyer's Initials 2/1/18

Seller's Initials _____ / _____

28. DISPUTE RESOLUTION:

- A. **MEDIATION:** The Parties agree to mediate any dispute or claim arising between them out of this Agreement, or any resulting transaction, before resorting to arbitration or court action through the C.A.R. Consumer Mediation Center (www.consumermediation.org) or through any other mediation provider or service mutually agreed to by the Parties. The Parties also agree to mediate any disputes or claims with Broker(s), who, in writing, agree to such mediation prior to, or within a reasonable time after, the dispute or claim is presented to the Broker. Mediation fees, if any, shall be divided equally among the Parties involved. If, for any dispute or claim to which this paragraph applies, any Party (i) commences an action without first attempting to resolve the matter through mediation, or (ii) before commencement of an action, refuses to mediate after a request has been made, then that Party shall not be entitled to recover attorney fees, even if they would otherwise be available to that Party in any such action. THIS MEDIATION PROVISION APPLIES WHETHER OR NOT THE ARBITRATION PROVISION IS INITIALED. Exclusions from this mediation agreement are specified in paragraph 28C.

- B. **ARBITRATION OF DISPUTES:** The Parties agree that any dispute or claim in Law or equity arising between them out of this Agreement or any resulting transaction, which is not settled through mediation, shall be decided by neutral, binding arbitration. The Parties also agree to arbitrate any disputes or claims with Broker(s), who, in writing, agree to such arbitration prior to, or within a reasonable time after, the dispute or claim is presented to the Broker. The arbitrator shall be a retired judge or justice, or an attorney with at least 5 years of transactional real estate Law experience, unless the parties mutually agree to a different arbitrator. The Parties shall have the right to discovery in accordance with Code of Civil Procedure §1283.05. In all other respects, the arbitration shall be conducted in accordance with Title 9 of Part 3 of the Code of Civil Procedure. Judgment upon the award of the arbitrator(s) may be entered into any court having jurisdiction. Enforcement of this agreement to arbitrate shall be governed by the Federal Arbitration Act. Exclusions from this arbitration agreement are specified in paragraph 28C.

"NOTICE: BY INITIALING IN THE SPACE BELOW YOU ARE AGREEING TO HAVE ANY DISPUTE ARISING OUT OF THE MATTERS INCLUDED IN THE 'ARBITRATION OF DISPUTES' PROVISION DECIDED BY NEUTRAL ARBITRATION AS PROVIDED BY CALIFORNIA LAW AND YOU ARE GIVING UP ANY RIGHTS YOU MIGHT POSSESS TO HAVE THE DISPUTE LITIGATED IN A COURT OR JURY TRIAL. BY INITIALING IN THE SPACE BELOW YOU ARE GIVING UP YOUR JUDICIAL RIGHTS TO DISCOVERY AND APPEAL, UNLESS THOSE RIGHTS ARE SPECIFICALLY INCLUDED IN THE 'ARBITRATION OF DISPUTES' PROVISION. IF YOU REFUSE TO SUBMIT TO ARBITRATION AFTER AGREEING TO THIS PROVISION, YOU MAY BE COMPELLED TO ARBITRATE UNDER THE AUTHORITY OF THE CALIFORNIA CODE OF CIVIL PROCEDURE. YOUR AGREEMENT TO THIS ARBITRATION PROVISION IS VOLUNTARY."

"WE HAVE READ AND UNDERSTAND THE FOREGOING AND AGREE TO SUBMIT DISPUTES ARISING OUT OF THE MATTERS INCLUDED IN THE 'ARBITRATION OF DISPUTES' PROVISION TO NEUTRAL ARBITRATION."

Buyer's Initials 2/1/18

Seller's Initials _____ / _____

C. ADDITIONAL MEDIATION AND ARBITRATION TERMS:

- (1) **EXCLUSIONS:** The following matters are excluded from mediation and arbitration: (i) a judicial or non-judicial foreclosure or other action or proceeding to enforce a deed of trust, mortgage or installment land sale contract as defined in Civil Code §2985; (ii) an unlawful detainer action; and (iii) any matter that is within the jurisdiction of a probate, small claims or bankruptcy court.
- (2) **PRESERVATION OF ACTIONS:** The following shall not constitute a waiver nor violation of the mediation and arbitration provisions: (i) the filing of a court action to preserve a statute of limitations; (ii) the filing of a court action to enable the recording of a notice of pending action, for order of attachment, receivership, injunction, or other provisional remedies; or (iii) the filing of a mechanic's lien.
- (3) **BROKERS:** Brokers shall not be obligated nor compelled to mediate or arbitrate unless they agree to do so in writing. Any Broker(s) participating in mediation or arbitration shall not be deemed a party to the Agreement.

29. **SELECTION OF SERVICE PROVIDERS:** Brokers do not guarantee the performance of any vendors, service or product providers ("Providers"), whether referred by Broker or selected by Buyer, Seller or other person. Buyer and Seller may select ANY Providers of their own choosing.

30. **MULTIPLE LISTING SERVICE ("MLS"):** Brokers are authorized to report to the MLS a pending sale and, upon Close Of Escrow, the sales price and other terms of this transaction shall be provided to the MLS to be published and disseminated to persons and entities authorized to use the information on terms approved by the MLS.

Buyer's Initials (2/1/18) (2/1/18)

Seller's Initials (_____) (_____)

VLPA REVISED 12/15 (PAGE 9 OF 11)

VACANT LAND PURCHASE AGREEMENT (VLPA PAGE 9 OF 11)Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Randy



- 31. ATTORNEY FEES:** In any action, proceeding, or arbitration between Buyer and Seller arising out of this Agreement, the prevailing Buyer or Seller shall be entitled to reasonable attorneys fees and costs from the non-prevailing Buyer or Seller, except as provided in paragraph 28A.
- 32. ASSIGNMENT:** Buyer shall not assign all or any part of Buyer's interest in this Agreement without first having obtained the written consent of Seller. Such consent shall not be unreasonably withheld unless otherwise agreed in writing. Any total or partial assignment shall not relieve Buyer of Buyer's obligations pursuant to this Agreement unless otherwise agreed in writing by Seller (C.A.R. Form AOAA).
- 33. EQUAL HOUSING OPPORTUNITY:** The Property is sold in compliance with federal, state and local anti-discrimination Laws.
- 34. TERMS AND CONDITIONS OF OFFER:** This is an offer to purchase the Property on the above terms and conditions. The liquidated damages paragraph or the arbitration of disputes paragraph is incorporated in this Agreement if initialed by all Parties or if incorporated by mutual agreement in a counteroffer or addendum. If at least one but not all Parties initial, a counter offer is required until agreement is reached. Seller has the right to continue to offer the Property for sale and to accept any other offer at any time prior to notification of Acceptance. Buyer has read and acknowledges receipt of a Copy of the offer and agrees to the confirmation of agency relationships. If this offer is accepted and Buyer subsequently defaults, Buyer may be responsible for payment of Brokers' compensation. This Agreement and any supplement, addendum or modification, including any Copy, may be Signed in two or more counterparts, all of which shall constitute one and the same writing.
- 35. TIME OF ESSENCE; ENTIRE CONTRACT; CHANGES:** Time is of the essence. All understandings between the Parties are incorporated in this Agreement. Its terms are intended by the Parties as a final, complete and exclusive expression of their Agreement with respect to its subject matter, and may not be contradicted by evidence of any prior agreement or contemporaneous oral agreement. If any provision of this Agreement is held to be ineffective or invalid, the remaining provisions will nevertheless be given full force and effect. Except as otherwise specified, this Agreement shall be interpreted and disputes shall be resolved in accordance with the Laws of the State of California. **Neither this Agreement nor any provision in it may be extended, amended, modified, altered or changed, except in writing Signed by Buyer and Seller.**
- 36. DEFINITIONS:** As used in this Agreement:
- A. "Acceptance" means the time the offer or final counter offer is accepted in writing by a Party and is delivered to and personally received by the other Party or that Party's authorized agent in accordance with the terms of this offer or a final counter offer.
 - B. "Agreement" means this document and any counter offers and any incorporated addenda, collectively forming the binding agreement between the Parties. Addenda are incorporated only when Signed by all Parties.
 - C. "C.A.R. Form" means the most current version of the specific form referenced or another comparable form agreed to by the parties.
 - D. "Close Of Escrow" means the date the grant deed, or other evidence of transfer of title, is recorded.
 - E. "Copy" means copy by any means including photocopy, NCR, facsimile and electronic.
 - F. "Days" means calendar days. However, after Acceptance, the last Day for performance of any act required by this Agreement (including Close Of Escrow) shall not include any Saturday, Sunday, or legal holiday and shall instead be the next Day.
 - G. "Days After" means the specified number of calendar days after the occurrence of the event specified, not counting the calendar date on which the specified event occurs, and ending at 11:59 PM on the final day.
 - H. "Days Prior" means the specified number of calendar days before the occurrence of the event specified, not counting the calendar date on which the specified event is scheduled to occur.
 - I. "Deliver", "Delivered" or "Delivery", unless otherwise specified in writing, means and shall be effective upon: personal receipt by Buyer or Seller or the individual Real Estate Licensee for that principal as specified in the section titled Real Estate Brokers on page 11, regardless of the method used (i.e., messenger, mail, email, fax, other).
 - J. "Electronic Copy" or "Electronic Signature" means, as applicable, an electronic copy or signature complying with California Law. Buyer and Seller agree that electronic means will not be used by either Party to modify or alter the content or integrity of this Agreement without the knowledge and consent of the other Party.
 - K. "Law" means any law, code, statute, ordinance, regulation, rule or order, which is adopted by a controlling city, county, state or federal legislative, judicial or executive body or agency.
 - L. "Repairs" means any repairs (including pest control), alterations, replacements, modifications or retrofitting of the Property provided for under this Agreement.
 - M. "Signed" means either a handwritten or electronic signature on an original document, Copy or any counterpart.
- 37. EXPIRATION OF OFFER:** This offer shall be deemed revoked and the deposit, if any, shall be returned to Buyer unless the offer is Signed by Seller and a Copy of the Signed offer is personally received by Buyer, or by Amy Groefsema, who is authorized to receive it, by 5:00 PM on the third Day after this offer is signed by Buyer (or by 5:00 ☐ AM/ ☒ PM, on February 28, 2018 (date)).

☒ One or more Buyers is signing the Agreement in a representative capacity and not for him/herself as an individual. See attached Representative Capacity Signature Disclosure (C.A.R. Form RCSD-B) for additional terms.

Date 3/13/18 BUYER Tessendero Kerley, Inc.
 (Print name) Tessendero Kerley, Inc.
 Date 3/13/18 BUYER [Signature]
 (Print name) _____

☐ Additional Signature Addendum attached (C.A.R. Form ASA).

Buyer's Initials (TK) (@)

Seller's Initials (_____) (_____)



38. ACCEPTANCE OF OFFER: Seller warrants that Seller is the owner of the Property, or has the authority to execute this Agreement. Seller accepts the above offer and agrees to sell the Property on the above terms and conditions, and agrees to the above confirmation of agency relationships. Seller has read and acknowledges receipt of a Copy of this Agreement, and authorizes Broker to Deliver a Signed Copy to Buyer.

☐ (If checked) SELLER'S ACCEPTANCE IS SUBJECT TO ATTACHED COUNTER OFFER (C.A.R. Form SCO or SMCO) DATED: _____

☐ One or more Sellers is signing the Agreement in a representative capacity and not for him/herself as an individual. See attached Representative Capacity Signature Disclosure (C.A.R. Form RCSD-S) for additional terms.

Date _____ SELLER _____

(Print name) **City Of Hanford**

Date _____ SELLER _____

(Print name) _____

☐ Additional Signature Addendum attached (C.A.R. Form ASA).

(_____/_____) (Do not initial if making a counter offer.) **CONFIRMATION OF ACCEPTANCE:** A Copy of Signed Acceptance was personally received by Buyer or Buyer's authorized agent on (date) _____ at _____

(Initials)

☐ AM/ ☐ PM. A binding Agreement is created when a Copy of Signed Acceptance is personally received by Buyer or Buyer's authorized agent whether or not confirmed in this document. Completion of this confirmation is not legally required in order to create a binding Agreement; it is solely intended to evidence the date that Confirmation of Acceptance has occurred.

REAL ESTATE BROKERS:

A. Real Estate Brokers are not parties to the Agreement between Buyer and Seller.

B. Agency relationships are confirmed as stated in paragraph 2.

C. If specified in paragraph 3A(2), Agent who submitted the offer for Buyer acknowledges receipt of deposit.

D. COOPERATING BROKER COMPENSATION: Listing Broker agrees to pay Cooperating Broker (**Selling Firm**) and Cooperating Broker agrees to accept, out of Listing Broker's proceeds in escrow, the amount specified in the MLS, provided Cooperating Broker is a Participant of the MLS in which the Property is offered for sale or a reciprocal MLS. If Listing Broker and Cooperating Broker are not both Participants of the MLS, or a reciprocal MLS, in which the Property is offered for sale, then compensation must be specified in a separate written agreement (C.A.R. Form CBC). Declaration of License and Tax (C.A.R. Form DLT) may be used to document that tax reporting will be required or that an exemption exists.

Real Estate Broker (Selling Firm) **AG Realty** CalBRE Lic. # **01728283**

By *[Signature]* **Amy Groefsema** CalBRE Lic. # **01728283** Date _____

By _____ CalBRE Lic. # _____ Date _____

Address **9247 21 1/2 Avenue** City **Lemoore** State **CA** Zip **93245**

Telephone **(559)381-0595** Fax _____ E-mail **amy.groefsema@gmail.com**

Real Estate Broker (Listing Firm) _____ CalBRE Lic. # _____

By _____ CalBRE Lic. # _____ Date _____

By _____ CalBRE Lic. # _____ Date _____

Address _____ City _____ State _____ Zip _____

Telephone _____ Fax _____ E-mail _____

ESCROW HOLDER ACKNOWLEDGMENT:

Escrow Holder acknowledges receipt of a Copy of this Agreement, (if checked, ☐ a deposit in the amount of \$ _____), counter offer numbers _____ ☐ Seller's Statement of Information and _____

_____, and agrees to act as Escrow Holder subject to paragraph 26 of this Agreement, any supplemental escrow instructions and the terms of Escrow Holder's general provisions.

Escrow Holder is advised that the date of Confirmation of Acceptance of the Agreement as between Buyer and Seller is _____

Escrow Holder _____ Escrow # _____

By _____ Date _____

Address _____

Phone/Fax/E-mail _____

Escrow Holder has the following license number # _____

☐ Department of Business Oversight, ☐ Department of Insurance, ☐ Bureau of Real Estate.

PRESENTATION OF OFFER: (_____) Listing Broker presented this offer to Seller on _____ (date).

Broker or Designee Initials

REJECTION OF OFFER: (_____) (_____) No counter offer is being made. This offer was rejected by Seller on _____ (date).

Seller's Initials

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REAL ESTATE BUSINESS SERVICES, INC.
a subsidiary of the CALIFORNIA ASSOCIATION OF REALTORS®
525 South Virgil Avenue, Los Angeles, California 90020
VLPA REVISED 12/15 (PAGE 11 OF 11)

Buyer's Acknowledge that page 11 is part of this Agreement (_____) (_____)

Reviewed by
Broker or Designee _____



VACANT LAND PURCHASE AGREEMENT (VLPA PAGE 11 OF 11)

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Randy

Packet Pg. 374

Attachment: 2018.03.13 TKI Updated Purchase Offer - TKI Executed (TKI Purchase and Sale Agreement)



Property Address: **Apn #018242077000, Hanford, 93230**

("Property").

