

The City of Hanford
CALIFORNIA



City Council Meeting Agenda

June 17, 2019
7:00 PM – Special Meeting
Council Chambers
400 N. Douty St.

5:00 PM CALL TO ORDER STUDY SESSION:

ROLL CALL BY CITY CLERK:

PUBLIC COMMENT:

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

STUDY SESSION:

A. Enterprise Budget Review

7:00 PM CALL TO ORDER SPECIAL MEETING:

ROLL CALL:

INVOCATION:

FLAG SALUTE:

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.

COUNCIL RESPONSE TO PUBLIC COMMENT:

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 City Council meeting held on April 16, 2019.
- B. City Clerk: Approve minutes from the City Council special meeting held on April 23, 2019.
- C. City Clerk: Approve minutes from the City Council special meeting held on May 22, 2019.
- D. City Clerk: Deny claim and direct the City Clerk to send notification of denial to claimant, Tanya McBroom.
- E. Utilities and Engineering: Continuance of Emergency Resolution for Treatment Project on Well No. 50.
- F. Utilities and Engineering: Authorize staff to advertise for bids for the FY 17-18 Pavement Resurfacing Project: 12th Avenue from Hanford Armona Road to Springcrest Street; Lacey Boulevard from 11th Avenue to Irwin Street.
- G. Utilities and Engineering: Approve a Notice of Completion for the Storm Drain Catch Basin Flat Grate Conversion Project, and authorize the Mayor to execute and the City Clerk to attest and file said Notice with the Kings County Recorder's Office.
- H. Utilities and Engineering: Approval of Final Map and Subdivision Agreement for Tract No. 922 (Mustang Drive & Devon Street).
- I. Utilities and Engineering: Approval of Final Map and Subdivision Agreement for Tract No. 918 Unit II, Bella Vista Subdivision and adopt Resolution No. 19-19-R annexing additional properties into Assessment District No. 18-01 (Centennial Drive & Devon Street).
- J. Public Works: Adopt Resolution 19-16-R, approving the Annual Engineer's Report and Intention to Levy and Collect Assessments as outlined, pursuant to Chapter 3 of the Landscape and Lighting Act of 1972.
- K. Utilities & Engineering: Adopt Resolutions 19-17-R and 19-18-R regarding Tract No.916, Pacific Grove Addition No. 2, Initiation of Landscape Assessment District Proceedings (12th Avenue and Bristol Lane).
- L. Finance: Warrant Register.

PUBLIC HEARINGS:

- A. Community Development: Introduce and waive the first reading of Ordinance 19-07, approving Municipal Code Amendment No. 2019-01: a request by 198-43, LLC to amend Title 17, Section 17.08.030 – Commercial, Office, and Industrial Zone Use Table of the Hanford Municipal Code by adding sections in order to permit or permit with a conditional use permit, the following uses in the C-R Regional Commercial zone district: colleges; exercise studios; large health facilities; business support services; medical offices; professional and commercial offices; laboratories; government offices; furniture stores; landscape nurseries; banks and credit unions – secondary branch; food catering; payday lenders; and tailoring.

GENERAL BUSINESS:

- A. Introduce and pass to a second reading, an amendment to Ordinance Section 10.16.130(B) of the City of Hanford Municipal Code, to prohibit parking at any time on Seventh Street west of 11th Avenue.
- B. City Clerk: Designate a voting delegate and alternate(s) for the League of California Cities Annual Conference.
- C. Police: Authorize a letter in opposition to AB 516 Authority to remove vehicles.
- D. Final Budget Discussions.

COUNCIL REPORTS/COMMENTS:

- A. Council Comments

COUNCIL FUTURE AGENDA ITEMS:

- A. Council Agenda Items

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

- A. Public Employment (GC 54957)
Public Employment
Title: Interim City Manager

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: 6/17/2019	AGENDA SECTION: A
--------------------------------	--------------------------

SUBJECT:

City Clerk: Approve minutes from the City Council meeting held on April 16, 2019.

RECOMMENDATION:

Approve minutes from the City Council Meeting held on April 16, 2019.

FISCAL IMPACT:

ATTACHMENTS:

4.16.19



**CITY COUNCIL MEETING
MINUTES**

April 16, 2019 7:00 PM

Council Chambers

400 N. Douty St.

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

Mayor Sorensen called the Study and Closed Session to order at 5:31 p.m.

ROLL CALL:

Present: Sue Sorensen, Martin Devine, Francisco Ramirez, and Art Brieno

Absent: John Draxler

PUBLIC COMMENT:

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

Mark Pratter, Hanford - Spoke in favor of expanding Hidden Valley Park.

Bob Ramos, Hanford - Spoke in favor of expanding Hidden Valley Park.

STUDY SESSION:

A. Pros Consulting: Master Parks Plan update

Mr. Mike Svetz presented the findings of the Community Needs Assessment for the Parks Master Plan. The survey is statistically valid; it has both the geographic and demographic representative sampling of the community. A total of 378 surveys were completed, 95% level of confidence with a margin of error of +/-5%. Some of the findings of the survey show the most used facilities are Hidden Valley Park, the Civic Park, Freedom Park, and the Civic Auditorium; most people learn about the City's Parks and Recreation through family and friends; the most preferred methods of communication about Parks and Recreation is through the City website, Facebook, and through flyers and newsletters; 67% of those surveyed said they had not participated in recreation programs offered by the City in the last 12 months, respondents cited not knowing what was offered as the top reason for not participating in recreation programs; Walking, Biking, and Hiking trails were the most important facilities to respondents; Repairing parks was highly supported by the respondents, along with adding trails and walking loops; Respondents to the survey cited they are most willing to fund the development of new walking and biking trails and the repairing of parks; regarding Hidden Valley Park, 48% of respondents think the adjacent property should be developed as an expansion to the park, 23% think the property should be sold and proceeds used for recreational facilities in other parts of the city, 20% were unaware of the adjacent property, and 9% did not respond; there is a priority for community special events as well as fitness and wellness programs.

Emerging issues that were established through the survey include: a strong advocacy for Parks and Recreation; economic development through park development; taking care of what the City already has/park safety; trails are important and needed; indoor facilities are desired especially given the heat and air quality; community special events are valued, and issues related to the land adjacent to Hidden Valley Park need to be addressed. Mr. Svetz stated that to his knowledge, a conceptual master plan that is data driven and outlines the costs to develop and maintain an expanded Hidden Valley Park has not been completed. He said something like that would engage the community and by using comprehensive data a better-informed direction can be reached. He said that data should include the costs of development and maintenance as well as an estimate of the revenue from selling the property. Furthermore, the study should also incorporate what could be done with the proceeds from such a sale and suggested to look at that in comparison to the findings of the survey. He said that the Hidden Valley Park issue needs to be resolved.

Mr. Svetz answered question from the Council. Council Member Ramirez addressed the need for Hanford to use its social media to advertise information to the community. The Council thanked Mr. Svetz for his presentation.

B. Main Street Hanford Public Art Program

Michelle Brown from Main Street Hanford, (MSH), presented the Council with the plans of a Public Art Program. MSH is accepting design proposals for artwork on various utility boxes in the downtown area. MSH currently has \$5,000 in the budget for the project and will partner with the Parks and Recreation department to fundraise through the Food Truck night planned on June 1, 2019. Ms. Brown presented the Council with current entries to give them an idea of the submissions and interest MSH has received for this project. The Council gave their approval and support for Main Street Hanford to continue the public art project.

Mayor Sorensen adjourned the Study Session for a 10 minute recess before the regularly scheduled meeting at 6:53 p.m.

CALL TO ORDER REGULAR SESSION:

Mayor Sorensen called the meeting to order at 7:05 p.m. City Attorney Ty Mizote stated that since the Study Session went long, the Council will meet for Closed Session after the regular meeting.

ROLL CALL:

Vice Mayor John Draxler was absent due to his participation in the Boston Marathon.

Attendee Name	Title	Status	Arrived
John Draxler	Vice Mayor	Absent	
Martin Devine	Council Member	Present	5:21 PM
Sue Sorensen	Mayor	Present	5:30 PM
Art Brieno	Council Member	Present	5:30 PM
Francisco Ramirez	Council Member	Present	5:29 PM

INVOCATION:

Invocation led by Pastor Thomas King.

FLAG SALUTE:

RECOGNITIONS/PROCLAMATIONS:**A. National Day of Prayer Proclamation**

Mayor Sorensen read a proclamation to recognize the National Day of Prayer.

STAFF COMMUNICATIONS:

Police Chief Parker Sever - He stated the flooring project is completed at the department.

Finance Director, Paula Lofgren - The audit is complete and the first draft of the budget was sent to staff.

Interim Fire Chief Erik Brotemarkle - Two firefighters are currently in the Academy and there are two more in pre-employment.

Parks and Recreation Director, Craig Miller - He said the Daddy/Daughter and Mother/Son dances were well attended. There will be an Easter egg hunt this Friday at the Civic.

Public Works Director, Lou Camara - Provided an update on the projects on 10th Ave and 11th Ave. on the manhole covers.

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. 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.*

Michelle Brown, Hanford - She stated that the Night in the Country event is scheduled for April 26th in Civic Park.

Carlos Mendoza, Tulare Kings Hispanic Chamber of Commerce - He extended an invitation to the City of Hanford to become a member of the Tulare Kings Hispanic Chamber of Commerce.

Diane Sharp, Hanford - She asked a question regarding an item shown on the Warrant Register.

Skip Athey, Hanford - He spoke about the parks survey. He suggested the Parks & Recreation department send out information in the utility bills.

COUNCIL RESPONSE TO PUBLIC COMMENT:

City Attorney Ty Mizote responded to Ms. Sharp's question about attorney fees listed on the Warrant Register.

Fines with Rotary?

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.

Council Member Devine requested to remove Item A and Council Member Brieno requested to remove Item E.

Motion to approve.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Art Brieno, Council Member
SECONDER:	Martin Devine, Council Member
AYES:	Devine, Sorensen, Brieno, Ramirez
ABSENT:	Draxler

- A. Utilities and Engineering: Continuance of Emergency Resolution for Treatment Project on Well No. 50.
- B. Utilities & Engineering: Waive second reading and adopt Ordinance 19-01, an amendment to Ordinance Section 10.16.130(B) of the City of Hanford Municipal Code, to prohibit parking at any time at the locations listed in the staff report.
- C. Public Works: That the City Council, by motion, approve the attached resolution 19-10-R identifying a "Project List" for RMRA gas tax funding for Fiscal Year 2019/20.
- D. Finance: Warrant Register

ITEMS REMOVED FROM:

- 1. Parks & Recreation: Approve the purchase and installation of three (3) new outdoor light poles at the Hanford BMX Track in the amount of \$47,100.00.

(Item A)

Council Member Devine requested more information about the project. Parks Superintendent, Alvin Dias stated that the project does fulfill a community need and many entities from other cities use the BMX track. Council Member Devine would like the track to be more accessible to the public.

Motion to approve.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Martin Devine, Art Brieno
SECONDER:	Francisco Ramirez, Council Member
AYES:	Devine, Sorensen, Brieno, Ramirez
ABSENT:	Draxler

- 2. City Clerk: Approve Resolution 19-11-R, in support of Balanced Energy Solutions

(Item E)

City Manager Darrel Pyle was absent from this meeting so, by consensus, the Council decided to table this item to a future meeting when he would be able to accurately describe the purpose of the resolution.

RESULT:	TABLED [UNANIMOUS]	Next: 5/21/2019 7:00 PM
MOVER:	Art Brieno, Council Member	
SECONDER:	Martin Devine, Council Member	
AYES:	Devine, Sorensen, Brieno, Ramirez	
ABSENT:	Draxler	

PUBLIC HEARINGS:

- A. Utilities and Engineering: Conduct the Public Hearing for the Annexation of Additional Properties to Landscape Assessment District No. 18-01-A regarding Tract 919, Bonterra Subdivision (APN 009-030-154), and adopt the Resolution establishing the formation of the district and confirming the levy and collection of annual assessments.

Dir. Camara stated that the item for the Public Hearing also has a companion item which did not make it on the agenda on time; that item was to approve a final map of the assessment district. It was requested to hold a Special Meeting to approve the map so it could be sent to the County Recorder's office before the end of the month.

Dir. Camara explained that the property to be annexed is for Tract 919, the Bonterra subdivision. The developer is proposing to annex additional property north of the subdivision which would extend Centennial Drive to Fargo Ave. By annexing that property into the existing Landscape Assessment District the assessment rates overall would go down.

Mayor Sorensen opened the hearing for Public Comment for those IN FAVOR:

John Zumwalt, Civil Engineer, Hanford - He voiced his support for this annexation and requested that the Council hold a Special Meeting to approve the final map for the property.

Jim Robinson, San Joaquin Valley Homes - He said that a park is being built in that subdivision that would be supported through the LAD. He also requested that the Council hold a Special Meeting to approve the final map.

Mayor Sorensen allowed for Public Comment for those OPPOSED:

No comments.

Mayor Sorensen closed the Public Hearing. The Council reached consensus to hold a Special Meeting on Tuesday, April 23, 2019 at 5:30 p.m. to approve the final map.

Motion to approve annexation.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Martin Devine, Council Member
SECONDER:	Art Brieno, Council Member
AYES:	Devine, Sorensen, Brieno, Ramirez
ABSENT:	Draxler

GENERAL BUSINESS:

- A. Parks & Recreation: Approve the purchase of a playground structure from NSP3 for Lacey Park in the amount of \$149,980.71

Parks Superintendent, Alvin Dias presented the project to purchase a new playground structure for Lacey Park. With the Council approval of awarding a contract, the project would be completed by June 1, 2019. The funding will come through Community Development Block Grant monies; the department was able to procure \$156,000 from CDBG for this project (\$149,980 for the structure and approximately \$6,000 for maintenance).

Motion to approve.

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

- B. Utilities and Engineering: Reject the low bid from Pavement Coatings Co. Inc. as being non-responsive, award a contract to VSS International, Inc. in the amount of \$1,659,606.50; Establish a construction contingency of \$82,900.00 for this project; and approve an additional appropriation of \$138,506.50 from the Gas Tax Reserves.

Dir. Camara explained that he provided the Council a revised staff report which recommends to not award the project to a bidder yet. The reason being was that the low bidder for the project did not submit a non-collusion affidavit and the second lowest bidder protested that bid. Then it was discovered that the affidavit all the bidders used was not a current document. Because of that, it is recommended to reject all bids and the department will update the documents and re-advertise for the project. This will delay the project by approximately 6 weeks, however this is not a huge impact to the City.

Motion to approve rejection of all bids and direct Staff to re-advertise.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Martin Devine, Council Member
SECONDER:	Sue Sorensen, Mayor
AYES:	Devine, Sorensen, Brieno, Ramirez
ABSENT:	Draxler

- C. Utilities and Engineering: That the City Council, by motion: Award a contract to Granite Construction Company, of Fresno, CA in the amount of \$2,447,919.00 for the 13th Avenue at Grangeville Boulevard Traffic Signal Installation Project; Establish a construction contingency of \$150,000.00 for this project; Award a staking contract to Lane Engineering, Inc. in the amount of \$43,500.00; Pre-Authorize staff to solicit bids and award a contract to the lowest bidder for the traffic poles and mast arms, in any amount under the estimated cost of \$35,000.00; and Approve an additional appropriation of \$146,419.00 from Transportation Impact Fees.

Dir. Camara described the project and the funding sources. Dir. Camara explained that a contingency amount of \$150,000 would also be established. The project is slated to begin immediately after school is out of session. Council Member Brieno asked if the street will be widened in front of Sierra Pacific

High School, Dir. Camara said that it would be widened and the intersections would be built at their ultimate width.

Motion to approve.

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

D. Police: Animal Services Indemnification Agreement.

Police Chief Parker Sever informed the Council that currently the City uses Kings County animal shelter services. This agreement is for the County services to assist the HPD in times of emergency. This agreement will not cost the City any money; the only stipulation is that the County services would be indemnified.

Motion to approve.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Art Brieno, Council Member
SECONDER:	Francisco Ramirez, Council Member
AYES:	Devine, Sorensen, Brieno, Ramirez
ABSENT:	Draxler

E. Police: Adopt Resolution in Support of SB 230 and Authorize a Letter of Support.

Chief Sever explained that Senate Bill 230 is a collaborative approach to minimize the use of force by police officers. SB 230 recognizes the critical split second decisions that are made by officers and recognizes that police officers fall back on their training and experience in making these tough decisions. SB 230 surveyed best practices around the country and incorporated them into one piece of legislation that will modernize and update California use of force policies. It provides uniformed officers with rigorous training and it mandates that every department will adopt comprehensive use of force policies. This bill is backed by PORAC and Police Chiefs of California.

Mayor Sorensen expressed her appreciation and respect for police officers and the situations they face every day.

Motion to approve.

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

- F. Administration: Approve Community Choice Aggregation bond payments, Southern California Edison Service Agreement, and CCA Implementation Services Agreement with California Choice Energy Authority.

City Attorney Ty Mizote introduced the California Choice Energy Authority consultant Ms. Barbara Boswell. Ms. Boswell gave a presentation on where Hanford is at in the Community Choice Aggregation (CCA) process. The benefit to CCA is that it provides customers with a choice to participate in a CCA or to opt out and stay with the incumbent utility. It provides local control when it comes to rate setting; in the case of Hanford, the City Council would become the board of the CCA program and responsible for rate setting. In this case, residents and businesses can address the Council and provide input during a public hearing on the rates. There is also an opportunity for new programs that could be created with the revenue generated from CCA; examples include economic development incentive programs on rates, energy efficiency programs, and demand response programs.

Motion to approve.

RESULT:	APPROVED [3 TO 1]
MOVER:	Martin Devine, Council Member
SECONDER:	Francisco Ramirez, Council Member
AYES:	Devine, Sorensen, Ramirez
NAYS:	Brieno
ABSENT:	Draxler

COUNCIL REPORTS/COMMENTS:

A. Council Comments

Council Member Devine - He said that he has a Chamber meeting at 8:00 a.m. The City has purchased a table for the Council at the Chamber's Distinguished Citizens Dinner. He also attended Boot Barn Grand Opening.

Council Member Ramirez - He attended a meeting in Sacramento with KCAG and met with the Governor's Chief of Staff.

Council Member Brieno - He also went to Sacramento to show support for Melissa Hurtado's bill on the Kern Canal and water infrastructure.

Mayor Sorensen - She attended a Wellness Bridge meeting. The Council discussed the City's representation on the Kings County Homelessness Collaborative board.

COUNCIL FUTURE AGENDA ITEMS:

1. Council Items

Council Members Brieno and Ramirez requested a study session in the future to meet with a grant writer that could help the City get grant money for parks. Council Member Devine would also like to explore hiring a grant writer. Mayor Sorensen pointed out that three Council Members have expressed this for a future agenda item, although this specific topic was not on the Council's Goals and Objectives for this year. She is concerned this would take Staff away from accomplishing the Goals that were set forth.