1. IMPORTANCE OF PROPERTY INVESTIGATION: The physical condition of the land and improvements being purchased is not guaranteed by either Seller or Brokers. You have an affirmative duty to exercise reasonable care to protect yourself, including discovery of the legal, practical and technical implications of disclosed facts, and the investigation and verification of information and facts that you know or that are within your diligent attention and observation. A general physical inspection typically does not cover all aspects of the Property nor items affecting the Property that are not physically located on the Property. If the professionals recommend further investigations, including a recommendation by a pest control operator to inspect inaccessible areas of the Property, you should contact qualified experts to conduct such additional investigations.

2. BROKER OBLIGATIONS: Brokers do not have expertise in all areas and therefore cannot advise you on many items, such as those listed below. If Broker gives you referrals to professionals, Broker does not guarantee their performance.

3. YOU ARE STRONGLY ADVISED TO INVESTIGATE THE CONDITION AND SUITABILITY OF ALL ASPECTS OF THE PROPERTY, INCLUDING BUT NOT LIMITED TO THE FOLLOWING. IF YOU DO NOT DO SO, YOU ARE ACTING AGAINST THE ADVICE OF BROKERS.

- A. GENERAL CONDITION OF THE PROPERTY, ITS SYSTEMS AND COMPONENTS:** Foundation, roof (condition, age, leaks, useful life), plumbing, heating, air conditioning, electrical, mechanical, security, pool/spa (cracks, leaks, operation), other structural and nonstructural systems and components, fixtures, built-in appliances, any personal property included in the sale, and energy efficiency of the Property.
- B. SQUARE FOOTAGE, AGE, BOUNDARIES:** Square footage, room dimensions, lot size, age of improvements and boundaries. Any numerical statements regarding these items are APPROXIMATIONS ONLY and have not been verified by Seller and cannot be verified by Brokers. Fences, hedges, walls, retaining walls and other barriers or markers do not necessarily identify true Property boundaries.
- C. WOOD DESTROYING PESTS:** Presence of, or conditions likely to lead to the presence of wood destroying pests and organisms.
- D. SOIL STABILITY:** Existence of fill or compacted soil, expansive or contracting soil, susceptibility to slippage, settling or movement, and the adequacy of drainage.
- E. WATER AND UTILITIES; WELL SYSTEMS AND COMPONENTS; WASTE DISPOSAL:** Water and utility availability, use restrictions and costs. Water quality, adequacy, condition, and performance of well systems and components. The type, size, adequacy, capacity and condition of sewer and septic systems and components, connection to sewer, and applicable fees.
- F. ENVIRONMENTAL HAZARDS:** Potential environmental hazards, including, but not limited to, asbestos, lead-based paint and other lead contamination, radon, methane, other gases, fuel oil or chemical storage tanks, contaminated soil or water, hazardous waste, waste disposal sites, electromagnetic fields, nuclear sources, and other substances, materials, products, or conditions (including mold (airborne, toxic or otherwise), fungus or similar contaminants).
- G. EARTHQUAKES AND FLOODING:** Susceptibility of the Property to earthquake/seismic hazards and propensity of the Property to flood.
- H. FIRE, HAZARD AND OTHER INSURANCE:** The availability and cost of necessary or desired insurance may vary. The location of the Property in a seismic, flood or fire hazard zone, and other conditions, such as the age of the Property and the claims history of the Property and Buyer, may affect the availability and need for certain types of insurance. Buyer should explore insurance options early as this information may affect other decisions, including the removal of loan and inspection contingencies.
- I. BUILDING PERMITS, ZONING AND GOVERNMENTAL REQUIREMENTS:** Permits, inspections, certificates, zoning, other governmental limitations, restrictions, and requirements affecting the current or future use of the Property, its development or size.
- J. RENTAL PROPERTY RESTRICTIONS:** Some cities and counties impose restrictions that limit the amount of rent that can be charged, the maximum number of occupants, and the right of a landlord to terminate a tenancy. Deadbolt or other locks and security systems for doors and windows, including window bars, should be examined to determine whether they satisfy legal requirements.
- K. SECURITY AND SAFETY:** State and local Law may require the installation of barriers, access alarms, self-latching mechanisms and/or other measures to decrease the risk to children and other persons of existing swimming pools and hot tubs, as well as various fire safety and other measures concerning other features of the Property.
- L. NEIGHBORHOOD, AREA, SUBDIVISION CONDITIONS; PERSONAL FACTORS:** Neighborhood or area conditions, including schools, law enforcement, crime statistics, registered felons or offenders, fire protection, other government services, availability, adequacy and cost of internet connections or other technology services and installations, commercial, industrial or agricultural activities, existing and proposed transportation, construction and development that may affect noise, view, or traffic, airport noise, noise or odor from any source, wild and domestic animals, other nuisances, hazards, or circumstances, protected species, wetland properties, botanical diseases, historic or other governmentally protected sites or improvements, cemeteries, facilities and condition of common areas of common interest subdivisions, and possible lack of compliance with any governing documents or Homeowners' Association requirements, conditions and influences of significance to certain cultures and/or religions, and personal needs, requirements and preferences of Buyer.

By signing below, Buyers acknowledge that they have read, understand, accept and have received a Copy of this Advisory. Buyers are encouraged to read it carefully.

Buyer

Tessenderlo Kerley, Inc.

Buyer

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Reviewed by _____ Date _____



BIA REVISED 11/14 (PAGE 1 OF 1)

BUYER'S INSPECTION ADVISORY (BIA PAGE 1 OF 1)



POSSIBLE REPRESENTATION OF MORE THAN ONE BUYER OR SELLER - DISCLOSURE AND CONSENT

(C.A.R. Form PRBS, 11/14)

16.C.b

A real estate broker (Broker), whether a corporation, partnership or sole proprietorship, may represent more than one buyer or seller. This multiple representation can occur through an individual licensed as a broker or salesperson or through different individual broker's or salespersons (associate licensees) acting under the Broker's license. The associate licensees may be working out of the same or different office locations.

Multiple Buyers: Broker (individually or through its associate licensees) may be working with many prospective buyers at the same time. These prospective buyers may have an interest in, and make offers on, the same properties. Some of these properties may be listed with Broker and some may not. Broker will not limit or restrict any particular buyer from making an offer on any particular property whether or not Broker represents other buyers interested in the same property.

Multiple Sellers: Broker (individually or through its associate licensees) may have listings on many properties at the same time. As a result, Broker will attempt to find buyers for each of those listed properties. Some listed properties may appeal to the same prospective buyers. Some properties may attract more prospective buyers than others. Some of these prospective buyers may be represented by Broker and some may not. Broker will market all listed properties to all prospective buyers whether or not Broker has another or other listed properties that may appeal to the same prospective buyers.

Dual Agency: If Seller is represented by Broker, Seller acknowledges that broker may represent prospective buyers of Seller's property and consents to Broker acting as a dual agent for both seller and buyer in that transaction. If Buyer is represented by Broker, buyer acknowledges that Broker may represent sellers of property that Buyer is interested in acquiring and consents to Broker acting as a dual agent for both buyer and seller with regard to that property.

In the event of dual agency, seller and buyer agree that: **(a)** Broker, without the prior written consent of the Buyer, will not disclose to seller that the Buyer is willing to pay a price greater than the offered price; **(b)** Broker, without the prior written consent of the seller, will not disclose to the buyer that seller is willing to sell property at a price less than the listing price; and **(c)** other than as set forth in (a) and (b) above, a dual agent is obligated to disclose known facts materially affecting the value or desirability of the property to both parties.

Offers not necessarily confidential: Buyer is advised that seller or listing agent may disclose the existence, terms, or conditions of buyer's offer unless all parties and their agent have signed a written confidentiality agreement. Whether any such information is actually disclosed depends on many factors, such as current market conditions, the prevailing practice in the real estate community, the listing agent's marketing strategy and the instructions of the seller.

Buyer and seller understand that Broker may represent more than one buyer or more than one seller and even both buyer and seller on the same transaction and consents to such relationships.

Seller and/or Buyer acknowledges reading and understanding this Possible Representation of More Than One Buyer or Seller - Disclosure and Consent and agrees to the agency possibilities disclosed.

Seller _____ City Of Hanford Date _____
 Seller _____ Date _____
 Buyer [Signature] Tessengerlo Kerley, Inc. Date 3/13/18
 Buyer [Signature] Date 3/13/18
 Real Estate Broker (Firm) _____ CalBRE Lic # _____ Date _____
 By _____ CalBRE Lic # _____ Date _____
 Real Estate Broker (Firm) AG Realty CalBRE Lic # 01728283 Date _____
 By [Signature] CalBRE Lic # 01728283 Date _____
Amy Groefsema

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 525 South Virgil Avenue, Los Angeles, California 90020

Reviewed by _____ Date _____



PRBS 11/14 (PAGE 1 OF 1)

POSSIBLE REPRESENTATION OF MORE THAN ONE BUYER OR SELLER (PRBS PAGE 1 OF 1)

AG Realty, 9247 21 1/2 Avenue Lemoore CA 93245
 Amy Groefsema

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Phone: 559-381-0595 Fax: _____

Randy



ADDENDUM

(C.A.R. Form ADM, Revised 12/15)

No. 1

The following terms and conditions are hereby incorporated in and made a part of the: ☐ Purchase Agreement, ☐ Residential Lease or Month-to-Month Rental Agreement, ☐ Transfer Disclosure Statement (Note: An amendment to the TDS may give the Buyer a right to rescind), ☒ Other VLPA

dated March 13, 2018, on property known as Apn #018242077000
Hanford, 93230

in which Tessenderlo Kerley, Inc. is referred to as ("Buyer/Tenant")
and City Of Hanford is referred to as ("Seller/Landlord").

Except as expressly set forth in this Agreement, from and after the Closing, Buyer will indemnify, defend, and will hold Seller harmless and hereby waives, releases, remises, acquits and forever discharges Seller, 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 Seller 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, 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."

Buyer and Seller each represents and warrants to the other that it will pay the commission of its real estate broker, salesperson, agent or finder, if any, that arises 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 defend, indemnify and hold the other party and the Property harmless from and against such claim and all loss and costs.

The foregoing terms and conditions are hereby agreed to, and the undersigned acknowledge receipt of a copy of this document.

Date 3/13/18

Date _____

Buyer/Tenant Tessenderlo Kerley, Inc.

Seller/Landlord City Of Hanford

Buyer/Tenant _____

Seller/Landlord _____

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ADM REVISED 12/15 (PAGE 1 OF 1)

ADDENDUM (ADM PAGE 1 OF 1)



CALIFORNIA
ASSOCIATION
OF REALTORS®

REPRESENTATIVE CAPACITY SIGNATURE DISCLOSURE (FOR BUYER REPRESENTATIVES)

(C.A.R. Form RCSD-B, Revised 6/16)

16.C.b

This form is not an assignment. It should not be used to add new parties after a contract has been formed. The purpose of this form is to identify who the principal is in the transaction and who has authority to sign documents on behalf of the principal

This is a disclosure to the ☐ Purchase Agreement, ☐ Buyer Representation Agreement, ☒ Other VLPA, dated 03/13/2018 ("Agreement"), for the property known as Apn #018242077000 ("Property"), between City of Hanford ("Seller", ☐ "Buyer Broker"), and Tessenderlo Kerley, Inc. ("Buyer")

If a trust, identify Buyer as the trustee(s) of the trust or by simplified trust name (e.g. John Doe, co-trustee, Jane Doe, co-trustee or Doe Revocable Family Trust 3.) Full name of trust should be identified in 1A below. If power of attorney, insert principal's name as Buyer.

1. ☐ A. **TRUST:** (1) Assets used to acquire/lease the Property are held in trust pursuant to a trust document titled _____ dated _____.
- ☒ B. **ENTITY:** Buyer is a ☒ Corporation, ☐ Limited Liability Company, ☐ Partnership ☐ Other: _____ which has authorized the officer(s), managing member(s), partner(s) or person(s) signing below to act on its behalf. An authorizing resolution of the applicable body of the entity described above ☐ is ☒ is not attached.
- ☐ C. **POWER OF ATTORNEY:** Buyer ("Principal") has authorized the person(s) signing below ("Attorney-In-Fact", "Power of Attorney" or "POA") to act on his/her behalf pursuant to a General Power of Attorney (☐ Specific Power of Attorney for the Property), dated _____. **This form is not a Power of Attorney. A Power of Attorney must have already been executed before this form is used.**

2. Buyer's Representative represents that the trust, entity or power of attorney for which that Party is acting already exists.

Buyer: _____
By Larry Tryon Date: 3/13/18
(Sign Name of Trustee, Officer, Managing Member, Partner, or Attorney-in-Fact)
(Print Representative Name) Larry Tryon, Chief of Operations Title: _____
By Randy McCaskill Date: 3/13/18
(Sign Name of Trustee, Officer, Managing Member, Partner, or Attorney-in-Fact)
(Print Representative Name) Randy McCaskill, General Counsel Title: _____

Acknowledgement of Receipt By Other Party:

(Buyer Broker) AG Realty
By AG Date: _____

(Seller) _____ Date: _____
(Print Seller Name) City Of Hanford
(Seller) _____ Date: _____
(Print Seller Name) _____

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RCSD-B REVISED 6/16 (PAGE 1 OF 1)

REPRESENTATIVE CAPACITY SIGNATURE DISCLOSURE (RCSD-B PAGE 1 OF 1)

AG Realty, 9247 21 1/2 Avenue Lemoore CA 93245
Amy Groefsema

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Phone: 559-381-0595 Fax: _____

Randy

- 1. COMPENSATION:** Notice: The amount or rate of real estate commissions is not fixed by law. They are set by each broker individually and may be negotiable between the Seller/Buyer/Landlord/Tenant/Optionor/Optionee ("Principal") and Broker.

Tessenderlo Kerley, Inc. ("Principal"),
agrees to pay to AG Realty ("Broker(s)"),
as compensation for services, irrespective of agency relationships, the sum of either ☒ 2.000% percent of the
transaction price, or ☐ _____ Dollars (\$ _____), for property situated in the City of
Hanford, County of Kings, California,
described as Apn #018242077000.

Compensation is payable if Principal accepts an offer on the above described property no later than 06/29/2018 (date)
as follows: (i) On recordation of the deed or other evidence of title or, if a lease, on execution of the lease, or if an option, on
execution of the option agreement; or (ii) If completion of the transaction is prevented by default of Principal, then upon such
default; or (iii) If completion of the transaction is prevented by a party to the transaction other than Principal, then only if and when
Principal collects damages by suit, settlement, or otherwise, and then in an amount equal to the lesser of one-half of the damages
recovered, or the above compensation, after first deducting title and escrow expenses and the expenses of collection, if any.
Broker may cooperate with other brokers, and divide with other brokers such compensation in any manner acceptable to Broker.
Principal hereby irrevocably assigns to Broker the above compensation from Principal's funds and proceeds in escrow.