Council Member Ramirez also requested the Staff to prepare an ordinance regarding restriction of tobacco products in the City parks. Mr. Mizote stated that an ordinance requires two readings and public notices. Mr. Mizote recommended that this type of proposal would be better as a resolution instead of an ordinance. Chief Sever said that he recommends making it a resolution too. Council Member Ramirez also requested membership in the Tulare Kings Hispanic Chamber of Commerce to be on a future agenda. Lastly, he would like to add to a future agenda a "how-to" guide for those interested in starting a business in the City of Hanford.

Mayor Sorensen adjourned the meeting to Closed Session at 10:01 p.m.

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

A. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (GC 54956.9(d)(1))

Valdez v. City of Hanford
Eastern District Case No. 1:17-cv-00430

State of CA v. City of Hanford
Kings County Case No.: 18C0218

Sara Perez v. City of Hanford
Kings County Case No.: 17C0335

SJVEDC v. City of Hanford
Kings County Case No. 17C0142

CLOSED SESSION ACTION REPORT:

Council returned from Closed Session at 10:26 p.m.

Action taken: Council approved a disclaimer of rights.

ADJOURNMENT:

Mayor Sorensen adjourned the Council meeting at 10:28 p.m.

Respectfully submitted,

Sarah Martinez
City Clerk

Attachment: 4.16.19 (Clerk: Approve Minutes 4/16/19)



**AGENDA
STAFF REPORT**

MEETING DATE: 6/17/2019	AGENDA SECTION: B
--------------------------------	--------------------------

SUBJECT:

City Clerk: Approve minutes from the City Council special meeting held on April 23, 2019.

RECOMMENDATION:

Approve minutes from the City Council Special Meeting held on April 23, 2019.

FISCAL IMPACT:

ATTACHMENTS:

4.23.19 special meeting



**CITY COUNCIL MEETING
MINUTES**

April 23, 2019 5:30 PM

**Training Room
319 N. Douty**

5:30 PM CALL TO ORDER SPECIAL SESSION:

Vice Mayor Draxler noted that a quorum is present and called the Special Meeting to order at 5:31 p.m.

ROLL CALL BY THE CITY CLERK:

Attendee Name	Title	Status	Arrived
John Draxler	Vice Mayor	Present	5:25 PM
Martin Devine	Council Member	Present	5:25 PM
Sue Sorensen	Mayor	Absent	
Art Brieno	Council Member	Present	5:25 PM
Francisco Ramirez	Council Member	Absent	

FLAG SALUTE:

PUBLIC COMMENT:

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

Jim Robinson, San Joaquin Valley Homes - He thanked the Council for agreeing to hold a Special Meeting to approve the final map.

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.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Martin Devine, Council Member
SECONDER:	Art Brieno, Council Member
AYES:	Draxler, Devine, Brieno
ABSENT:	Sorensen, Ramirez

- A. Utilities and Engineering: Approval of Final Map and Subdivision Agreement for Tract No. 919, Bonterra Subdivision (Centennial Drive & Fargo Street)

ADJOURNMENT:

Vice Mayor Draxler adjourned the Special Meeting at 5:36 p.m.

Respectfully submitted,

Sarah Martinez
City Clerk

Attachment: 4.23.19 special meeting (Clerk: Approve Minutes 4/23/19)



**AGENDA
STAFF REPORT**

MEETING DATE: 6/17/2019	AGENDA SECTION: C
--------------------------------	--------------------------

SUBJECT:

City Clerk: Approve minutes from the City Council special meeting held on May 22, 2019.

RECOMMENDATION:

Approve minutes from the City Council Special Meeting held on May 22, 2019.

FISCAL IMPACT:

ATTACHMENTS:

5.22.19 special meeting



**CITY COUNCIL MEETING
MINUTES
May 22, 2019 9:30 AM
Training Room
319 N. Douty**

CALL TO ORDER SPECIAL MEETING:

Mayor Sorensen call the Special Meeting to order at 9:37 a.m.

ROLL CALL BY THE CITY CLERK:

Attendee Name	Title	Status	Arrived
John Draxler	Vice Mayor	Present	9:15 AM
Martin Devine	Council Member	Present	9:15 AM
Sue Sorensen	Mayor	Present	9:25 AM
Art Brieno	Council Member	Present	9:35 AM
Francisco Ramirez	Council Member	Present	9:20 AM

FLAG SALUTE:

PUBLIC COMMENT:

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

No comments.

GENERAL BUSINESS:

1. Finance: Engagement Letter from Hudson Henderson & Company Inc.

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

GENERAL FUND BUDGET WORKSHOP:

City Manager, Darrel Pyle, and Finance Director, Paula Lofgren provided an overview of the proposed Fiscal Year 2019/2020 budget with the City Council. Mr. Pyle distributed copies to the Council of each budget page and gave a comprehensive breakdown of the proposed budget compared to the actual totals

from previous fiscal years. Each Department Director was in attendance and was able to provide specific information that addressed the Council Members' questions regarding their department's budget. Mr. Pyle also noted that certain budget decisions made for this proposal are keeping in line with the Council's set Goals and Objectives.

Direction from the Council included separating an allotted amount for each Council Member in the Council's Travel/Training/Meeting budget. The Council would also like to see clear records of the monies collected from fees for illegal fireworks.

Department budgets reviewed were: City Council, City Manager/City Clerk, Personnel, Finance, Community Development, Police, and Parks and Recreation. It was decided by the Council to hold another Special Meeting in the following week (June 5, 2019) to review the budgets for the remaining departments.

ADJOURNMENT:

Mayor Sorensen adjourned the Special Meeting at 3:40 p.m.

Respectfully submitted,

Sarah Martinez
City Clerk



**AGENDA
STAFF REPORT**

MEETING DATE: 6/17/2019	AGENDA SECTION: D
--------------------------------	--------------------------

SUBJECT:

City Clerk: Deny claim and direct the City Clerk to send notification of denial to claimant, Tanya McBroom.

RECOMMENDATION:

Deny the following claim for damages and direct the City Clerk to send notification of denial to the claimant.

BACKGROUND:

A claim for damages against the City was received by the following claimant: Tanya McBroom.

FISCAL IMPACT:

ATTACHMENTS:



**AGENDA
STAFF REPORT**

MEETING DATE: 6/17/2019

AGENDA SECTION: E

SUBJECT:

Utilities and Engineering: Continuance of Emergency Resolution for Treatment Project on Well No. 50.

RECOMMENDATION:

That the City Council, by motion, continue the Emergency Resolution for the Treatment Project at Well No. 50.

BACKGROUND:

The City Municipal Code requires the City Council to take action to continue the Emergency Resolution at each regular Council Meeting until the project is complete.

FISCAL IMPACT:

No fiscal impact is realized.

ATTACHMENTS:



AGENDA STAFF REPORT

MEETING DATE: 6/17/2019	AGENDA SECTION: F
--------------------------------	--------------------------

SUBJECT:

Utilities and Engineering: Authorize staff to advertise for bids for the FY 17-18 Pavement Resurfacing Project: 12th Avenue from Hanford Armona Road to Springcrest Street; Lacey Boulevard from 11th Avenue to Irwin Street.

RECOMMENDATION:

That the City Council, by motion, authorize staff to advertise for bids for the FY 17-18 Pavement Resurfacing Project: 12th Avenue from Hanford Armona Road to Springcrest Street; Lacey Boulevard from 11th Avenue to Irwin Street.

BACKGROUND:

This project involves the resurfacing of street pavement within 12th Avenue from Hanford-Armona Road to Springcrest Street and Lacey Boulevard from 11th Avenue to Irwin Street. Improvements will include installation of ADA accessibility ramps, asphalt concrete paving, and restriping of the roadway.

Improvement plans and specifications for the FY 17-18 Pavement Resurfacing Project are near complete. With Council approval, staff will solicit bids for the construction of this project. If awarded, construction is anticipated to begin in Fall 2019.

FISCAL IMPACT:

The FY 2017/18 Capital Improvement budget provides \$1,045,000 for construction, including contingencies. A copy of Budget Pages are attached for Council review.

ATTACHMENTS:

Budget Pages

12th Avenue Widening/Resurfacing, Hanford-Armona Road to Springcrest St.

Project Background:

This project will involve the widening and reconstruction of 12th Avenue, between Hanford-Armona Road and 300 feet south of Springcrest Street, to facilitate two lanes in each direction of travel plus turn lanes. Improvements include the recycling of existing pavement, adjusting of manholes and gate valves, installation of accessibility ramps, asphalt concrete paving, and restriping of the roadway.

Existing Conditions:

12th Avenue between Hanford-Armona Road and Springcrest Street is currently a two lane arterial roadway. Current average daily traffic volume is approximately 6,500 vehicles per day. The existing roadway surface is deteriorating due to traffic loads and weather impacts and is in need of resurfacing. Traffic volumes are anticipated to increase substantially with the development of proposed subdivisions in the area.

Project Justification:

This project will improve traffic flow capacity and safety by providing additional travel lanes and a protected left turn lane. Drainage and pedestrian safety will also be improved with the addition of curb, gutter, sidewalks and street lighting.

Fiscal Implications:

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

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project		Construction				
	Engineering / Inspection		30,000				
	Construction		500,000				
	Contingency		50,000				
	Department Overhead		10,000				
Total Expenditure		\$0	\$590,000	\$0	\$0	\$0	\$0
Revenue	Funding						
	044 Gas Tax (2103)		590,000				
Total Funding		\$0	\$590,000	\$0	\$0	\$0	\$0

Lacey Boulevard Resurfacing (CIR), Irwin Street to 11th Avenue

Project Background:

This project will involve the resurfacing of street pavement within Lacey Boulevard, from Irwin Street to 11th Avenue. Improvements to include recycling of existing pavement, adjusting manhole and gate valve covers, installation of accessibility ramps, asphalt concrete paving and restriping of the roadway.

Existing Conditions:

Lacey Boulevard is a four lane arterial street with a protected left turn lane. Current average daily traffic volume is approximately 17,000 vehicles per day. The existing roadway surface is deteriorating due to traffic loads and weather impacts and is in need of resurfacing.

Project Justification:

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

Fiscal Implications:

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

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project	Construction					
	Engineering / Inspection	25,000					
	Construction	450,000					
	Contingency	45,000					
	Department Overhead	5,000					
Total Expenditure		\$525,000	\$0	\$0	\$0	\$0	\$0
Revenue	Funding						
	044 Gas Tax (2103)	525,000					
Total Funding		\$525,000	\$0	\$0	\$0	\$0	\$0



AGENDA STAFF REPORT

MEETING DATE: 6/17/2019	AGENDA SECTION: G
--------------------------------	--------------------------

SUBJECT:

Utilities and Engineering: Approve a Notice of Completion for the Storm Drain Catch Basin Flat Grate Conversion Project, and authorize the Mayor to execute and the City Clerk to attest and file said Notice with the Kings County Recorder's Office.

RECOMMENDATION:

That the City Council, by motion, approve a Notice of Completion for the Storm Drain Catch Basin Flat Grate Conversion Project, and authorize the Mayor to execute and the City Clerk to attest and file said Notice with the Kings County Recorder's Office.

BACKGROUND:

On October 2, 2018, the Council awarded the Storm Drain Catch Basin Flat Grate Conversion Project to JT2, Inc. dba Todd Companies. This project consists of replacing current flat grate catch basins with catch basins designed to current City Standards.

There were three contract change orders on this project in the amount of \$7,129.51. See attached Final Project Construction and Finance History.

FISCAL IMPACT:

The FY 17/18 Capital Improvement Program Budget provides \$150,000.00 for construction, including contingencies, for this project. A copy of the budget page is attached for Council review.

The total cost to complete the project construction was \$126,537.51. Attached is a Final Project Construction and Finance History Report for Council review.

ATTACHMENTS:

Final Project Construction and Finance History
NOC - Recording Original

Budget Page

FINAL PROJECT CONSTRUCTION AND FINANCE HISTORY

PROJECT: Storm Drain Catch Basin Flat Grate Conversion Project
 CONTRACTOR: JT2 Inc. dba Todd Companies
 1701 N. Clancy Ct.
 Visalia, California 93291

CONTRACT DATES:	Bid Date	September 25, 2018
	Council Award	October 2, 2018
	Contractor Started Work	March 4, 2019
	Contract Time of Completion	May 28, 2019
	Contractor Completed Work	May 28, 2019

CONTRACT CHANGE ORDERS:

Contract Change Order No. 1: Cost to add Bonds to the Project: Performance/Payment/ Guarantee Bonds.
 Cost to change Drain #7 and Drain #10 to GO Type Drains in lieu of an SD-20.
 For a total Increase of \$5,102.00

Contract Change Order No. 2: Additional Cost to install a GO Type Drain Inlet in lieu of an SD-20 for inlet number 2 at the NE corner of 11th Ave. and Ivy St. The gas line is in conflict with the SD-20 drain installation. Cost to cover the special order of the SD-20 frame and cover that will no longer be needed at inlet number 2. The Contractor agrees to hand over the part to the City. Additional days granted to delay start of project due to wet weather. Delay March 4th, 2019 start to April 22nd, 2019, 49 days total.
 For a total Increase of \$1,747.25

Contract Change Order No. 2: Credit for cost incurred by the City after hours to repair a plugged line.
 Cost for the Contractor to install a concrete plug in an unforeseen abandoned concrete line at Location #1 at Campus Dr. +6 working days for delay and weather.
 For a total Increase of \$280.26

FINANCIAL HISTORY:

SOURCE OF BUDGET FUNDING	AMOUNT
FY 17/18 Capital Improvement Budget:	\$ 150,000.00
Total Budget Funding	\$ 150,000.00
 CONSTRUCTION COST	
Original Contract – Total Bid Award	\$ 119,408.00
Contract Change Order No. 1	\$ 5,102.00
Contract Change Order No. 2	\$ 1,747.25
Contract Change Order No. 2	\$ 280.26
 Total Construction Cost	\$ 126,537.51
 Fund Balance	\$ 23,462.49

RECORDING REQUESTED BY:
CITY OF HANFORD

When recorded return to:

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

G.C. 27361.3 - Fee NIL

NOTICE OF COMPLETION

TO WHOM IT MAY CONCERN:

YOU ARE HEREBY NOTIFIED AS FOLLOWS:

1. The work of Improvement is located: Various Hanford City Storm Drain Flat Grates
2. The Improvement is particularly described as: Storm Drain Catch Basin Flat Grate Conversion Project
3. The date of completion of the work of Improvement: May 28, 2019
4. The Owner of the work of Improvement: City of Hanford.
5. The nature of the owner's interest or estate: Fee Simple Title.
6. The name of the original contractor for the work of Improvement:
JT2 Inc. dba Todd Companies
7. The surety for the work of Improvement: Fidelity and Deposit Company of Maryland
8. All work for this project has been completed.
9. Accepted by minute action of the City Council of the City of Hanford on:
June 17, 2019

I certify under penalty of perjury that the foregoing is true and correct.
Dated this 17th day in June, 2019.

BY: _____
Sue Sorensen, Mayor
City of Hanford, County of Kings, State of California

Attachment: NOC - Recording Original (UE: NOC for the Storm Drain Flat Grate Conversion Project)

I, the undersigned, say:

I am the person who signed the foregoing notice. I have read the above notice and know its contents, and the facts stated therein are true of my own knowledge.

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

Executed at Hanford, California, this ____ day of _____, 2019.

BY: _____
Sue Sorensen, Mayor
City of Hanford, County of Kings, State of California

Authority: Section 1181 Civil Code

Attachment: NOC - Recording Original (UE: NOC for the Storm Drain Flat Grate Conversion Project)

Flat Grate Conversion

Project Background:

This project consists of replacing current outdated flat grate catch basins with catch basins designed to current City Standards.

Existing Conditions:

These catch basins were installed many years ago and plug up frequently during storm events which requires significant manhours to clean to ensure the system functions correctly.

Project Justification:

This project will provide for removal and replacement of a significant number of flat grate catch basins in various locations around the City. It will update them to current standards which increase surface flow into the catch basin and allow for debris to be caught while still allowing flow. It will significantly reduce manhours attributed to checking and cleaning these areas during storm events.

Fiscal Implications:

Funding for this project will be allocated from storm drainage reserves.

Project Budget Summary:

		6-Year Funding Allocation					
		2017	2018	2019	2020	2021	2022
Expenditure	Program or Project	Construction	Construction				
	Engineering / Inspection	10,000	10,000				
	Construction	75,000	75,000				
	Contingency	7,500	7,500				
	Department Overhead	2,500	2,500				
Total Expenditure		\$95,000	\$95,000	\$0	\$0	\$0	\$0
Revenue	Funding						
	358 Storm Drainage Capital	95,000	95,000				
Total Funding		\$95,000	\$95,000	\$0	\$0	\$0	\$0



AGENDA STAFF REPORT

MEETING DATE: 6/17/2019

AGENDA SECTION: H

SUBJECT:

Utilities and Engineering: Approval of Final Map and Subdivision Agreement for Tract No. 922 (Mustang Drive & Devon Street)

RECOMMENDATION:

That the City Council, by motion, approve the Final Map and Subdivision Agreement for Tract No. 922 and accept all easements and dedications offered for public use.

BACKGROUND:

The final subdivision map for Tract No. 922 a 95 -lot subdivision located as shown on the attached map, has been checked and approved by staff. The developer of Tract No. 922 is Lennar Homes of California, INC.. All required fees have been paid, and proper improvement security for all required subdivision improvements has been posted in accordance with the attached Subdivision Agreement, which has been reviewed and approved by the Utilities and Engineering Department and signed by the developer.

FISCAL IMPACT:

The right of way dedications and easements are offered at no cost to the city, and all subdivision improvements will be constructed at the developer's expense.