BENEFITS OF USING THE MLS; IMPACT OF OPTING OUT OF THE MLS; PRESENTING ALL OFFERS

WHAT IS AN MLS? The MLS is a database of properties for sale that is available and disseminated to and accessible by all other real estate agents who are participants or subscribers to the MLS. Property information submitted to the MLS describes the price, terms and conditions under which the Seller's property is offered for sale (including but not limited to the listing broker's offer of compensation to other brokers). It is likely that a significant number of real estate practitioners in any given area are participants or subscribers to the MLS. The MLS may also be part of a reciprocal agreement to which other multiple listing services belong. Real estate agents belonging to other multiple listing services that have reciprocal agreements with the MLS also have access to the information submitted to the MLS. The MLS may further transmit the MLS database to Internet sites that post property listings online.

EXPOSURE TO BUYERS THROUGH MLS: Listing property with an MLS exposes a seller's property to all real estate agents and brokers (and their potential buyer clients) who are participants or subscribers to the MLS or a reciprocating MLS.

CLOSED/PRIVATE LISTING CLUBS OR GROUPS: Closed or private listing clubs or groups are not the same as the MLS. The MLS referred to above is accessible to all eligible real estate licensees and provides broad exposure for a listed property. Private or closed listing clubs or groups of licensees may have been formed outside the MLS. Private or closed listing clubs or groups are accessible to a more limited number of licensees and generally offer less exposure for listed property. Whether listing property through a closed, private network - and excluding it from the MLS - is advantageous or disadvantageous to a seller, and why, should be discussed with the agent taking the Seller's listing.

NOT LISTING PROPERTY IN A LOCAL MLS: If the Property is listed in an MLS which does not cover the geographic area where the Property is located then real estate agents and brokers working that territory, and Buyers they represent looking for property in the neighborhood, may not be aware the Property is for sale.

OPTING OUT OF MLS: If Seller elects to exclude the Property from the MLS, Seller understands and acknowledges that: (a) real estate agents and brokers from other real estate offices, and their buyer clients, who have access to that MLS may not be aware that Seller's Property is offered for sale; (b) Information about Seller's Property will not be transmitted to various real estate Internet sites that are used by the public to search for property listings; (c) real estate agents, brokers and members of the public may be unaware of the terms and conditions under which Seller is marketing the Property.

REDUCTION IN EXPOSURE: Any reduction in exposure of the Property may lower the number of offers and negatively impact the sales price.

PRESENTING ALL OFFERS: Seller understands that Broker must present all offers received for Seller's Property unless Seller gives Broker written instructions to the contrary.

Principal's Initials (24) (a)

Broker's/Agent Initials (AG) ()

2. **ATTORNEY FEES:** In any action, proceeding, or arbitration between Principal and Broker(s) arising out of this Agreement, the prevailing party shall be entitled to reasonable attorney fees and costs except as provided in paragraph 3A.

3. **DISPUTE RESOLUTION:**

A. **MEDIATION:** Principal and Broker agree to mediate any dispute or claim arising between them out of this Agreement, or any resulting transaction, before resorting to arbitration or court action. Mediation fees, if any, shall be divided equally among the parties involved. If, for any dispute or claim to which this paragraph applies, any party (i) commences an action without first attempting to resolve the matter through mediation, or (ii) before commencement of an action, refuses to mediate after a request has been made, then that party shall not be entitled to recover attorney fees, even if they would otherwise be available to that party in any such action. THIS MEDIATION PROVISION APPLIES WHETHER OR NOT THE ARBITRATION PROVISION IS INITIALED. Exclusions from this mediation agreement are specified in paragraph 3C.

B. **ARBITRATION OF DISPUTES:**

Principal and Broker agree that any dispute or claim in Law or equity arising between them out of this Agreement or any resulting transaction, which is not settled through mediation, shall be decided by neutral, binding arbitration. The arbitrator shall be a retired judge or justice, or an attorney with at least 5 years of residential real estate Law experience, unless the parties mutually agree to a different arbitrator. The parties shall have the right to discovery in accordance with Code of Civil Procedure §1283.05. In all other respects, the arbitration shall be conducted in accordance with Title 9 of Part 3 of the Code of Civil Procedure. Judgment upon the award of the arbitrator(s) may be entered into any court having jurisdiction. Enforcement of this agreement to arbitrate shall be governed by the Federal Arbitration Act. Exclusions from this arbitration agreement are specified in paragraph 3C.

"NOTICE: BY INITIALING IN THE SPACE BELOW YOU ARE AGREEING TO HAVE ANY DISPUTE ARISING OUT OF THE MATTERS INCLUDED IN THE 'ARBITRATION OF DISPUTES' PROVISION DECIDED BY NEUTRAL ARBITRATION AS PROVIDED BY CALIFORNIA LAW AND YOU ARE GIVING UP ANY RIGHTS YOU MIGHT POSSESS TO HAVE THE DISPUTE LITIGATED IN A COURT OR JURY TRIAL. BY INITIALING IN THE SPACE BELOW YOU ARE GIVING UP YOUR JUDICIAL RIGHTS TO DISCOVERY AND APPEAL, UNLESS THOSE RIGHTS ARE SPECIFICALLY INCLUDED IN THE 'ARBITRATION OF DISPUTES' PROVISION. IF YOU REFUSE TO SUBMIT TO ARBITRATION AFTER AGREEING TO THIS PROVISION, YOU MAY BE COMPELLED TO ARBITRATE UNDER THE AUTHORITY OF THE CALIFORNIA CODE OF CIVIL PROCEDURE. YOUR AGREEMENT TO THIS ARBITRATION PROVISION IS VOLUNTARY."

"WE HAVE READ AND UNDERSTAND THE FOREGOING AND AGREE TO SUBMIT DISPUTES ARISING OUT OF THE MATTERS INCLUDED IN THE 'ARBITRATION OF DISPUTES' PROVISION TO NEUTRAL ARBITRATION."

Principal's Initials 241 / Q Broker's Initials _____ / _____

C. **ADDITIONAL MEDIATION AND ARBITRATION TERMS:**

- (1) **EXCLUSIONS:** The following matters are excluded from mediation and arbitration: (i) a judicial or non-judicial foreclosure or other action or proceeding to enforce a deed of trust, mortgage or installment land sale contract as defined in Civil Code §2985; (ii) an unlawful detainer action; and (iii) any matter that is within the jurisdiction of a probate, small claims or bankruptcy court.
- (2) **PRESERVATION OF ACTIONS:** The following shall not constitute a waiver nor violation of the mediation and arbitration provisions: (i) the filing of a court action to preserve a statute of limitations; (ii) the filing of a court action to enable the recording of a notice of pending action, for order of attachment, receivership, injunction, or other provisional remedies; or (iii) the filing of a mechanic's lien.

4. **OTHER TERMS AND CONDITIONS:**

Principal has read and acknowledges receipt of a copy of this Agreement.

Principal Tessenderlo Kerley, Inc.
(Print name)

Address _____

Date _____ Phone/Fax/Email _____

Real Estate Broker agrees to the foregoing:

Broker AG Realty
BRE Lic. # 01728283

Principal Randy
(Print name)

Address _____

Date _____ Phone/Fax/Email _____

By Randy Date 3/13/18

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Reviewed by _____ Date _____



APPRAISAL REPORT

TWO VACANT INDUSTRIAL LAND SITES
11TH AVENUE & ENERGY STREET
HANFORD, CALIFORNIA 93230

AS OF JANUARY 23, 2018



Attachment: 2018.01.31 Hanford Industrial Land Appraisal (TKI Purchase and Sale Agreement)

Simon & Hower, Inc.

Timothy J. Simon, MAI
Jacob I. Hower, MAI
Jeremy J. Hansen

January 31, 2018

Ty N. Mizote, Esquire
GRISWOLD, LaSALLE, COBB,
DOWD & GIN, L.L.P.
111 E. Seventh St.
Hanford, CA 93230

RE: Two Vacant Industrial Land Sites
11th Avenue & Energy Street
Hanford, CA

Dear Mr. Mizote:

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 user explicitly identified in the attached report. Unauthorized users do so at their own risk. The appraisal is communicated in the attached 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, 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 final value opinions for the subject property as of January 23, 2018:

Attachment: 2018.01.31 Hanford Industrial Land Appraisal (TKI Purchase and Sale Agreement)

Market Value As Is, APN 018-242-067, 9.81 Acres =	\$735,000
Market Value As Is, APN 018-242-077, 16.43 Acres =	\$1,070,000



Jacob I. Hower, MAI
Certified General Real Estate Appraiser
California License 3002762 (Expires 11/14/18)

CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Our firm has provided appraisals of the subject property in 2015 and 2016.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, I Jacob Hower have completed the continuing education program for Designated Members of the Appraisal Institute.



Jacob I. Hower, MAI
 Certified General Real Estate Appraiser
 California License 3002762 (Expires 11/14/18)

BASIC ASSUMPTIONS & 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.
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 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 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 & Hower, Inc., 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.
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 & Hower, 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.

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SCOPE OF WORK

INTRODUCTION

The subject of this appraisal consists of two parcels of vacant land in the southern portion of the city of Hanford. Both parcels are zoned for heavy industrial uses and are suitable for development. The client has requested this appraisal to evaluate the subject properties for internal planning purposes.

The Uniform Standards of Professional Appraisal Practice (USPAP) defines scope of work as *"the type and extent of research and analysis in an assignment"*. Scope of work includes, but is not limited to:

the extent to which the property is identified;
the extent to which tangible property is observed;
the type and extent of data researched; and
the type and extent of analyses applied to arrive at opinions or conclusions.

ASSIGNMENT ELEMENTS

- | | |
|--|--|
| 1. The Client | City of Hanford |
| 2. Other intended users | Ty N. Mizote, Esquire
GRISWOLD, LaSALLE, COBB, DOWD & GIN LLP |
| 3. Intended use of report | To aid in a potential sale |
| 4. Standard / definition of value used to form value opinion | Market Value |
| 5. Key dates | |
| Effective value date
(<i>point in time value applies</i>) | January 23, 2018 |
| Report preparation date
(<i>date report was prepared</i>) | January 31, 2018 |
| Date property appraised was observed by the appraiser | January 23, 2018 |
| 6. Assignment conditions | |
| Extraordinary assumptions | None |
| Hypothetical conditions | None |

RELEVANT CHARACTERISTICS

Physical

Existing property use	Vacant industrial land
Sources of information about the property appraised included	Public records; personal observation; interview with the City's attorney.

Legal

Category of property appraised	Real property
Estate appraised	Fee simple
Legal issues considered	No atypical legal issues
Environmental concerns	No known environmental concerns

Economic

Effect of a lease on value	Not applicable
Cost Information	Not applicable

EXTENT OF SERVICES PROVIDED

Number of final value opinions developed	One
Value opinion reflects the worth of the property appraised	As is
Extent of report preparation	Narrative
Report preparation complies with requirements set forth in USPAP standard rule	2-2(A) Appraisal Report
Other reporting requirements	Report complies with USPAP
Data sources	Local MLS; Costar; Loopnet; Real Quest, real estate brokers; other appraisers; market participants
Extent of subject observation by one or more appraisers signing report	Land viewing

APPRAISAL DEVELOPMENT

Appraisal development is the extent of research and analyses that produce one or more credible opinions of value for one or more specifically identified intended users and an explicitly stated intended use. In this context, credible is defined as "worthy of belief". Depending upon the intended use, intended users, and agreements between the appraiser and the client, the appraisal development process may include several, but not necessarily all the following tasks.

- observation of the property appraised
- research for appropriate market data
- data verification
- consideration of influential market area, physical, economic, and governmental factors
- determination of the subject's highest and best use, if appropriate
- development of one or more applicable approaches to value
- reconciliation of value indications
- preparation of this report

In most cases, the core valuation process begins with a highest and best use analysis. This is essential because it establishes a framework for the proper selection of comparables. Cited comparables should have the same highest and best as the property appraised.

According to USPAP, all approaches that are applicable to the interest being appraised and necessary to produce credible results must be developed. Applicable and necessary approaches were selected for development after consideration of available market data, intended use, and intended user. An approach considered not applicable was omitted because this methodology is not appropriate for the property interest being appraised, or sufficient data to properly develop the approach was not available. The type of highest and best use and the relevance of each major approach are listed below.

Highest and Best Use	Applicable and included in report
Cost Approach	Not applicable
Sales Comparison	Applicable and included in report
Income Approach	Not applicable

REPORT RELIANCE & USE RESTRICTIONS

No liability is assumed, expressed, or implied by Simon & Hower, 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.

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."*

DEFINITIONS OF APPRAISED ESTATES

Fee Simple Estate: Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental police powers of taxation, eminent domain, police power, and escheat. (The Dictionary of Real Estate Appraisal, Sixth Edition, 2015.)

MARKET ANALYSIS

CITY OF HANFORD DATA



Located in the northeast portion of the county, the city of Hanford is the county seat for Kings County. The city is generally bounded by State Route 43 to the east, Flint Avenue to the north, 13th Avenue to the west and Houston Avenue to the south.



The city of Hanford has experienced a steady growth rate over the past 20 years. Between 2010 and 2015 there was a period where population had decreased and rebounded due to an unfavorable economy and lack of employment. Taking into consideration likely employment and Naval Base population increases the following growth trends were estimated. Census data and city of Hanford were consulted to derive the estimate.

The State of California prisons in Corcoran, Coalinga and Avenal have had a strong impact on the population trends in Hanford. Hanford has attracted a large percentage of this workforce. Most of the workforce is commuters who choose to live outside the prison cities. All three are within one hour of Hanford. The same

Census Population & Appraiser Forecast			
Year	Population	5-Yr %Δ	Annual %Δ
1995	35,047	19.71%	3.94%
2000	41,955	12.22%	2.44%
2005	47,082	14.98%	3.00%
2010	54,137	1.01%	0.20%
2013	54,686	2.40%	0.48%
2015 *	56,000	14.29%	2.86%
2020 *	64,000		
* Appraiser Estimates			

can be said for the Lemoore Naval Air Station, which is 15 miles west. Hanford attracts a number of the civilian employees and the active duty personnel.

Another large employment draw locally is the Pleasant Valley State Prison in Coalinga, which opened in 2005. The mental health and treatment hospital was slated to include 1.2 million square feet with a total of 1,500 beds. This facility was further expanded in 2006 with the expansion slated to add 2,000 jobs. The facility has a significant presence in terms employment.

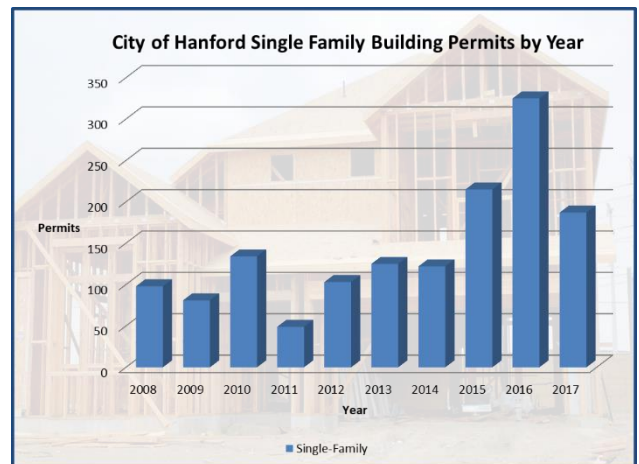
Residential Housing: The housing market has been steadily increasing since 2012. Values are up 48.76% over the past five years, or roughly 9.7% per annum.

Lennar, Granville, San Joaquin Valley Homes and Wathen Castanos are all active selling new homes ranging between the low \$200,000's to upper \$300,000's. Demand continues to outpace supply and building permits for single-family residences have increased since 2014.

Year	Total Sales	Average Price	Average DOM
2017	688	\$230,935	39
2016	590	\$221,276	45
2015	610	\$204,752	51
2014	492	\$197,618	64
2013	545	\$179,849	61
2012	618	\$155,234	68

There are many apartment options available from subsidized rent levels to the luxury segment. A significant decline in building permits for multi-family properties has also been seen.

The median income for Hanford is \$48,655. By contrast, the average for Kings County is \$48,515, both of which are below the State of California average of \$64,878 annually. The average unemployment rate for the city of Hanford as of September 2017 was 6.7%; the rate has been slowly improving since 2010.



Industry: There are 18 manufacturing plants in the Hanford community area. Leading group classes of products are petroleum, flour, mill products, synthetic yard, fertilizers, micronutrients, and canned tomato products. The Kings Industrial Park is located on the south side of Hanford and includes the majority of Hanford's industrial base including Del Monte Foods (Contadina tomato processing), Exopack (paper manufacturing), Wal-Mart (photo-lab), Cargil (livestock feed), Calcot (cotton storage), and Marquez Brothers (cheese processing). New users include Tessengerlo Kurley Inc. (mining and engineering) and Pitman Farms (poultry processing). The former Pirelli Plant was purchased in 2013 and will now be leased to an electric car manufacturer. The Calcot plant is also in escrow to be utilized for growing and processing medical cannabis. The city of Hanford has not yet issued permits for the operation. The new activity has the potential to add thousands of jobs and millions in tax revenue for the city.

The Hanford area is served by the Burlington Northern and Santa Fe Railroad, the Southern Pacific Railroad, and Amtrak. Amtrak San Joaquin serves the San Joaquin Valley from Bakersfield to Sacramento with connections to the Los Angeles region and the Bay Area. Hanford has a small airport for light private aircraft. In October 2001, the city of Hanford received a grant from the FAA for \$820,000 to facilitate an expansion of the airport. The runway was extended 1,200 feet, making it 5,000 feet. Commercial airline service is available in the city of Visalia, approximately 30 miles east of Hanford, and in the city of Fresno, approximately 45 miles northeast of Hanford. The Orange Belt bus lines provide bus service to Hanford. State Highways 198 and 43 serve the city of Hanford. Over 30 motor freight carriers service Hanford with overnight deliveries to most points in California.

Community: Community facilities include two general hospitals, ten elementary schools, three middle schools, three high schools, one continuation school, three parochial schools, one adult school, two junior colleges within 25 miles, and California State University of Fresno only 30 miles to the north. Sierra Pacific High School was recently opened, and enrollment began in fall of 2010. A satellite facility for College of the Sequoias and a vocational training center was also recently completed in 2010.

Culturally there are approximately 20 churches, one public library, two newspapers, six TV channels received direct and one cable TV system, nine banks, four credit unions, one savings and loan, six parks, three athletic complexes, and a Carnegie Museum. Other recreational facilities include the Kings Country Fairgrounds including Kings Speedway, one private 18-hole country club, two 18-hole municipal golf courses in neighboring Lemoore; and boating, fishing and hunting along the Kings River.

There is a newer, \$112 million medical center at the corner of Mall Drive and West 7th Street. The project began in 2007 due to the region's growing demand for health care services. The facility includes 202,000 square feet, three-stories, and 142-beds. Services from Adventist Health's Hanford Community Medical Center and Central Valley General Hospital in town have transferred to the new site. The 142 inpatient beds will include 120 medical/surgical beds and 22 intensive care unit beds, while the Emergency Department will hold 26 treatment stations. In addition, 32,000 square feet in additional expansion area will be shelled in on the second and third floors to house a total of 60 future additional beds when needed. Recently, the hospital was approved for a \$40 million expansion for a new Family Birth Center. The center is proposed for 49,000 square feet and will replace the former birth center along Douty Street. The project broke ground in October 2013. In terms of staffing, hospital hired about 16 new physicians in 2007 and 18 for 2008. About one third of those typically work in Hanford, with the remainder being spread out in the regional area at other facilities. The hospital intends to hire about 10 new physicians per year as it continues to expand. Nursing staff should be increased by about 10%.

Retail: One of the reasons Hanford is attracting workers from neighboring communities is the quality of life and availability of shopping and services. The Hanford Mall opened in April 1993 and features major retailers such as JC Penney, and Kohls. A Sears store and auto center opened in 1999. A Ross Dress for Less store in the mall in 2000. The mall

includes an additional 166,000 square feet of in-line space including an eight-screen theater.

Discount retailers are also present including Wal-Mart and Orchard Supply Hardware, two Rite Aid Stores and a Walgreens store. Home Depot is located at the northeast corner of 12th Avenue and Lacey Boulevard. The 96,000 square foot store employs 150 to 200 people. Target has a store in the Mall area along with Michael's, Famous Footwear, Old Navy, PetSmart Cold Stone Creamery, and Jamba Juice can also be found at this location. Wal-Mart opened a super center just south of the Target site. A Lowe's store opened in November 2008 northwest of Target on Lacey Boulevard. An auto mall is located at the northwest quadrant of 12th Avenue and State Highway 198; it includes 37 acres built to an ARCO and two car dealerships. The most recent activity includes a new build to suit Premier Collision Auto Center proposed at the west end of the development and a new Hotel east of 12th Avenue along Glendale Avenue. At the east end of town near State Route 43 and State Route 198, Costco recently constructed a new facility. Starbucks, Verizon, Panda Express and Taco Bell are the first to join the location on outparcels.

Office: Offices within the Hanford market have a strong presence in two locations and generally include the downtown district and the district east of 12th Avenue along Lacey Boulevard. Tenants and owner users include medical, lawyers, accountants, insurance, and real estate. The bulk of the medical offices are located near Hanford's two acute care hospitals. Government offices are also prominent in the downtown and surrounding area.

Most of office space in the downtown district of Hanford is owner-occupied. The strong owner-user influence promotes elevated pricing when good quality properties become available. There is some office vacancy present in the downtown area, but most of the vacancies are in older commercial buildings that feature retail users on the ground levels and office users on the upper levels. The most recent construction includes a new two-story Family Healthcare Network building to occupy about one city block in downtown. Other developments include a two-story office-retail building and renovations of older buildings to law offices.

The newest developments along Lacey Boulevard are mostly tenant-occupied. These buildings set the upper tier for quality and condition within the county. Common vacancy and rental rates for office within the Hanford market is as follows:

Office Type	Rental Rate	Vacancy
New Class A	\$1.50 - \$2.25 NNN	< 5.0%
Mid Quality	\$1.00 - \$1.25 NNN	< 5.0%
Lower Tier	\$0.50 - \$1.00 Gross	= 5.0%

The long-term outlook for Hanford is positive. It has a diversified economy based on agriculture, manufacturing, and large public-sector employers. The real estate market is prosperous. Absorption across all commercial sectors is positive; vacancy is declining. Construction is evident with new hotels, offices, retail and industrial projects underway

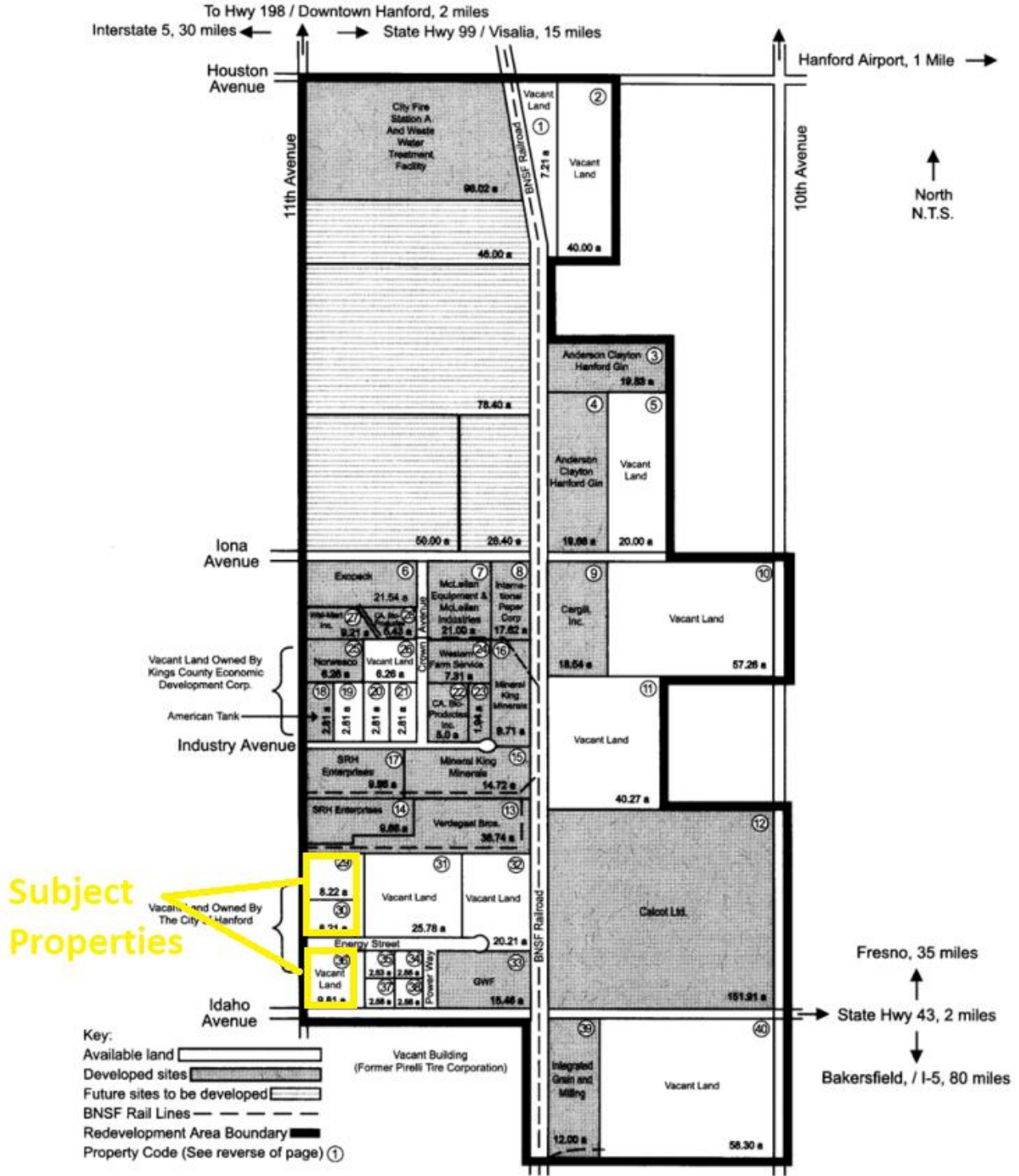
and planned. This trend is likely to continue with moderate appreciation moving into the latter portion of the decade.

KINGS INDUSTRIAL PARK SUB-MARKET

The Kings Industrial Park houses some 1,100 acres and the majority of Hanford's heavy industrial base is located within this sector. The park is generally bound by Houston Avenue to the north, 11th Avenue to the west, 10th Avenue to the east and Idaho to the south. About 70 acres of the industrial park is located outside these boundaries to the south of Idaho Avenue. The park is roughly 50%-60% built out with the city of Hanford offering land for sale at a negotiable rate.

Exopack, Cargill, Norwesco, Verdeegal Brothers, Tessengerlo-Kerley Inc., Wal-Mart and Calcot all have locations within the park. The most recent addition is Genezen who occupied the former Calcot Plant. The former Pirelli Tire Plant was purchased by an investor and reportedly leased to Faraday Future, an electric car manufacturer. The Los Angeles based tenant will bring hundreds of jobs to Hanford in early 2018. North of the subject, Pitman Family Farms purchased 110 acres of industrial land for a new poultry processing center. The land has been developed with a large rail spur loop.

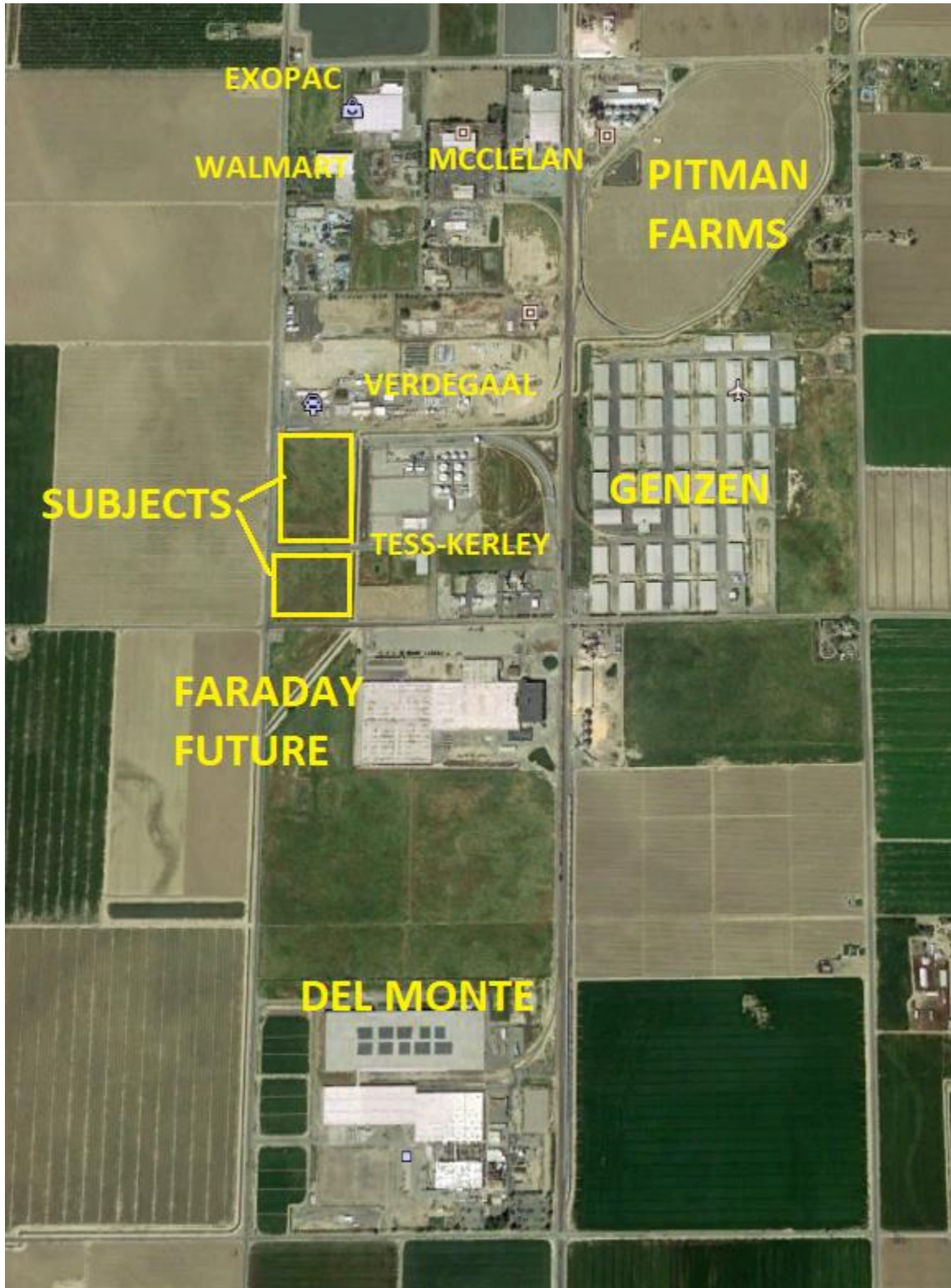
Access to the park is via 10th Avenue and 11th Avenue; these are primary north-south arterials through Hanford that carry moderate to heavy traffic volume. Houston, Jackson and Idaho Avenues are two-lane, east-west rural roadways that carry light to moderate traffic volume. State Route 43 is two and one-half miles to the east and accessible by Houston, Iona, Idaho and Jackson Avenues. State Route 198 is two and one-half miles to the north. It provides linkage to major truck routes such as State Route 99 (20 miles east) and Interstate 5 (30 miles west). SR 198 is accessible via both 10th and 11th Avenues.