ATTACHMENTS:

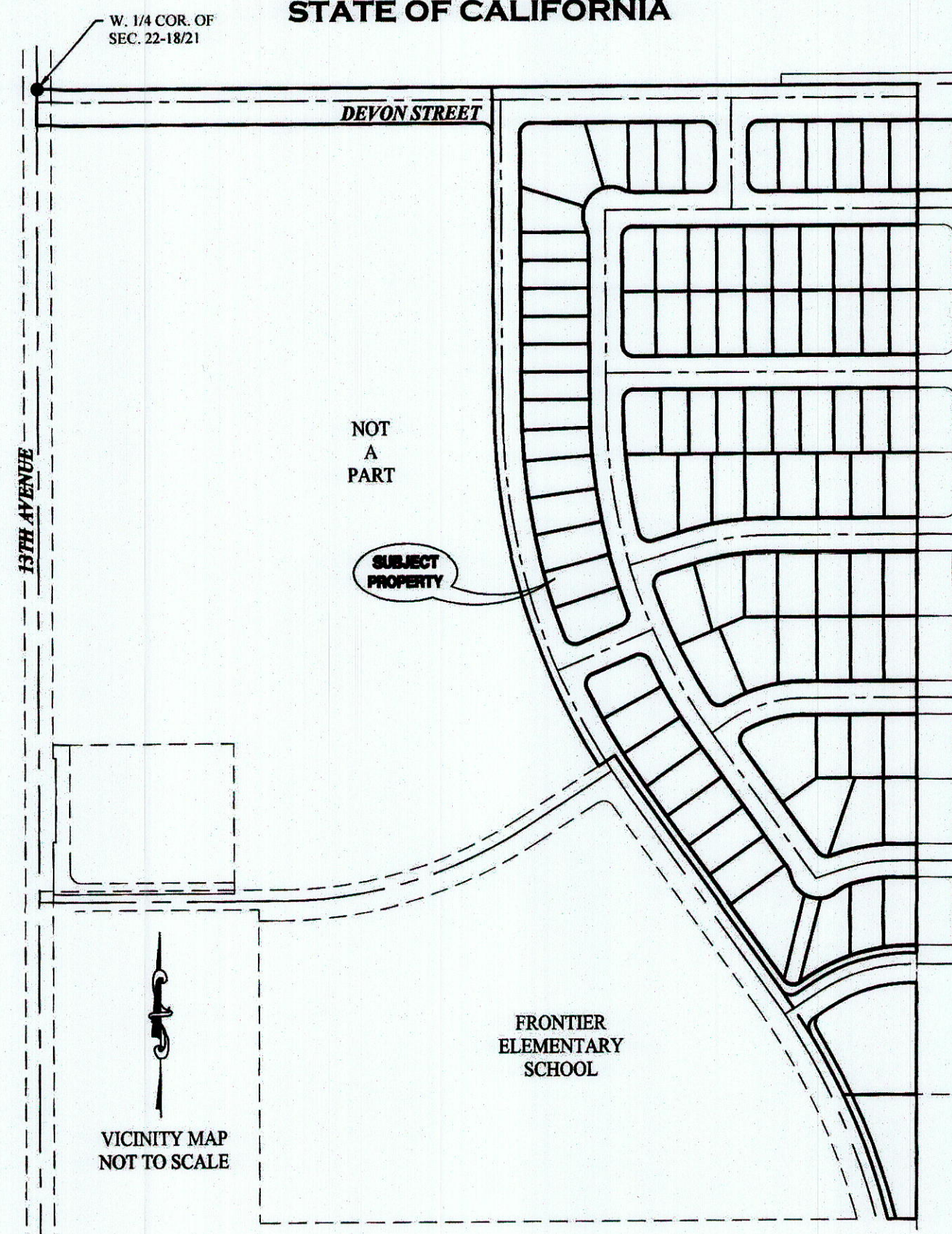
Tract 922 Final Map

Tract 922 Subdivision Map Agreement

LENNAR HOMES

UNIT 1

COUNTY TRACT NO. 922

CITY OF HANFORD, COUNTY OF KINGS,
STATE OF CALIFORNIA

TAX COLLECTOR'S STATEMENT

THIS IS TO CERTIFY THAT THE PROVISIONS OF ARTICLE 8 OF CHAPTER 4 OF THE GOVERNMENT CODE HAVE BEEN COMPLIED WITH REGARDING DEPOSITS.

DATE: May 16, 2019

JAMES P. ERB, CPA, DIRECTOR OF FINANCE

BY: Alke M. Laha, deputy

NOTE:

A ONE-HALF INTEREST IN AND TO ALL OIL, GAS, HYDROCARBON SUBSTANCES AND OTHER MINERALS WITHIN OR UNDERLYING THIS SUBDIVISION WAS EXCEPTED IN THE DEED FROM SECURITY FIRST NATIONAL BANK OF LOS ANGELES, A NATIONAL BANKING ASSOCIATION, TO JESSIE ANDERSON JR., ET UX, RECORDED NOVEMBER 26, 1958 IN BOOK 723 AT PAGE 591 OF OFFICIAL RECORDS AS DOCUMENT #10943. AFFECTS LOT 141 OF TRACT 887, UNIT II, L.S.P. 26-08, K.C.R.

ENGINEER'S STATEMENT

THIS MAP CONSISTING OF FIVE SHEETS WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MR. BILL WALLS OF LENNAR FRESNO, INC., IN THE MONTH OF MARCH, 2018. I HEREBY STATE THAT ALL OF THE MONUMENTS ARE OF THE CHARACTER, AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE ONE YEAR AFTER THE RECORDING OF THIS MAP, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATED THIS 7th DAY OF May, 2019.

John A. Zumwalt
JOHN A. ZUMWALT, R.C.E. 21489

ACTING CITY SURVEYOR

I, JOHN B. HARDIN, HEREBY STATE THAT I HAVE CAREFULLY EXAMINED THE ANNEXED MAP, THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT, AND IN ACCORDANCE WITH SECTIONS 66425 THROUGH 66450, INCLUSIVE, OF THE GOVERNMENT CODE.

JOHN B. HARDIN, R.C.E. 21753
ACTING FOR THE CITY OF HANFORD

DATED THIS ____ DAY OF _____, 20 ____.

CITY ENGINEER'S STATEMENT

I, JOHNATHAN L. DOVEL, HEREBY STATE THAT I HAVE CAREFULLY EXAMINED THE ANNEXED MAP, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF, AND THAT ALL PROVISIONS OF ANY LOCAL ORDINANCES AND SECTIONS 66425 THROUGH 66450 OF THE GOVERNMENT CODE, APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, HAVE BEEN COMPLIED WITH.

DATED THIS ____ DAY OF _____, 20 ____.

JOHNATHAN L. DOVEL, CITY ENGINEER R.C.E. 62044

CITY CLERK'S CERTIFICATE

I HEREBY STATE THAT AT A REGULAR MEETING OF THE HANFORD CITY COUNCIL HELD ON THE ____ DAY OF _____, 20 ____, AN ORDER WAS DULY AND REGULARLY MADE AND ENTERED APPROVING THIS MAP AND SUBDIVISION AND ACCEPTING, SUBJECT TO IMPROVEMENT, ON BEHALF OF THE GENERAL PUBLIC, THE STREETS AND EASEMENTS AS INCLUDED WITHIN THE BOUNDARIES OF THE SUBDIVISION SHOWN UPON THIS MAP.

DATED THIS ____ DAY OF _____, 20 ____.

SARAH MARTINEZ, CITY CLERK

PLANNING COMMISSION CERTIFICATE

APPROVED BY THE HANFORD PLANNING COMMISSION IN ACCORDANCE WITH THE REQUIREMENTS OF LAW IN DULY AUTHORIZED MEETING HELD _____, 20 ____.

DATED THIS ____ DAY OF _____, 20 ____.

DARLENE MATA, COMMUNITY DEVELOPMENT DIRECTOR

RECORDER'S CERTIFICATE

FEE BOOK NO. _____ FEE PAID _____
RECORDED AT THE REQUEST OF ZUMWALT-HANSEN & ASSOCIATES, INC. ON THIS ____ DAY OF _____, 20 ____, AT _____ MINUTES PAST _____ O'CLOCK IN VOLUME _____ OF LICENSED SURVEYOR'S PLATS, AT PAGE _____, KINGS COUNTY RECORDS.

KRISTINE LEE, KINGS COUNTY RECORDER

BY: _____
DEPUTY

609 N. IRWIN ST. HANFORD, CA. 93230

PH. (559) 582-1056

FILE NO. 0747224

SHEET ONE OF FIVE SHEETS

OWNER'S STATEMENT

WE, THE UNDERSIGNED, DO HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE, OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITH THE SUBDIVISION SHOWN UPON THIS MAP AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID PROPERTY AND THAT WE CONSENT TO THE MAKING OF SAID MAP AND SUBDIVISION AS SHOWN ON THIS MAP AND DO HEREBY DEDICATE IN FEE TO PUBLIC USE ALL OF THE STREETS, EASEMENTS, AND LOT "B" FOR STORM DRAIN PURPOSES, AND LOTS A & C FOR PARK PURPOSES AS SHOWN UPON THIS MAP. WE DEDICATE IN FEE TO PUBLIC USE FOR STREET PURPOSES THOSE CERTAIN STRIPS OF LAND DESIGNATED AS "FUTURE STREETS", RESERVING TO OURSELVES FOR THE USE OF OURSELVES AND THE SUCCESSIVE OWNERS, ALL ORDINARY USES OF SAID LAND UNTIL SUCH TIME AS THE PROPER LEGISLATIVE BODY SHALL ACCEPT DEDICATION OF, OR ACQUIRE ADDITIONAL RIGHT OF WAY, TO CONSTITUTE THE PERMANENT WIDTH AND/OR EXTENSIONS OF THOSE STREETS HAVING A PARTIAL WIDTH AND/OR DEAD-ENDING, AS SHOWN HEREON.