*Map provided by the City of Hanford

Attachment: 2018.01.31 Hanford Industrial Land and Appraisal (TKI Purchase and Sale Agreement)

In a broader sense, much of the surrounding area to the east, south and west of the industrial park is used primarily for agricultural purposes. Typical crops include alfalfa, corn, cotton, tomatoes and wheat. Dairies are also prevalent. Permanent plantings such as almonds, pistachios and walnuts are also common, but not prominent.



In terms of competing industrial districts, the city of Lemoore ten minutes west has a small industrial district with land available. Lemoore has four large users including two Leprino Foods plants, SK Foods, Agraz USA, and GV Burrows Inc. The city of Visalia some 20 minutes to the east represents the most significant competition. It is ideally located at the intersection of SR 99 and SR 198. Rail access is also present via Union Pacific with branch lines connecting to other communities including Hanford and Lemoore.

Visalia has positioned itself as a major warehousing hub on the west coast. Over one million square feet of space has been built over the last ten years. The primary builders of the new space in Visalia have been the Allen Group and Diversified Development. Several large manufacturing and processing concerns are also positioned in Visalia including International Paper, California Dairies, and Kawneer/Amax.

Tulare also has an active industrial district. Notable users include U.S. Cold Storage, Hagen Daz, Southern California Edison, Land O' Lakes, and the Cheese Protein International. The majority of Tulare's recent industrial development has been smaller owner-users.

In summary, the Kings Industrial Park has renewed activity and growth over the past four years. Pitman Farms, Genezen and Faraday Future are forecast to add over 1,000 jobs to the local economy. Industrial land values have been increasing from positive economic within the industrial sectors but the cannabis industry has had the most positive effect on values within the past year.

CANNABIS INDUSTRY & EFFECT'S ON THE CITY OF HANFORD

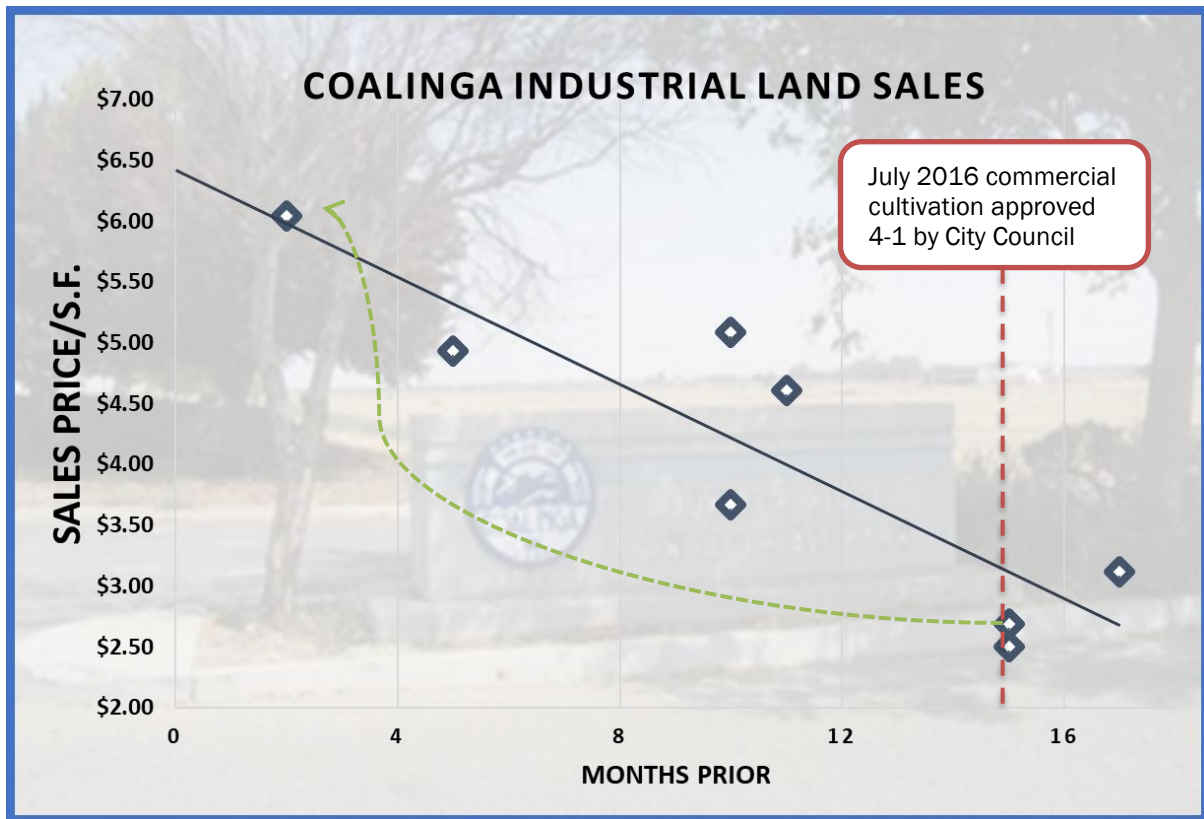
On a larger scale the State of California joined Alaska, Colorado, District of Columbia and Oregon, allowing personal and commercial cultivation of cannabis. The law provides an opportunity for commercial cannabis growers to move into California, expanding operations.

Recently the city of Hanford has adopted Ordinance No. 17-08 which essentially eliminates any prior ordinances prohibiting the cultivation of cannabis within city limits. The ordinance is discussed further in the zoning section of this appraisal.

On a local scale the cannabis industry was originally rejected, citing various issues regarding lack of police force and potential for increased robbery attempts along with other nuisances caused by the presence of the drug within the community. Kings County is a fairly conservative community and the new age of cannabis has not been fully accepted by all. After considering the potential impacts of having thousands of good paying jobs, the city has softened their stance on the industry.

Real Estate Values: Neighboring Coalinga is a good model for what happens to real estate values when commercial cannabis cultivation is an allowed or conditional use within city limits. Like any other economic principle where there is minimal supply and increased demand, values increase. Coalinga real estate zoned for cannabis cultivation has doubled in value and in some cases more than doubled. See the following graph for

a visual representation of land sales within the Juniper Ridge Industrial Park at the southeast edge of Coalinga. All lot sales are between 1.47 and 2.71 acres. The green dotted line represents the same property purchased and resold roughly 14 months later.



The cannabis industry is positively affecting industrial land values in the city of Coalinga. It is also worthy to note the city recently approved a single retail site for the sale of recreational cannabis and two distinct properties have been purchased. Both properties are service commercial in nature and metal butler type buildings. Both recently sold for over \$200 per square foot whereas lacking the cannabis industry the properties would have likely sold between \$50 and \$75 per square foot.

Sales relating to cannabis cultivation in Coalinga were much smaller than the subject properties. That is not to say there isn't demand for the larger industrial land as evidenced by Genezen's recent purchase of the Calcot Plant. This sale included about 152 acres and 1,684,390 square feet of cotton storage for \$11,000,000. The Calcot sale was on the market for at least four years and had only received offers around \$6,000,000. After cultivation was approved the property closed for nearly double any prior offers. If the buildings offer about \$3 per square foot of value, the land allocation would be \$0.90 per square foot or roughly \$39,000 per acre. Pitman Farms recently purchased a similar amount of acreage to the north for about \$25,000



per acre indicating a premium from the cannabis industry at 56% for larger tracts of land. Caliva is also noted to have a letter of intent to purchase some 47 acres in within the industrial park but no contracts have been entered or escrow opened.¹

It is apparent the cannabis industry has a positive influence on land values allowing for cultivation. According to Darlene Mata at the City of Hanford Planning Department there are some limitations regarding the number of permits, but the city does not intend to limit permits to a finite amount. How many permits are issued in the future will depend on what happens with the permits currently provided. It is reasonable to assume neighboring communities will begin their own efforts to allow cultivation or recreational sales within city limits to provide jobs and create tax revenue. This will have some impact on demand for industrial land in Hanford but for the time being, there is a significant positive impact on property values.

¹ Per conversation with Rand Martin on 1/26/18

PROPERTY DATA

OWNERSHIP AND PROPERTY HISTORY

Official Records of the County of Kings show fee ownership is vested as City of Hanford, a municipal corporation. There have been no sales transactions on this property within the last three years. The subject has been vacant industrial land for many years. Historically, the properties have been available for sale through the city of Hanford at a negotiable price. The larger (16.43 acre) property has an offer from an adjacent industrial user for \$720,000 based on a valuation of \$1.00 per square foot. The offer would also be subject to the repayment for rail at \$162,096 (explained in detail on page 22). In this case the rail cost would be absorbed by the buyer since they were the ones who paid to install it. The terms of the offer are outlined as follows:

Buyer:	Tessengerlo Kerley, Inc.
Seller:	City of Hanford
Price:	\$720,000 plus a loss of reimbursement for rail spur of \$162,096. This is a total offer of \$862,096
Date of Offer:	January 15, 2018
COE:	February 28, 2018
Terms:	\$25,000 deposit No broker involvement Seller guarantees free and clear title

Darlene Mata of the City of Hanford Planning Department was interviewed about activity regarding the subject properties. During the interview we learned there have been numerous inquiries from multiple cannabis users within the past year. Activity remains strong but there are no other offers to purchase the site. The city forecasts strong competition and elevated interest in the subject parcels when new permits are offered. The campus style permitting allows for several permits per site and various types of cannabis operations.

The appraiser is unaware of any offers on the 9.81-acre site.

LEGAL DESCRIPTION

See Addenda

SITE DATA

Zoning: The property is located within the city of Hanford and is zoned “Heavy Industrial.” Heavy Industrial areas provide for development of industrial uses which are compatible to each other and which in their fabrication, manufacturing, assembly, packaging or processing of products and plant operation or maintenance do not create an unreasonable amount of smoke, gas, odor, dust, noise, vibration, heat, electrical

disturbance or glare to a degree which is hazardous to the public health and safety. The uses permitted in the Heavy Industrial areas include uses which primarily involve exposed or unenclosed processing or uncovered storage of materials or equipment. All uses in the Heavy Industrial areas must conform to and comply with these Performance and Development Standards.

The Performance and Development Standards were adopted by the Hanford Redevelopment Agency for the Kings Industrial Park. The standards set forth a benchmark for allowable noise, radiation, light, dust and odors allowed within the park. The intent is to identify the allowable levels of these nuisances that may allow the user to avoid a time consuming and expensive EIR report. Any uses within the HI zoning and Kings Industrial Park are required to meet both of the standards of zoning designation and Kings Industrial Park Performance and Development Standards.

The city of Hanford has recently passed ordinance No. 17-08. It pertains to commercial cannabis operations, dispensaries and deliveries. The ordinance outlines the city's intent to handle commercial cannabis operations and outlines some of the costs to secure permits. There are no guarantees for permits. The head planner Darlene Mata, was interviewed for details on the process and application for permits.

Permits will expire after 12 months if they are not renewed. Each renewal process will require fees for additional background checks. All employees are required to undergo extensive background checks with the city of Hanford. No doctors will be allowed on-site to issue medical marijuana prescriptions. Numerous additional restrictions are in place along with regulation and requirements to be issued a permit.

Parcel Descriptions: The subject property consists of two separate parcels. APN 018-242-067 sits at the northeast corner of 11th Avenue and Idaho Avenue. It contains 9.81 acres, or 427,324 square feet. APN 018-242-077 sits at the northeast corner of 11th Avenue and Energy Street. It contains 16.43 acres, or 715,691 square feet. Both parcels have a rectangular shape with a level topography.

The parcels have frontage on 11th Avenue, Idaho Avenue, and Energy Street. All three frontages are two-lane asphalt-paved city maintained roadways. Each frontage is improved with concrete curb, gutter, and street lighting. All municipal utilities are available.

Eleventh Avenue is a north-south arterial roadway that carries average traffic volume. It links to Highway 198 about 3.5 miles to the north. Idaho Avenue is a two-lane connector street carrying moderate traffic volume. It links to Highway 43 about 3 miles to the east. Energy Street borders the north property line, and is a two-lane collector street.

Utilities: Typical municipal utilities are available to this site. Services are provided as follows:

<u>Electricity:</u>	- Southern California Edison
<u>Gas:</u>	- Southern California Gas
<u>Telephone:</u>	- Pacific Bell

<u>Water:</u>	- City of Hanford
<u>Sewer:</u>	- Septic Tank & Leach System
<u>Storm Drainage:</u>	- On Site Drainage Pond
<u>Solid Waste:</u>	- City of Hanford
<u>Police:</u>	- County of Kings
<u>Fire:</u>	- County of Kings

Improvements: The properties are generally unimproved but the northern site (16.43 acres) has about 600 linear feet of rail spur.

Hazardous Substances: None were noted during our inspection. The reader is directed to the "Basic Assumptions and Limiting Conditions" for the environmental limitations of this appraisal. It can be found at the front of the report.

Flood Zone Information: Not in a FEMA designated flood zone.

Easements/Encroachments: According to instrument number 2012-1210460, recorded in Kings County, California, the northern 16.43-acre site is subject to an easement and construction agreement. The key points of the agreement are summarized as follows:

- TKI is the adjacent user to the east; they have installed the rail spur and extended it to the 16.43-acre subject parcel to the west. The initial cost was the sole burden of TKI at \$921,000.
- The City of Hanford is responsible for the pro rata share of the original cost at \$162,096. This will be paid from the proceeds.
- The buyer is subject to the pro-rata share of maintenance costs estimated at \$33,000 per annum. The pro-rata share to the buyer is estimated at \$6,000 per annum. The maintenance charges are billed quarterly.
- Non-use of the rail does not alleviate the buyer from maintenance fees. Maintenance fees are required whether the rail is utilized or not.
- TKI has some discretion as to how the rail line is operated and can close access to the rail spur if any maintenance payments are missed or other hazardous activities are causing damage to the spur.

No other adverse easements, encumbrances or encroachments that would affect the utility of the subject parcels were noted.

Other Considerations: Not in a wetlands area or agricultural preserve.





Attachment: 2018.01.31 Hanford Industrial Land Appraisal (TKI Purchase and Sale Agreement)

SUBJECT PHOTOGRAPH



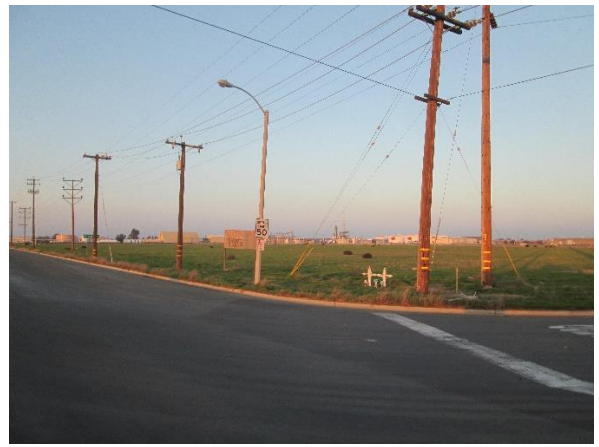
Northern parcel



Northern parcel rail spur



Southern Parcel



Southern parcel

HIGHEST AND BEST USE

In the valuation of the subject property, consideration has been given to its highest and best use. The highest and best use analysis involved a study of the present use of the property, uses of surrounding properties, and zoning availability for the subject. Highest and best use may be defined as follows: *"The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value."* (*The Appraisal of Real Estate, Edition, p.275*)

A highest and best use analysis identifies the most probable and profitable competitive use the subject property could be used for. Since economic conditions change, a property's highest and best use changes as well. This analysis is an essential step in the determination of market value because it forms a framework for the proper selection of comparables. There are four main tests in a highest and best use study: (1) governmental requirements and limitations; (2) physical constraints; (3) financial feasibility, and (4) maximum productivity. If more than one use survives the first three tests, then the use that produces the highest positive reward with the least risk is the highest and best use.

Highest And Best Use (16.43 Acre Parcel)

The property is designated within a zone that allows for heavy industrial uses. Development restrictions are imposed by city of Hanford. Any buildings must conform to these standards. Additional restrictions are outlined in the easement and encumbrance section of this appraisal and identified as instrument number 2012-1210460 recorded in Kings County, California.

The property requires an estimated annual maintenance payment to TKI for \$6,000 per annum. This added expense is a deterrent for business that does not require rail. The maintenance costs are of no consequence to a user who desires the rail spur.

To determine the necessity of rail for a cannabis operation I interviewed Rand Martin who represents Caliva, a large cannabis grower. Caliva was awarded permits for numerous cannabis operations within the city of Hanford and has been offered the 16.43-acre site along with the 9.81-acre site. From an interview with Mr. Martin we learned that Cannabis users are not likely to desire rail spur at this time due to the Federal Government's stance on cannabis; however, in the future Mr. Martin is hopeful about utilizing rail services. Due to the current Federal restrictions on cannabis the 16.43-acre site is less appealing because of increased maintenance costs. Also, Mr. Martin expressed the desire for starting small and expanding over time. They recently leased a 20,000 square foot shop on 2.5 acres along Energy and have an option to purchase the property in one-year. If the option is exercised they would be much more likely to pursue the 9.81-acre site due to the location.

We also interviewed Nick Audino and Louis Ginise, two industrial brokers at Newmark Grubb in Fresno. Between the two they have about 75 years of experience and have sold hundreds of millions worth of property. Two things were critical to note about the

conversation with these brokers. They indicate rail users to be far and few between. Mr. Audino stated there is no premium to land with rail spur due to the lack of demand. Mr. Ginise indicates some premium due to rail spur for the right buyer.

If the cannabis industry is unlikely to use or want the rail spur, there is going to be a little less value influence on the site from cannabis use. It is logical to assume the reimbursement and maintenance costs is less desirable than not having such costs for cannabis businesses. In the long run, cannabis users may ignore the maintenance costs due to the rapidly increasing cost of land values zoned for cultivation.

Physically, the parcel is well suited for development of heavy industrial improvements. The shape, size and topography are generally unrestrictive. Off-sites are in place and utilities are readily accessible.

The real estate climate is positive and financial feasibility has been surpassed in most markets within the Central Valley so long as new construction does not exceed market standards. New construction is evident throughout Hanford including offices, medical, retail, lodging and service commercial. Industrial development is evident throughout the central Valley region in Fresno, Visalia and Tulare. It remains prudent for developers to establish some level of pre-leasing if speculative construction is planned. Owner-users do not require as much of a return in their developments; they are a benefit for existing businesses. Construction costs for either type of development should remain within reasonable expectations of market standards. Superadequacies are a form of obsolescence that will not be realized by the market.

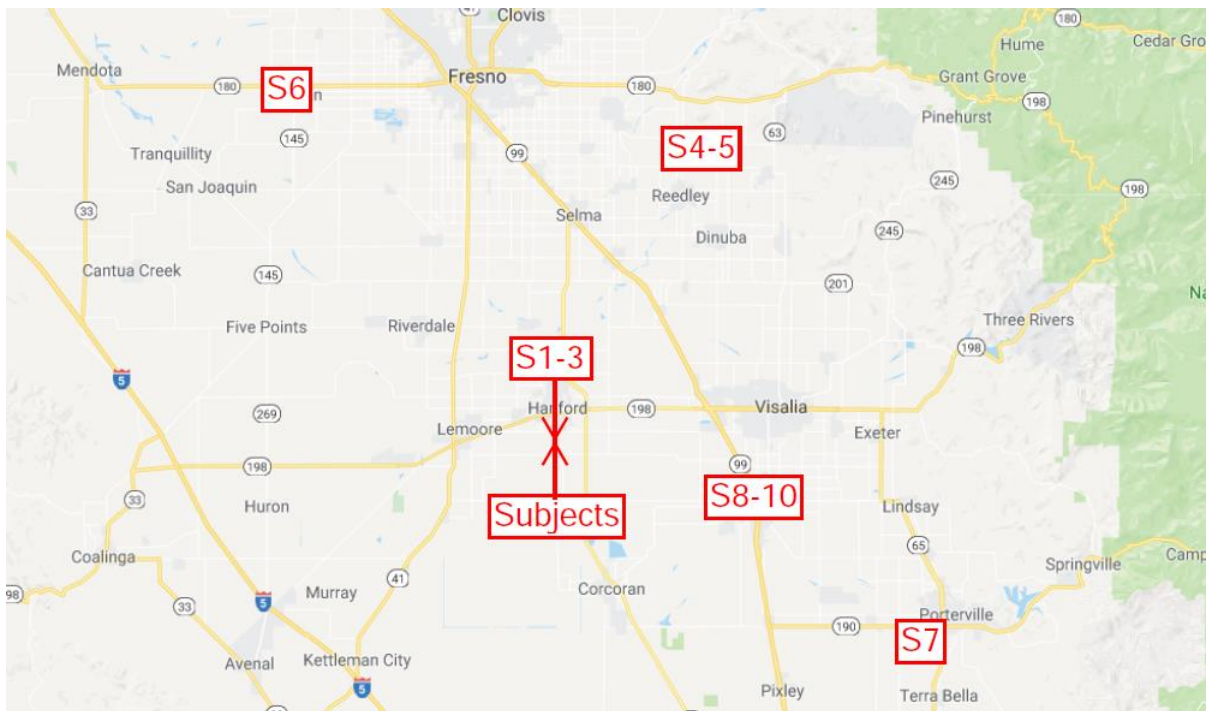
Considering the location, physical capabilities and development constraints imposed by the city of Hanford, the highest and best use is for heavy industrial development with an emphasis towards agribusiness or cannabis. The development timeline could be now or in the future. To maximize property value new construction should commence as soon as it is financially feasible.

Highest And Best Use (9.81 Acre Parcel)

This property is a little smaller, lacks the rail spur and excess expenditures associated with maintenance. The size is more manageable but also offers future expansion and the “campus” type development for a cannabis user. The shape and topography are well suited for improvements. Utilities and off-sites are in place. This site is ready for immediate development. Considering these factors, the highest and best use is likely for cannabis cultivation or related cannabis operations.

There are three traditional approaches to estimating the value of an income producing property: the cost approach, the sales comparison approach, and the income capitalization approach. Each approach views the valuation problem from different perspectives and considers data from different sources. Whenever possible, the appraiser should use all three approaches. Value estimates by each approach should be arrived at independently and tested against each other in order to provide a crosscheck. In some assignments, the data used in a particular approach may be more reliable, which would result in the estimate by that approach being the most logical and supportable. The strengths and weaknesses of each approach should be considered before selecting a final opinion of value for the subject. For vacant land the sales comparison approach is most applicable. The remaining approaches to value are excluded.

The sales comparison approach is the most applicable when valuing vacant land. An investigation was conducted in the surrounding area to find comparable sales, escrows, or listings. Each comparable sale has been verified with a reliable source. The sales are outlined as follows:



COMPARABLE INDUSTRIAL LAND SALES

	Subject	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5	Sale 6	Sale 7	Sale 8	Sale 9	Sale 10
Location	11th Avenue & Energy Street, Hanford	N/S of Industry Ave. W of Crown Ave., Hanford	NWC of Industry Ave. and Crown Ave., Hanford	W/S of Crown Ave., N of Industry Ave., Hanford	1220 N. Kelsey Street, Visalia	NEC of Clancy St. & Sunnyview Avenue, Visalia	W/S of Madera Avenue, N of W. Church Avenue, Kernan CA	N.S. of Hope Avenue, west of Newcomb Street, Porterville	N/S of Industrial Avenue, E of S. "K" Street, Tulare	S.S. of Paige Avenue, east of "K" Street, Tulare	E.S. of "K" Street, north of Commercial Avenue, Tulare
APN	018-242-67, 77	018-242-033	018-242-034	018-242-040	081-180-002	077-200-032	023-072-07's	302-390-015 & 024	191-320-12;17-18;19;20	191-050-039	191-340-001
Date of Sale	---	Sept-2017	Oct-2017	June-2017	July-2017	May-2017	Feb-2017	Aug-2016	Aug-2016	Dec-2015	Dec-2015
Doc. Number	---	17-16258	17-18607	17-11609	17-41510	17-29631	17-17183	16-51081	16-51763	15-76197	15-76199
Buyer	---	L&M Erns LLC	Ybarra et al.	Airgas Specialty Products	Houlsley	Freitas	George & Dana Holland Farms West Pac Rim Properties LLC	Green Power Motor Co.	CNS Real Estate, LLC	Five Star Dairy	Five Star Dairy
Seller	---	Koster Family Trust	Koster Family Trust	Koster Family Trust	Taylor	Prostar Ind.	City of Porterville	DBP, LLC & BDH Group LLC	Harris	Chavez	
Sale Price	---	\$206,000	\$245,000	\$450,000	\$665,000	\$400,000	\$950,000	\$660,000	\$775,000	\$1,275,000	\$1,786,500
Price/Acre	---	\$73,310	\$87,189	\$71,885	\$93,007	\$85,288	\$36,343	\$70,968	\$57,578	\$67,247	\$90,000
Price/S.F.	---	\$1.68	\$2.00	\$1.65	\$2.14	\$1.96	\$0.83	\$1.63	\$1.32	\$1.54	\$2.07
Site Size (Ac.)	9.81 & 16.43	2.81	2.81	6.26	7.15	4.69	26.14	9.30	13.46	18.96	19.85
Site Size (S.F.)	427,324 & 715,691	122,404	122,404	272,686	311,454	204,296	1,138,658	405,108	586,318	825,898	864,666
Zoning	H1	H1	H1	H1	I	I	HI	A-1	M-2	M-1	M-2
Off-sites	Curb & gutter	C & G	C & G	C & G	None	C & G	Partial	C & G	C & G	None	None
Utilities	All Municipal	All Municipal	All Municipal	All Municipal	All Municipal	All Municipal	Yes	All Municipal	Septic, G & E	All Municipal	All Municipal
Orientation	Corner	Interior	Corner	Interior	Interior	Corner	Interior	Interior	Corner	Interior	Interior
On-Sites	None	None	None	None	None	None	None	None	None	None	None
Adjustments											
Property Rights	Current	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Financing	Normal	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Conditions of Sale	Normal	0%	0%	0%	0%	0%	0%	0%	0%	-15%	-15%
Immediate Expenditures	-	0%	0%	0%	5%	0%	0%	0%	0%	0%	0%
Market Conditions	Current	0%	0%	0%	0%	0%	0%	5%	5%	5%	5%
Adjustment	0%	0%	0%	0%	5%	0%	0%	5%	5%	-10%	-10%
Sub-Total		\$73,310	\$87,189	\$71,885	\$97,657	\$85,288	\$36,343	\$74,516	\$60,457	\$60,522	\$81,000
Location	Average	0%	0%	0%	-25%	-25%	5%	10%	0%	-20%	-20%
Site Size	9.81 & 16.43	-10%	-10%	-5%	0%	0%	0%	0%	0%	0%	0%
Zoning	H1	0%	0%	0%	0%	0%	0%	0%	10%	0%	0%
Off-sites	Yes	0%	0%	0%	10%	0%	5%	0%	0%	10%	10%
Utilities	Yes	0%	0%	0%	0%	0%	0%	0%	10%	0%	0%
On-Sites	None	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Total Adj. %	---	-10%	-10%	-5%	-15%	-25%	10%	10%	20%	-10%	-10%
Price/Acre		\$65,979	\$78,470	\$68,291	\$83,009	\$63,966	\$39,977	\$81,968	\$72,548	\$54,470	\$72,900
Price/Sq. Ft.		\$1.51	\$1.80	\$1.57	\$1.91	\$1.47	\$0.92	\$1.88	\$1.67	\$1.25	\$1.67

Sales 1 – 3 are in the Kings Industrial Park and represent some of the most recent sales of vacant land. All three properties had the same seller, but all three parcels were sold to different entities. Sales 1 and 2 were both purchased by cannabis related users who intend to cultivate on site. The buyers of Sale 1 told the seller they intended to use the site for storage of party/rental materials but later the seller uncovered their intention to use the site for cannabis. Sale 3 was purchased by Airgas for development of a new facility; the buyer recently received a \$70,000 subsidy to expand their business and the Hanford site was chosen for the new operations.

Sales 4 and 5 are in the city of Visalia within the heavy industrial park. Sale 4 was unimproved with off-sites and the buyer had some immediate expenditures to remove debris from the site; the buyer is a demolition company. Sale 5 is part of an eight-parcel subdivision with development issues pertaining to building permits. Buyers have been somewhat cautious to relocate here.

Sale 6 is in the southern portion of the city of Kerman. The site is zoned heavy industrial and has an “L” shape. The property was marketed by a real estate firm in Fresno and sold to a nut processor who has developed the site to almonds for the time being. A single AG well is utilized to irrigate.

Sale 7 is in the Porterville industrial park. The property was sold to a Green Power Motor Company who recently broke ground on a new plant to construct electric buses. The seller was the city of Porterville.

Sales 8 – 10 are in two separate industrial areas in the city of Tulare. Sale 7 consists of five adjoining parcels and was purchased by an owner-user who intends to develop the property for his metal building business. Sales 8 and 9 are portion of a larger master plan for a single developer to control a large portion of the Tulare heavy industrial area near the south end of town. The buyer was thought to be motivated as these properties completed a portion of the design allowing for better accessibility.

The Coalinga sales have previously been outlined in the market analysis and generally consist of lots too small for a good comparison. What those sales offer is a trend of values in relation to the cannabis industry. For many years the Kings Industrial Park has been somewhat depressed as it attempted to compete with Visalia and Tulare. Discounted land values had been historically offered in the \$25,000 to \$35,000 per acre range. Industrial markets are strong and cannabis influence has positively affected land values in Kings Industrial Park and neighboring communities.