LENNAR HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION

BY: Mike Miller
MIKE MILLER, VICE PRESIDENT

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 FRESNO

ON May 16, 2019 BEFORE ME, Christine Collins
NOTARY PUBLIC, PERSONALLY APPEARED Mike Miller

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 Christine Collins
(PRINT NAME) CHRISTINE COLLINS

MY COMMISSION NO. 2131344 MY COMMISSION EXPIRES Nov 7, 2019PRINCIPAL OFFICE IN COUNTY OF FRESNO

LEGAL DESCRIPTION

Unit I

A portion of the Southwest Quarter of Section 22, Township 18 South, Range 21 East, Mount Diablo Base & Meridian, according to approved Government Township Plats thereof, in the City of Hanford, County of Kings, State of California described as follows:

Beginning at the Northwest corner of said Southwest Quarter, also being the Northwest corner of Parcel 1, as shown on a map recorded in Book 16 at Page 15 of Parcel Maps in the Office of the Kings County Recorder;
Thence North 89° 56' 17" East, along the North line of said Southwest Quarter, a distance of 1,582.15 feet to the Northeast corner of Parcel 2 of said Parcel Map 16-15;

Thence South 0° 21' 52" West, along the East line of last said Parcel 2, a distance of 65.00 feet to a point which is also the Northwest corner of Lot 141 of Silver Oaks Addition III, Unit II, County Tract 887 as shown on that certain map recorded in Book 26, at Page 8 of Licensed Land Surveyor's Plats in the Office of the Kings County Recorder;

Thence North 89° 56' 17" East along the North line of said Lot 141, a distance of 65.00 feet to the Northeast corner thereof;

Thence South 0° 00' 03" West, along the East line of said Lot 141, a distance of 126.34 feet to the Southeast corner thereof;

Thence North 89° 59' 57" West, along the South line of said Lot 141, a distance of 65.80 feet to the Southwest corner thereof, also being a point on said East line of Parcel 2;

Thence South 0° 21' 52" West, along the East line of last said Parcel 2 and Parcel 4 of said Parcel Map, a distance of 1,841.69 feet to a point 17.12 feet southerly of the South line of said Parcel 2;

Thence South 89° 56' 32" West, parallel with and 17.12 feet Southerly of last said South line, a distance of 51.56 feet;

Thence on a curve to the left, concave Westerly in which the center point bears South 76° 06' 36" West, with a radius of 1,220.00 feet, through a central angle of 17° 02' 12", an arc length of 362.76 feet;

Thence, departing said curve on a line tangent, North 33° 06' 10" West, a distance of 92.63 feet;

Thence North 35° 20' 00" West, a distance of 448.00 feet;

Thence on a tangent curve to the right, concave North Easterly, with a radius of 1180.00 feet, through a central angle of 3° 21' 31", an arc length of 69.17 feet;

Thence South 57° 03' 15" West a distance of 35.00 feet;

Thence on a curve to the right, concave the Easterly, whose central angle bears North 57° 59' 59" East, through a central angle of 31° 56' 18", with a radius of 1,215.00 feet, an arc length of 677.28 feet;

Thence North 0° 03' 43" West, on a tangent, a distance of 488.84 feet;

Thence on a tangent curve to the left, concave the Southwest, through a central angle of 90°, with a radius of 20.00 feet, an arc length of 31.42 feet;

Thence on a tangent, South 89° 56' 17" West, parallel with and 65.00 feet Southerly of the North line of said Parcel 1, a distance of 797.46 feet to a point on the West line of said Southwest Quarter, being 65.00 feet Southerly of the Northwest corner thereof;

Thence North 0° 08' 05" East a distance of 65.00 feet to the Point of Beginning;

Containing 25.08 Acres more or less;

Excepting therefrom those areas lying within West Stagecoach Drive, North Mustang Drive, and Berkshire Lane, as described in a deed from Pioneer Union Elementary School District to the City of Hanford and recorded as Document number 1107030, K.C.R.

COUNTY TRACT NO. 922
CITY OF HANFORD, COUNTY OF KINGS,
STATE OF CALIFORNIA

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22, T. 18 S., R. 21 E., M.D.B. & M.
BEARS N 89° 59' 41" W PER P.M. 19-65, K.C.R.

ALL CURVES ARE TANGENT UNLESS OTHERWISE NOTED

MONUMENT NOTE:
SIDE AND REAR LOT CORNERS ADJACENT TO N. MUSTANG DR., DEVON ST. & BERKSHIRE LN.
ARE MONUMENTED BY 1/2" REBAR, 30" LONG, WITH YELLOW PLASTIC TAG MARKED R.C.E. 21485
SET 6"± DEEP, ON THE LOT LINE A DISTANCE OF 14.00' (PERPENDICULAR) FROM THE SIDE OR
REAR CORNER.

ALL FRONT CORNERS ADJACENT TO STREETS ARE MONUMENTED AS WITNESS CORNERS, SET ON THE P.U.E. LINE AND ARE MARKED BY 1/2" REBAR, 30" LONG WITH RED PLASTIC TAG STAMPED "CONT. PT., R.C.E. 21489" AND SET 6"± DEEP, EXCEPT AS SHOWN OTHERWISE.

● FOUND MONUMENT AS NOTED

▲ FOUND 2-1/2" BRASS CAP STAMPED R.C.E. 21489, ON A 2" I.P.,
INSIDE A MON. WELL

■ FOUND 1/2" REBAR WITH PLASTIC TAG, R.C.E. 21489, DN. 0.5'+

⊙ SET STEEL SPIKE WITH BRASS TAG, R.C.E. 21489, FLUSH IN PAVEMENT

○ SET 1/2" REBAR, 30" LONG, TAGGED R.C.E. 21489, 6" DEEP

□ SET 1" I.P., 18" LONG, IN CONCRETE, 6" DEEP, W/TAG R.C.R. 21489

△ SET 2"X24" GALV. I.P. WITH BRASS CAP STAMPED R.C.E. 21489 IN
MONUMENT WELL, MONUMENT WELL SET FLUSH IN PAVEMENT.
LOT CORNERS ARE MARKED WITH 1/2" REBAR, 30" LONG, TAGGED R.C.E.
21489, SET 6" DEEP

△ INDICATES 6' PUBLIC UTILITY EASEMENT

[] RECORD DATA PER PM 19-65, K.C.R.

[] RECORD DATA PER LSP 21-53, K.C.R.

{ } RECORD DATA PER LSP 23-41, K.C.R.

(()) RECORD DATA PER LSP 25-41, K.C.R.

* DISTANCE WAS CONVERTED FROM GRID TO GROUND BY A MULTIPLIER OF
1.0000506282 PER L.S.P. 23-41 K.C.R.

() INDICATES STREET ADDRESSES

===== ACCESS DENIED TO MUSTANG DRIVE, DEVON STREET, AND BERKSHIRE LANE

===== EXTERIOR BOUNDARY OF THE LAND WITHIN THE SUBDIVISION

K.C.R. KINGS COUNTY RECORDS
K.C.C.R. KINGS COUNTY CORNER RECORD
K.C.O.R. KINGS COUNTY OFFICIAL RECORDS
ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF



SHEET TWO OF FIVE SHEETS

LENNAR HOMES UNIT 1

COUNTY TRACT NO. 922
CITY OF HANFORD, COUNTY OF KINGS,
STATE OF CALIFORNIA

BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22, T. 18 S., R. 21 E., M.D.B. & M., BEARS N 89° 59' 41" W PER P.M. 19-65, K.C.R.

SURVEYOR'S NOTE

ALL CURVES ARE TANGENT UNLESS OTHERWISE NOTED

MONUMENT NOTE:

SIDE AND REAR LOT CORNERS ADJACENT TO N. MUSTANG DR., DEVON ST. & BERKSHIRE LN. ARE MONUMENTED BY 1/2" REBAR, 30" LONG, WITH YELLOW PLASTIC TAG MARKED R.C.E. 21489 SET 6"± DEEP, ON THE LOT LINE A DISTANCE OF 14.00' (PERPENDICULAR) FROM THE SIDE OR REAR CORNER.

NOTE:

A PEDESTRIAN AND FIRE ACCESS EASEMENT WERE CREATED BY AND IS SHOWN ON DOCUMENT NUMBER 1706010. SAID PEDESTRIAN EASEMENT WAS NEVER USED, NEVER HAD FACILITIES CONSTRUCTED THEREIN AND NO LONGER SERVES A PURPOSE.