After adjustment the sales range between \$39,977 and \$83,009 per acre. The smaller parcel (9.81 acres) is subject to more positive influence by the permissibility of cannabis cultivation. The site would meet a larger grower’s need and is available for immediate development. The value of the smaller 9.81 acres site is estimated at \$75,000 per acre.

The 16.41-acre site will have less appeal from cannabis users at this time, due to higher operating costs and lack of rail utility for that business. That being noted there remains some positive value influence from cannabis users who would be able to purchase the property and absorb the excess costs maintenance for the right price.

The offer to purchase is at \$700,000 or \$42,604 per acre (excluding the cost of spur). For a heavy industrial user this offer makes financial sense; however, the cannabis industry is pushing land values higher. Sale 3 is perhaps the best indicator of value at an adjusted price of \$68,291 per acre. The price point represents the value of an industrial user who will immediately develop the property; there is no speculation in this sale. Considering the subject's size, a value slightly less than \$68,000 per acre is reasonable. The 16.43-acre site is estimated at \$65,000 per acre. The value for both parcels is calculated as follows:

9.81 acres X \$75,000/Acre =	\$735,750
Value Rounded =	\$735,000

16.43 acres X \$65,000/Acre =	\$1,067,950
Value Rounded =	\$1,070,000

EXPOSURE TIME

Exposure time is defined by USPAP as “the estimated length of time that a property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market.” A good indicator of exposure time is found in the length of time it took similar properties to sell in the market. Exposure times for the sales ranged between zero months (private sales) up to five-years.

In addition to the market analysis, real estate brokers were consulted for their opinions on market perception and marketing times were also reviewed in investor surveys. It is our opinion that an exposure time of nine-months or less is reasonable for the subject at the appraised value. This exposure time estimate assumes the property would have received adequate market exposure by a licensed and experienced broker.

ADDENDA

QUALIFICATIONS OF JACOB I. HOWER, MAI

STATE OF CALIFORNIA CERTIFICATION

State of California Office of Real Estate Appraisers
 Certified General Real Estate Appraiser.
 Certificate # 3002762, Expiration November 14, 2018.

PROFESSIONAL AFFILIATIONS

The Appraisal Institute. Member
 State of California Department of Real Estate #01892235

EDUCATION

California State University, Fresno
 Bachelor of Science, Criminology- Law Enforcement Option - 2008

PARTIAL LIST OF PROPERTY TYPES APPRAISED

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

PARTIAL LIST OF CLIENTS SERVED

Lending Institutions:

Wells Fargo Bank
 Bank of America
 Sanwa Bank California
 Bank of the West
 Central Valley Community Bank
 Imperial Thrift & Loan
 Westamerica Bank
 Clovis Community Bank
 Bank of the Sierra
 United Security Bank
 Comerica Bank
 Stockton Savings Bank
 Sacramento State Bank
 Goleta National Bank
 Rabaobank
 Heritage Bank of Commerce
 California Federal Bank
 Zion First National Bank
 Federal Land Bank
 Temucula Valley Bank
 Suncrest Bank
 Valley Business Bank

Corporations:

McDonald's Corporation
 Chevron USA
 Principal Financial
 Adventist Health Systems

Law Firms:

Dias Law Firm, Inc. – Hanford, CA
 Griswold, LaSalle, Cobb, Dowd & Gin – Hanford, CA
 Kahn, Soares & Conway – Hanford, 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

LEGAL DESCRIPTION

PARCEL 6

That portion of the Southwest quarter of Section 13, 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 Southwest corner of said Southwest quarter of Section 13;

Thence, North 01°28'20" East, along the West line of said Southwest quarter, 71.77 feet;

Thence, at right angles, South 88°31'40" East, 50.00 feet, to a point on the East right of way line of 11th Avenue and the TRUE POINT OF BEGINNING;

Thence, North 01°28'20" East, along said East right of way line, 572.14 feet, to the beginning of a tangent curve, concave Southeasterly, having a radius of 30.00 feet;

Thence, Northeasterly, along said 30.00 foot radius curve, through a central angle of 88°44'35", an arc distance of 46.47 feet;

Thence, South 89°47'05" East, parallel with the South line of said Southwest quarter, 647.16 feet;

Thence, South 01°28'20" West, parallel with the West line of said Southwest quarter, 632.15 feet, to a point on the North right of way line of Idaho Avenue;

Thence, South 89°47'05" East, along said North right of way line, 645.84 feet, to the beginning of a tangent curve, concave Northeasterly, having a radius of 30.00 feet;

Thence, Northwesterly, along said 30.00 foot radius curve, through a central angle of 91°15'25", an arc distance of 47.78 feet, to the TRUE POINT OF BEGINNING;

Containing 9.81 acres. Designated as Parcel 6 for convenience purposes only.

Previously designated as Parcel 9 on that certain Record of Survey recorded on May 19, 2003, as document number 0312881.

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Parcel A of Parcel Map Waiver 08-01, as evidenced by document recorded December 3, 2010 as Document No. 1021597, Kings County Official Records, described as follows:

That portion of the Southwest quarter of Section 13, 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 Southeast corner of said Southwest quarter of Section 13;

Thence, North 01°26'53" East, along the East line of said Southwest quarter, 1803.35 feet;

Thence, North 89°53'58" West, parallel with the North line of said Southwest quarter, 50.01 feet, more or less, to the Northeast corner of Parcel D of Parcel Map No. 11-10, Kings County Records;

Thence, continuing North 89°53'58" West, along said North line of Parcel D, 1862.00 feet, to the Northwest corner of said Parcel D, said point also being the Northeast corner of Parcel C of said Parcel Map No. 11-10, and the TRUE POINT OF BEGINNING;

Thence, North 89°53'58" West along the North line of said Parcel C, 676.54 feet, to the Northwest corner of said Parcel C and a point on the East right of way line of 11th Avenue;

Thence, South 01°28'20" West, along the West line of said Parcel C and East right of way line 1027.34 feet, to the beginning a tangent curve, concave Northeasterly, having a radius of 30.00 feet;

Thence, Southeasterly, along said 30.00 foot radius curve, through a central angle of 91°15'25", an arc distance of 47.78 feet;

Thence, South 89°47'05" East, parallel with the South line of said Southwest quarter of Section 13, a distance of 645.84 feet, to the intersection with the Southerly prolongation of the East line of said Parcel C;

Thence, North 01°28'20" East, along said Southerly prolongation and said East line 1059.36 feet, to the TRUE POINT OF BEGINNING.

APN: 018-242-077

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Hanford, California 93230
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Simon & Hower, Inc. retains exclusive ownership to all information and data contained in this report including yet not limited to all exhibits, photographs, tables, and charts.

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

RECORDING REQUESTED BY AND)
 WHEN RECORDED RETURN TO:)
)
 Kings County Economic Development Corp.)
 120 N. Irwin Street)
 Hanford, CA 93230)
)
)
)

**SHARED APPRECIATION
 DEED OF TRUST WITH ASSIGNMENT OF RENTS
 (This Deed of Trust Contains an Acceleration Clause)**

THIS DEED OF TRUST, made this 20th day of September, 2011, between the CITY OF HANFORD, a municipal corporation, herein called **TRUSTOR**, whose address is 319 N. Douty Street, Hanford, California 93230,

FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation, herein called **TRUSTEE**,

and KINGS COUNTY ECONOMIC DEVELOPMENT CORPORATION, herein called **BENEFICIARY**,

WITNESSETH: That Trustor grants to Trustee in Trust, with Power of Sale, that property in the CITY OF HANFORD, California described as:

SEE EXHIBIT "A," which is attached hereto and made a part hereof,

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits for the purpose of securing (1) payment of the sum of **\$246,450.00** with contingent deferred interest thereon according to the terms of a Shared Appreciation Secured Promissory Note or notes of even date herewith ("Note") payable to order of Beneficiary, and extensions or renewals thereof, (2) the performance of each agreement of Trustor incorporated by reference or contained herein and (3) payment of additional sums and interest thereon which may hereafter be loaned to Trustor, or their successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

To protect the security of this Deed of Trust, and with respect to the property above described, Trustor expressly makes each and all of the agreements, and adopts and agrees to perform and be bound by each and all of the terms and provisions set forth in subdivision A, and it is mutually

agreed that each and all of the terms and provisions set forth in subdivision B of the fictitious deed of trust recorded in Orange County August 17, 1964, and in all other counties August 18, 1964, in the book and at the page of Official Records in the office of the county recorder where said property is located, noted below opposite the name of such county, namely:

County	Book	Page	County	Book	Page	County	Book	Page
Alameda	1288	556	Madera	911	136	San Luis Obispo	1311	137
Alpine	3	130-31	Marin	1849	122	San Mateo	4778	175
Amador	133	438	Mariposa	90	453	Santa Barbara	2065	881
Butte	1330	513	Mendocino	667	99	Santa Clara	6626	664
Calaveras	185	338	Merced	1660	753	Santa Cruz	1638	607
Colusa	323	391	Modoc	191	93	Shasta	800	633
Contra Costa	4684	1	Mono	69	302	Sierra	38	187
Del Norte	101	549	Monterey	357	239	Siskiyou	506	762
El Dorado	704	635	Napa	704	742	Solano	1287	182
Fresno	5052	623	Nevada	363	94	Sonoma	2067	427
Glenn	469	76	Orange	7182	18	Stanislaus	1970	56
Humboldt	801	83	Placer	1028	379	Sutter	655	585
Imperial	1189	701	Plumas	166	1307	Tehama	457	183
Inyo	165	672	Riverside	3778	347	Trinity	108	595
Kern	3756	60	Sacramento	5039	124	Tulare	2530	108
Kings	858	713	San Benito	300	405	Tuolumne	177	160
Lake	437	110	San Bernardino	6213	768	Ventura	2607	237
Lassen	192	367	San Diego	Series 5 Book 1964, Page 149774		Yolo	769	16
Los Angeles	T03878	874	San Francisco	A-804	596	Yuba	398	693
			San Joaquin	2855	283			

shall inure to and bind the parties hereto, with respect to the property above described. Said agreements, terms and provisions contained in said subdivisions A and B, (identical in all counties, and printed on pages 5 and 6 hereof) are by the within reference thereto, incorporated herein and made a part of this Deed of Trust for all purposes as fully as if set forth at length herein, and Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge therefor does not exceed the maximum allowed by law.

If the trustor shall sell, convey or alienate said property, or any part thereof, or any interest therein, or shall be divested of his title or any interest therein in any manner or way, whether voluntarily or involuntarily, without the written consent of the beneficiary being first had and obtained, beneficiary shall have the right, at its option, except as prohibited by law, to declare any indebtedness or obligations secured hereby, irrespective of the maturity date specified in any note evidencing the same, immediately due and payable.

The undersigned Trustor requests that a copy of any Notice of Default and any Notice of Sale hereunder be mailed to him at its address hereinbefore set forth.

Dated: September 20, 2011

CITY OF HANFORD

By: 
 HILARY M. STRAUS
 City Manager

EXHIBIT "A"

OWNER/TRANSFEROR STATES THAT PROPERTY ADDRESS IS:
 No Site Address
 Hanford, CA 93230

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Parcel A of Parcel Map Waiver 08-01, as evidenced by document recorded December 3, 2010 as Document No. 1021597, Kings County Official Records, described as follows:

That portion of the Southwest quarter of Section 13, 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 Southeast corner of said Southwest quarter of Section 13;

Thence, North $01^{\circ}26'53''$ East, along the East line of said Southwest quarter, 1803.35 feet;

Thence, North $89^{\circ}53'58''$ West, parallel with the North line of said Southwest quarter, 50.01 feet, more or less, to the Northeast corner of Parcel D of Parcel Map No. 11-10, Kings County Records;

Thence, continuing North $89^{\circ}53'58''$ West, along said North line of Parcel D, 1862.00 feet, to the Northwest corner of said Parcel D, said point also being the Northeast corner of Parcel C of said Parcel Map No. 11-10, and the TRUE POINT OF BEGINNING;

Thence, North $89^{\circ}53'58''$ West along the North line of said Parcel C, 676.54 feet, to the Northwest corner of said Parcel C and a point on the East right of way line of 11th Avenue;

Thence, South $01^{\circ}28'20''$ West, along the West line of said Parcel C and East right of way line 1027.34 feet, to the beginning a tangent curve, concave Northeasterly, having a radius of 30.00 feet;

Thence, Southeasterly, along said 30.00 foot radius curve, through a central angle of $91^{\circ}15'25''$, an arc distance of 47.78 feet;

Thence, South $89^{\circ}47'05''$ East, parallel with the South line of said Southwest quarter of Section 13, a distance of 645.84 feet, to the Intersection with the Southerly prolongation of the East line of said Parcel C;

Thence, North $01^{\circ}28'20''$ East, along said Southerly prolongation and said East line 1059.36 feet, to the TRUE POINT OF BEGINNING.

APN 018-242-077

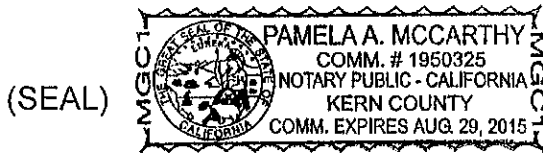
Attachment: Signed Deed of Trust 9-20-11 (TKI Purchase and Sale Agreement)

STATE OF CALIFORNIA)
) ss.
 COUNTY OF KERN)

On September 22, 2011, before me, Pamela A. McCarthy, Notary Public, personally appeared Hilary M. Straus, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his/her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal.



Pamela A. McCarthy
 Notary Public

Attachment: Signed Deed of Trust 9-20-11 (TKI Purchase and Sale Agreement)

**SHARED APPRECIATION
SECURED PROMISSORY NOTE**

\$246,450.00

September 20, 2011
Hanford, California

FOR VALUE RECEIVED the undersigned, the CITY OF HANFORD, a municipal corporation ("**Maker**"), promises to pay in lawful money of the United States to the KINGS COUNTY ECONOMIC DEVELOPMENT CORPORATION, a California Non-Profit Public Benefit corporation ("**Holder**"), or order, at Hanford, California, or such other location designed by Holder, the principal sum of Two Hundred Forty-Six Thousand, Four Hundred Fifty Dollars (\$246,450.00) with no interest thereon.

Maker and Holder acknowledge and agree that this Promissory Note represents a shared appreciation loan by Holder to Maker. The loan funds will be used by Maker to fund fifty percent (50%) of the purchase price of real property located in Hanford, California, purchased by Maker from Eliot Carmi and Cristina Alicia Carmi for a total purchase price of Four Hundred Ninety-Two Thousand, Nine Hundred Dollars (\$492,900.00) ("**Purchase Price**"). The real property purchased by Maker ("**Real Property**") is more particularly described in the Shared Appreciation Deed of Trust of same date herewith and which secures Maker's performance under this Promissory Note ("**Deed of Trust**").

The principal balance of this Promissory Note shall be paid to Holder as portions of the Real Property are sold by Maker. Prior to the close of escrow for the sale of any portion of the Real Property, Holder shall provide to the escrow holder, on or before the date of close of escrow, a partial reconveyance of the Deed of Trust as to the portion of the Real Property sold by Maker. In consideration of providing a partial reconveyance, Maker shall pay to Holder Fifteen Thousand Dollars (\$15,000.00) per acre ("**Principal Installment**") for each acre subject to Holder's partial reconveyance on the date of close of escrow for the sale of that portion of the Real Property. Payments of Principal Installments shall continue in this fashion until the sale of the last portion of the Real Property at which time the remaining principal balance of this Promissory Note shall be paid in full.

Should Maker elect to transfer title to any portion of the Real Property for consideration other than cash, Holder shall remain entitled to payment of the Principal Installment and CDI (defined below) for that portion of the Real Property transferred, with the CDI calculated based upon the Bare Land Price (defined below) for that portion of the Real Property transferred, unless Holder elects to waive payment of such Principal Installment and/or elects to waive or accept a reduced CDI. In the event Maker and Holder cannot reasonably agree upon the Bare Land Price for that portion of the

Real Property transferred, the appraisal process described in the first full paragraph of page 4 below shall be utilized to identify the Bare Land Price for the purposes of this paragraph.

Holder and Maker agree to perform their obligations under this Promissory Note and the Deed of Trust in good faith and to deal fairly with each other. Maker agrees that the sale or lease of any portion of the Real Property will be through an arms-length transaction unless otherwise consented to by Holder.

Holder and Maker agree that the principal balance of this Promissory Note shall not accrue fixed rate interest, but instead, Maker shall pay Holder contingent deferred interest ("CDI") which shall be calculated as follows: Should Maker sell any portion of the Real Property for a price in excess of Thirty Thousand Dollars (\$30,000.00) per acre, Holder shall receive on the date of close of escrow for the sale of that portion of the Real Property, an amount equal to fifty percent (50%) of that portion of the Purchase Price for that portion of the Real Property in excess of Thirty Thousand Dollars (\$30,000.00) per acre. For purposes of example only, should Maker sell an acre of the Real Property for Forty Thousand Dollars (\$40,000.00) per acre, Forty Thousand Dollars (\$40,000.00) per acre less Thirty Thousand Dollars (\$30,000.00) equals Ten Thousand Dollars (\$10,000.00), with Holder receiving half of that amount, Five Thousand Dollars (\$5,000.00) per acre, as CDI. The CDI received by Holder will be in addition to the Principal Installment due upon the sale of that portion of the Real Property. Maker will, with respect to each sale of a portion of the Real Property, retain the sales proceeds remaining after payment of the Principal Installment and CDI to Holder.

On the sale of the last portion of the Real Property, Holder shall provide to escrow holder on or before the date of close of escrow, a full reconveyance of the Deed of Trust. On the date of close of escrow for the sale of the last portion of the Real Property, Holder shall receive any remaining portion of the Principal Installment that may be due and was not waived by Holder plus any CDI Holder may be entitled to receive plus an amount equal to Fifteen Thousand Dollars (\$15,000.00) per acre for those portions of Real Property that were used for the construction of streets, storm drainage basins and any other public improvements constructed by Maker. On the date of close of escrow for the sale of the last portion of the Real Property and the payment to Holder of all remaining Principal Installments and CDI, this Promissory Note shall terminate.

Maker shall have the right to prepay all or any part of the outstanding unpaid principal balance of this Promissory Note at any time without penalty. Should Maker prepay all or any portion of the outstanding principal balance of this Promissory Note before all of the Real Property is sold, the Deed of Trust shall remain a lien against title to the Real Property only to secure Maker's payment of any CDI due Holder from the sale of the remainder of the Real Property. However, prior to the close of escrow for the sale of any portion of the Real Property occurring after the principal balance of this Promissory Note has been paid in full, Holder shall provide to the escrow holder, on or before the date of close of escrow, a partial reconveyance of the Deed of Trust as to the portion of the Real Property sold, subject to payment to Holder, on the date of close of escrow of CDI, if any, due to Holder for the sale of that portion of the Real Property.

In the event of Maker's failure to perform when due any obligation, covenant or agreement of this Promissory Note or the Deed of Trust which secures Maker's performance under this Promissory Note, Holder may accelerate this Promissory Note and demand immediate payment of all unpaid principal. In such event, the Deed of Trust shall remain a lien against title to the Real Property only to secure Maker's payment of any CDI due to Holder from the sale of the remainder of the Real Property. However, prior to the close of escrow for the sale of any portion of the Real Property occurring after Holder's acceleration of payment under this Promissory Note, Holder shall provide to escrow holder, on or before the date of close of escrow, a partial reconveyance of the Deed of Trust as to the portion of the Real Property sold, subject to payment to Holder on the date of close of escrow of CDI, if any, due to Holder for the sale of that portion of Real Property.

Should Maker default under any of the terms and conditions of this Promissory Note or the Deed of Trust securing Maker's performance hereunder, and an attorney is hired for collection, or if suit is filed hereon, Maker agrees to pay to Holder all reasonable costs of collection, including attorneys' fees. The amounts due Holder hereunder shall have equal priority with, and be secured by, the Deed of Trust securing this Promissory note.

The breach by Maker of any term or consideration of the Deed of Trust shall also constitute a material breach of this Promissory Note and as a result of such breach, the payment of principal shall be accelerated and shall become immediately due and payable.

Should Holder fail to perform when due any obligation, covenant or agreement it is required to perform under this Promissory Note, including, without limitation, providing any partial release of the Deed of Trust within the time period required under this Promissory Note, and Maker is not in breach of any provision of this Promissory Note or the Deed of Trust, Maker shall be relieved of all its obligations under this Promissory Note, including, without limitations, the payment to Holder of any Principal Installment or CDI until Holder completes its required performance.

In the event of any breach or default by Holder or Maker of their respective obligations under this Promissory Note, the non-defaulting party may maintain an action at law or in equity, including, without limitation, an action for damages or specific performance. Because the Real Property is unique and the amount thereof limited for sale to purchasers, irreparable harm could result if the Promissory Note was not strictly enforced. Therefore, the rights and obligations of the parties hereto may be enforced by a court of equity by a decree of specific performance and/or appropriate injunctive relief. Such remedies shall be cumulative and not exclusive and shall be in addition to all other remedies which any party may have under this Promissory Note or otherwise.

Holder and Maker acknowledge and agree that the relationship between Holder and Maker is one of lender and borrower and no other. Nothing contained in this Promissory Note or the Deed of Trust shall create or be construed as creating a partnership, joint venture or any other relationship other than lender and borrower.

Maker shall have, upon receiving Holder's approval, the right to lease any portion of the Real Property ("**Leased Property**"). Holder's approval will not be unreasonably withheld.

Should Maker lease any portion of the Real Property, Maker shall, except as otherwise provided, pay to Holder on or before the date the lease term commences, a Principal Installment for each acre of Leased Property. The Principal Installment payment will **not** be due and payable upon the execution of any agricultural lease for the cultivation of crops on the Real Property by Maker's tenant(s).

In addition to the Principal Installment, Holder will be entitled to one-half (½) of the net rental income generated under each approved lease. Net rental income shall equal the rent paid by a tenant less any costs incurred by Maker that are associated with the lease. Maker will pay one-half of the net rental income to Holder within thirty (30) calendar days of Maker's receipt of each rental payment.

In the event of a lease, the Deed of Trust shall remain a lien against title to the Real Property only to secure Maker's payment of any CDI due Holder upon the sale of the Leased Property. Holder agrees to subordinate the Deed of Trust to: (1) deeds of trust or other security instruments recorded against the Leased Property securing construction and permanent financing obtained by Maker or any lessee of the Leased Property for the development and improvement of the Leased Property; and (2) any lease of the Leased Property.

Should Maker sell the Leased Property, any CDI due Holder from the sale of the Leased Property shall be based upon the sale of the Leased Property as bare land without any on-site improvements made after the Lease is executed ("**Bare Land Price**"). Maker and Holder shall have fifteen (15) days from the date of written notice from Maker to Holder advising Holder of Maker's election to sell the Leased Property to agree on the Bare Land Price. Should Maker and Holder fail to agree on the Bare Land Price within said fifteen (15) day period, Maker and Holder will have ten (10) days from the end of the fifteen (15) day period to attempt to agree on a single appraiser to appraise the Leased Property and determine the Bare Land Price. Should Maker and Holder fail to agree on a single appraiser within the ten (10) day period, Maker and Holder shall have five (5) days to each select an appraiser to appraise the Leased Property and determine the Bare Land Price. If either Holder or Maker fails to select an appraiser within said five (5) day period, the appraiser selected by the other shall act as the sole appraiser to determine the Bare Land Price. Once selected, the appraiser or appraisers will have thirty (30) days to issue a final appraisal identifying the Bare Land Price. If the appraisers cannot agree on a Bare Land Price, they shall each provide an appraisal of the Bare Land Price. The Bare Land Price shown in each appraisal will be added together and divided by two (2) and that number will constitute the Bare Land Price to be used to determine whether any CDI is owed to Holder. Prior to the close of escrow for the sale of the Leased Property, Holder shall provide to escrow holder, on or before the date of close of escrow, a partial reconveyance of the Deed of Trust for the Leased Property sold, subject to payment to Holder on the date of close of escrow of CDI, if any, due Holder for the sale of the Leased Property.

This Promissory Note shall be governed and construed in accordance with the laws of the State of California as those laws are applied to written contracts between residents of said jurisdiction to be performed within said jurisdiction.

Time is of the essence in the performance of the obligations of Maker under this Promissory Note.

All payments under this Promissory Note shall be made in lawful money of the United States of America to Kings County Economic Development Corporation, 120 North Irwin Street, Hanford, California 93230, or at such other address as Holder may designate in writing from time to time.

Any notices or other communication required or permitted under this Agreement shall be in writing, and shall be (a) personally delivered, or sent by certified or registered United States mail, postage prepaid, return receipt requested, to the address of the party set forth in this paragraph; or (b) telecopied to the Fax number of the party set forth below. Such notice or communication shall be deemed given when delivered in person, when the telecopy is received or, in the case of the mailed notice, at the time of deposit in the United States mail to the addresses shown below:

To Holder: Kings County Economic Development Corporation
120 N. Irwin Street
Hanford, CA 93230
Fax#(559) 585-7398

With a copy to: K. Phillip Maroot
MAROOT & HARDCASTLE
429 N. Redington Street
Hanford, CA 93230
Fax#(559) 584-7625

To Maker: City of Hanford
319 N. Douty Street
Hanford, CA 93230
Attn: City Manager
Fax#(559) 582-1152

With copy to: Robert M. Dowd
Ty N. Mizote
GRISWOLD, LaSALLE, COBB,
DOWD & GIN, LLP
111 E. Seventh Street
Hanford, CA 93230
Fax#(559) 582-3106

Any party may designate a new address for notice by written notice to the other party mailed or transmitted as herein provided.

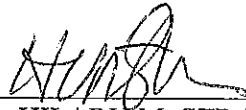
Maker expressly waives demand and presentment for payment, notice of nonpayment, protest, notice of protest, notice of dishonor, bringing of suit, and diligence in making any action to collect any amounts called for hereunder.

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

No change, amendment or modification of this Agreement shall be valid unless the same be in writing and signed by the parties hereto.

This Promissory Note is secured by a Deed of Trust of same date herewith.

CITY OF HANFORD

By: 
 HILARY M. STRAUS
 City Manager

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Attachment: signed Promissory Note 9-20-11 (TKI Purchase and Sale Agreement)



AGENDA STAFF REPORT

MEETING DATE: 3/20/2018

AGENDA SECTION: D

SUBJECT:

Utilities & Engineering: Approve a Scope of Work Change Order for the Police Department Building Remodel Project and authorize an additional appropriation of \$71,034.00 from Police Impact Fee Reserves.

RECOMMENDATION:

That the City Council, by motion:

- 1) Approve the attached Contract Change Orders No. 5, for construction for the Police Department Building Remodel Project, in the amount of \$71,034.00.
- 2) Authorize an additional appropriation of \$71,034.00 from Police Impact Fees Reserves to fund this Contract Change Order.

BACKGROUND:

The City Council at their October 3rd, 2017 meeting, awarded a contract to Carvalho Construction, Inc., of Hanford, CA, to remodel the Police Department Investigation Building.

This Change Order includes the removal and replacement of a single ply roof system with a 10 year warranty, along with an estimated eight sheets of plywood to replace any rotted wood below the existing roof. This work was not included with the original bid documents and was only discovered after demolition where internal leaks and damage was discovered.

Additionally, before sheetrock is placed back over the exposed wall studs, it was proposed by City staff to include the necessary Data, Network, and Fiber Optic Electronics into the building. Executing this work during the building's construction will be less expensive than waiting until the remodel is complete.

FISCAL IMPACT:

The Police Impact Fee account has \$837,000 for this expansion construction project. Previously, \$262,000 from ACO reserves was approved as a loan towards this project contract to be paid

back by Police Impact Fees as they are collected. It is requested from Council to appropriate an additional \$71,034.00 from Police Impact Fees due to there being a balance of revenue collected sufficient to fund this change order.

ATTACHMENTS:

CCO 5



CITY OF HANFORD

Department of Public Works

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

ENGINEERING DIVISION

CONTRACT CHANGE ORDER NO. 5 REV. NO. 1 SUPPL. NO. ____PROJECT Police Department Building Remodel ProjectSHEET 1 OF 1 SHEETSTO CONTRACTOR Carvalho Construction, Inc.CONTRACT NO. 183-2183- 818669

YOU ARE HEREBY DIRECTED TO MAKE THE HEREIN DESCRIBED CHANGES FROM THE PLANS AND SPECIFICATIONS OR DO THE FOLLOWING DESCRIBED WORK NOT INCLUDED IN THE PLANS AND SPECIFICATIONS ON THIS CONTRACT.
 NOTE: THIS CHANGE ORDER IS NOT EFFECTIVE UNTIL APPROVED BY THE CITY.

Contract Amount: \$999,500.00
 Contract Change Order No. 1: \$3,795.00
 Contract Change Order No. 2: \$881.92
 Contract Change Order No. 3: \$55,664.86
 Contract Change Order No. 4: \$27,605.56

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

CHANGE REQUESTED BY: City of Hanford

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

1. Demo existing roof down to existing deck sheeting, Install a new single ply roof system on the existing roof deck. 10 year warranty included. (Agreed Price)
 For a Net Increase of \$34,000.00
2. Data/Network/Fiber Optic Electronics: additional work to provide and install all data cable in conduit per plan and walkthrough. Install a total of seventy-two (72) Cat-6 drops for Wifi, Cameras, and an Axon System. Also, provide and install a 12-strand M/M fiber optic cable from new IDF to existing IDF on the west end of the adjacent building to the south. (Agreed Price)
 For a Net Increase of \$35,038.00
3. Additional work to remove and replace expected rotted/damaged existing plywood. Eight sheets (4'x8'x15/32") sheets of CDX plywood is estimated. (Agreed Price)
 For a Net Increase of \$1,996.00

ESTIMATED COST THIS CHANGE, INCREASE \$71,034.00.CONTRACT TOTAL, INCLUDING THIS CHANGE \$1,158,481.34BY REASON OF THIS ORDER THE TIME OF COMPLETION WILL BE AS FOLLOWS: +8 Days / July 29th, 2018

APPROVAL RECOMMENDED, ENGINEER _____ DATE _____

APPROVED, CITY OF HANFORD _____ DATE _____

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

ACCEPTED, DATE _____ CONTRACTOR _____

BY _____ TITLE _____

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

Attachment: CCO 5 (UE: Approve a Scope of Work Change Order for the Police Remodel)