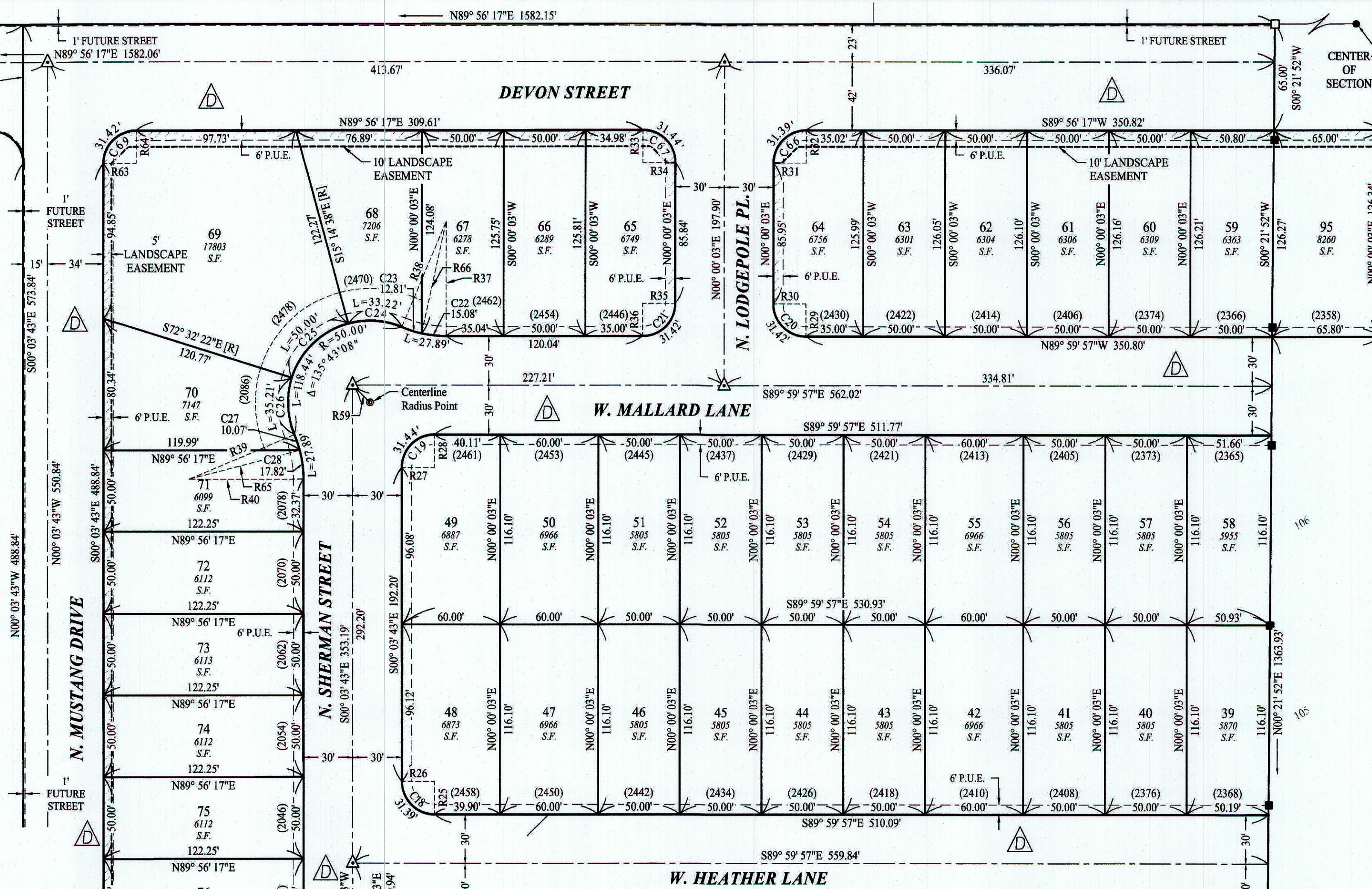
OMISSION ON HERE IN MAP IS INTENDED WHICH CONSTITUTES ABANDONMENT PER SECTION 66499.20.2 OF THE GOVERNMENT CODE DUE TO THE STREET DEDICATION AND CREATION OF "LOT C".

SPECIAL MONUMENT NOTE:

ALL FRONT CORNERS ADJACENT TO STREETS ARE MONUMENTED AS WITNESS CORNERS, SET ON THE P.U.E. LINE AND ARE MARKED BY 1/2" REBAR, 30" LONG WITH RED PLASTIC TAG STAMPED "CONT. PT., R.C.E. 21489", AND SET 6"± DEEP, EXCEPT AS SHOWN OTHERWISE.

LEGEND

- FOUND MONUMENT AS NOTED
- ▲ FOUND 2-1/2" BRASS CAP STAMPED R.C.E. 21489, ON A 2" I.P., INSIDE A MON. WELL
- FOUND 1/2" REBAR WITH PLASTIC TAG, R.C.E. 21489, DN. 0.5'±
- ⊙ SET STEEL SPIKE WITH BRASS TAG, R.C.E. 21489, FLUSH IN PAVEMENT
- SET 1/2" REBAR, 30" LONG, TAGGED R.C.E. 21489, 6" DEEP
- SET 1" I.P., 18" LONG, IN CONCRETE, 6" DEEP, W/TAG R.C.R. 21489
- △ SET 2"X24" GALV. I.P. WITH BRASS CAP STAMPED R.C.E. 21489 IN MONUMENT WELL, MONUMENT WELL SET FLUSH IN PAVEMENT.
- LOT CORNERS ARE MARKED WITH 1/2" REBAR, 30" LONG, TAGGED R.C.E. 21489, SET 6" DEEP
- INDICATES 6' PUBLIC UTILITY EASEMENT
- △ NOW OFFERED FOR DEDICATION AS PUBLIC STREETS
- [] RECORD DATA PER PM 19-65, K.C.R.
- [[]] RECORD DATA PER LSP 21-53, K.C.R.
- { } RECORD DATA PER LSP 21-51, K.C.R.
- (()) RECORD DATA PER LSP 25-41, K.C.R.
- * DISTANCE WAS CONVERTED FROM GRID TO GROUND BY A MULTIPLIER OF 1.0000506282 PER L.S.P. 23-41 K.C.R.
- () INDICATES STREET ADDRESSES
- /// ACCESS DENIED TO MUSTANG DRIVE, DEVON STREET, AND BERKSHIRE LANE
- EXTERIOR BOUNDARY OF THE LAND WITHIN THE SUBDIVISION
- K.C.R. KINGS COUNTY RECORDS
- K.C.C.R. KINGS COUNTY CORNER RECORD
- K.C.O.R. KINGS COUNTY OFFICIAL RECORDS
- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF



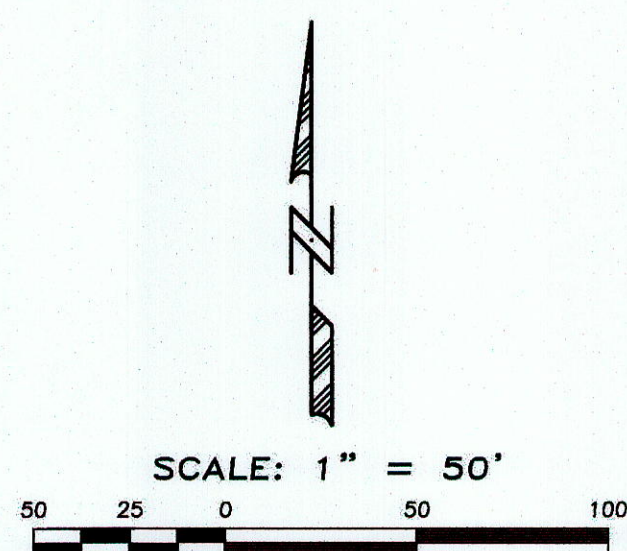
SEE SHEET 4 FOR CONTINUATION

Line Table		
Line #	Length	Bearing
R39	15.00'	S45° 01' 50"E

Curve Table			
Curve #	Length	Radius	Delta
C18	31.39'	20.00'	89° 56' 14"
C19	31.44'	20.00'	90° 03' 46"
C20	31.42'	20.00'	89° 59' 59"
C21	31.42'	20.00'	90° 00' 00"
C22	15.08'	70.00'	12° 20' 30"
C23	12.81'	70.00'	10° 29' 11"
C24	33.22'	50.00'	38° 04' 22"
C25	50.00'	50.00'	57° 17' 45"
C26	35.21'	50.00'	40° 21' 02"
C27	10.07'	70.00'	8° 14' 22"
C28	17.82'	70.00'	14° 35' 20"
C66	31.39'	20.00'	89° 56' 14"
C67	31.44'	20.00'	90° 03' 46"
C69	31.42'	20.00'	90° 00' 00"

Radial Line Table	
Line #	Bearing
R25	S00° 00' 03"W
R26	S89° 56' 17"W
R27	S89° 56' 17"W
R28	S00° 00' 03"W
R29	S00° 00' 04"W
R30	N89° 59' 57"E
R31	N89° 59' 57"W
R32	S00° 03' 43"E
R33	S00° 03' 43"E
R34	S89° 59' 57"E

Radial Line Table	
Line #	Bearing
R35	N89° 59' 57"W
R36	N00° 00' 03"E
R37	N00° 00' 03"E
R38	N22° 49' 44"E
R39	S67° 06' 36"W
R40	S89° 56' 17"W
R63	N89° 56' 17"E
R64	S00° 03' 43"E
R65	S75° 20' 57"W
R66	N12° 20' 34"E



CIVIL ENGINEERS
**ZUMWALT
HANSEN &
LAND SURVEYORS**

609 N. IRWIN ST.

HANFORD, CA. 93230

PH. (559) 582-1056

FILE NO. 0747224

SHEET THREE OF FIVE SHEETS

LENNAR HOMES UNIT 1

COUNTY TRACT NO. 922
CITY OF HANFORD, COUNTY OF KINGS,
STATE OF CALIFORNIA

BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22, T. 18 S., R. 21 E., M.D.B. & M., BEARS N 89° 59' 41" W PER P.M. 19-65, K.C.R.

SURVEYOR'S NOTE

ALL CURVES ARE TANGENT UNLESS OTHERWISE NOTED

MONUMENT NOTE:

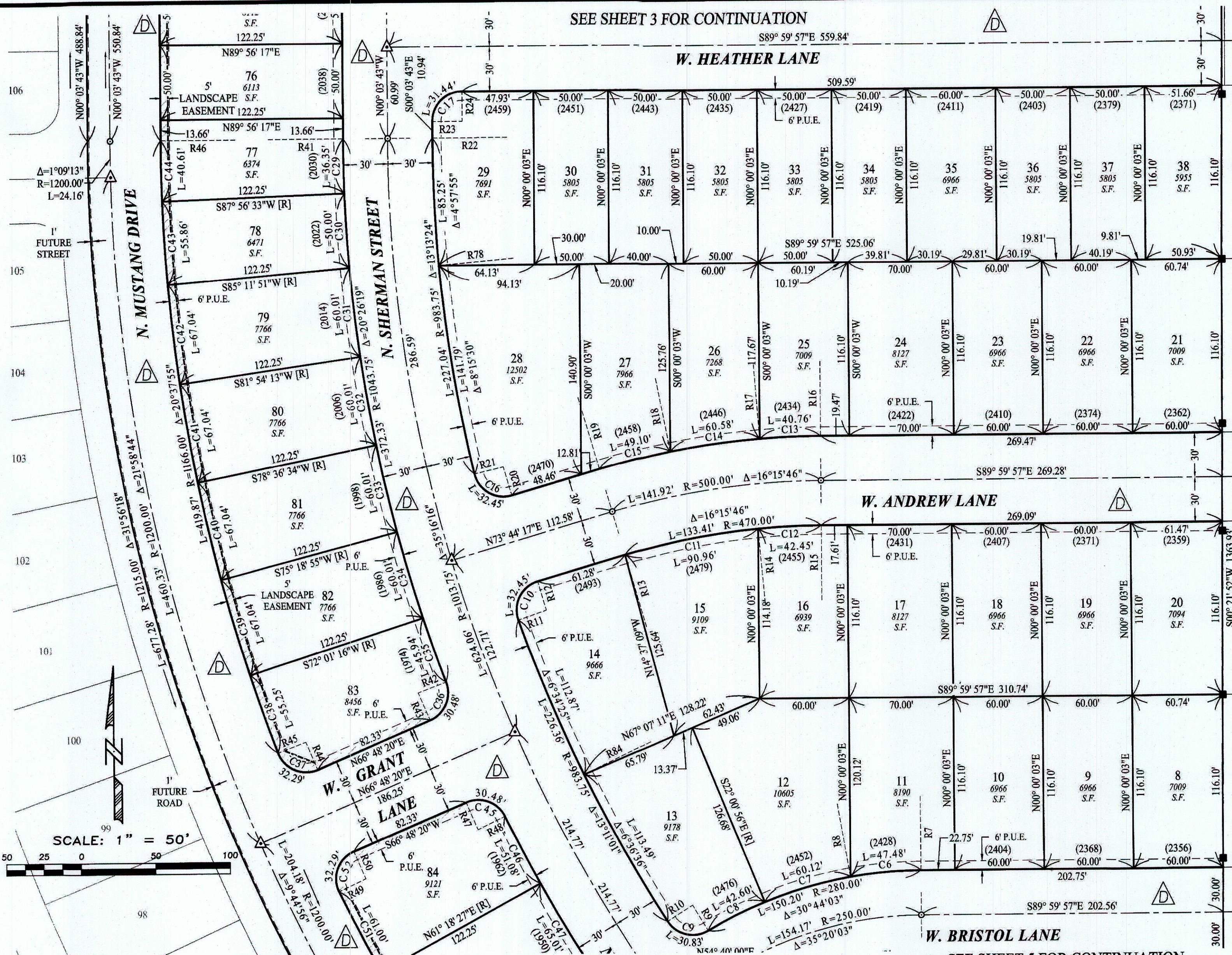
SIDE AND REAR LOT CORNERS ADJACENT TO N. MUSTANG DR., DEVON ST. & BERKSHIRE LN. ARE MONUMENTED BY 1/2" REBAR, 30" LONG, WITH YELLOW PLASTIC TAG MARKED R.C.E. 21489, SET 6"± DEEP, ON THE LOT LINE A DISTANCE OF 14.00' (PERPENDICULAR) FROM THE SIDE OR REAR CORNER.

SPECIAL MONUMENT NOTE:

ALL FRONT CORNERS ADJACENT TO STREETS ARE MONUMENTED AS WITNESS CORNERS, SET ON THE P.U.E. LINE AND ARE MARKED BY 1/2" REBAR, 30" LONG WITH RED PLASTIC TAG STAMPED "CONT. PT., R.C.E. 21489", AND SET 6"± DEEP, EXCEPT AS SHOWN OTHERWISE.

LEGEND

- FOUND MONUMENT AS NOTED
- ▲ FOUND 2-1/2" BRASS CAP STAMPED R.C.E. 21489, ON A 2" I.P., INSIDE A MON. WELL
- FOUND 1/2" REBAR WITH PLASTIC TAG, R.C.E. 21489, DN. 0.5'±
- SET STEEL SPIKE WITH BRASS TAG, R.C.E. 21489, FLUSH IN PAVEMENT
- SET 1/2" REBAR, 30" LONG, TAGGED R.C.E. 21489, 6" DEEP
- SET 1" I.P., 18" LONG, IN CONCRETE, 6" DEEP, W/TAG R.C.R. 21489
- △ SET 2"X24" GALV. I.P. WITH BRASS CAP STAMPED R.C.E. 21489 IN MONUMENTED WELL, MONUMENT WELL SET FLUSH IN PAVEMENT.
- LOT CORNERS ARE MARKED WITH 1/2" REBAR, 30" LONG, TAGGED R.C.E. 21489, SET 6" DEEP
- INDICATES 6' PUBLIC UTILITY EASEMENT
- △ NOW OFFERED FOR DEDICATION AS PUBLIC STREETS
- [] RECORD DATA PER PM 19-65, K.C.R.
- [] RECORD DATA PER LSP 21-53, K.C.R.
- { } RECORD DATA PER LSP 23-41, K.C.R.
- (()) RECORD DATA PER LSP 25-41, K.C.R.
- * DISTANCE WAS CONVERTED FROM GRID TO GROUND BY A MULTIPLIER OF 1.0000506282 PER L.S.P. 23-41 K.C.R.
- () INDICATES STREET ADDRESSES
- /// ACCESS DENIED TO MUSTANG DRIVE, DEVON STREET, AND BERKSHIRE LANE
- ==== EXTERIOR BOUNDARY OF THE LAND WITHIN THE SUBDIVISION
- K.C.R. KINGS COUNTY RECORDS
- K.C.C.R. KINGS COUNTY CORNER RECORD
- K.C.O.R. KINGS COUNTY OFFICIAL RECORDS
- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF



SEE SHEET 3 FOR CONTINUATION

SEE SHEET 5 FOR CONTINUATION

Curve Table

Curve #	Length	Radius	Delta
C6	47.48'	280.00'	9° 42' 54"
C7	60.12'	280.00'	12° 18' 05"
C8	42.60'	280.00'	8° 43' 04"
C9	30.83'	20.00'	88° 18' 59"
C10	32.45'	20.00'	92° 58' 16"
C13	40.76'	530.00'	4° 24' 24"
C14	60.58'	530.00'	6° 32' 55"
C15	49.10'	530.00'	5° 18' 27"

Curve Table

Curve #	Length	Radius	Delta
C16	32.45'	20.00'	92° 58' 36"
C17	31.44'	20.00'	90° 03' 46"
C29	36.35'	1043.75'	1° 59' 44"
C30	50.00'	1043.75'	2° 44' 42"
C31	60.01'	1043.75'	3° 17' 39"
C32	60.01'	1043.75'	3° 17' 39"
C33	60.01'	1043.75'	3° 17' 39"
C34	60.01'	1043.75'	3° 17' 39"

Curve Table

Curve #	Length	Radius	Delta
C35	45.94'	1043.75'	2° 31' 18"
C36	30.48'	20.00'	87° 18' 21"
C37	32.29'	20.00'	92° 30' 02"
C38	55.25'	1166.00'	2° 42' 55"
C39	67.04'	1166.00'	3° 17' 39"
C40	67.04'	1166.00'	3° 17' 39"
C41	67.04'	1166.00'	3° 17' 39"
C42	67.04'	1166.00'	3° 17' 39"

Curve Table

Curve #	Length	Radius	Delta
C43	55.86'	1166.00'	2° 44' 42"
C44	40.61'	1166.00'	1° 59' 44"
C45	30.48'	20.00'	87° 18' 21"
C46	51.08'	1043.75'	2° 48' 14"
C47	65.01'	1043.75'	3° 34' 07"
C51	61.00'	1166.00'	2° 59' 50"
C52	32.29'	20.00'	92° 30' 02"

Radial Line Table

Line #	Bearing
R7	S00° 00' 03" W
R8	N09° 42' 51" W
R9	S30° 44' 00" E
R10	N57° 34' 59" E
R11	S70° 46' 01" W
R12	S16° 15' 43" E
R13	S16° 15' 43" E

Radial Line Table

Line #	Bearing
R14	S05° 10' 25" E
R15	S00° 00' 03" W
R16	S00° 00' 03" W
R17	N04° 24' 21" W
R18	S10° 57' 16" E
R19	S16° 15' 43" E
R20	N16° 15' 43" W

Radial Line Table

Line #	Bearing
R21	S76° 42' 53" W
R22	S89° 56' 17" W
R23	S89° 56' 17" W
R24	S00° 00' 03" W
R41	S89° 56' 17" W
R42	N69° 29' 58" E
R43	N23° 11' 40" W

Radial Line Table

Line #	Bearing
R44	S23° 11' 40" E
R45	N69° 18' 22" E
R46	N89° 56' 17" E
R47	S23° 11' 40" E
R48	N64° 06' 41" E
R49	S64° 18' 17" W
R50	S23° 11' 40" E

Radial Line Table

Line #	Bearing
R78	S84° 58' 22" W
R84	S64° 11' 36" W

609 N. IRWIN ST.

HANFORD, CA. 93230

PH. (559) 582-1056

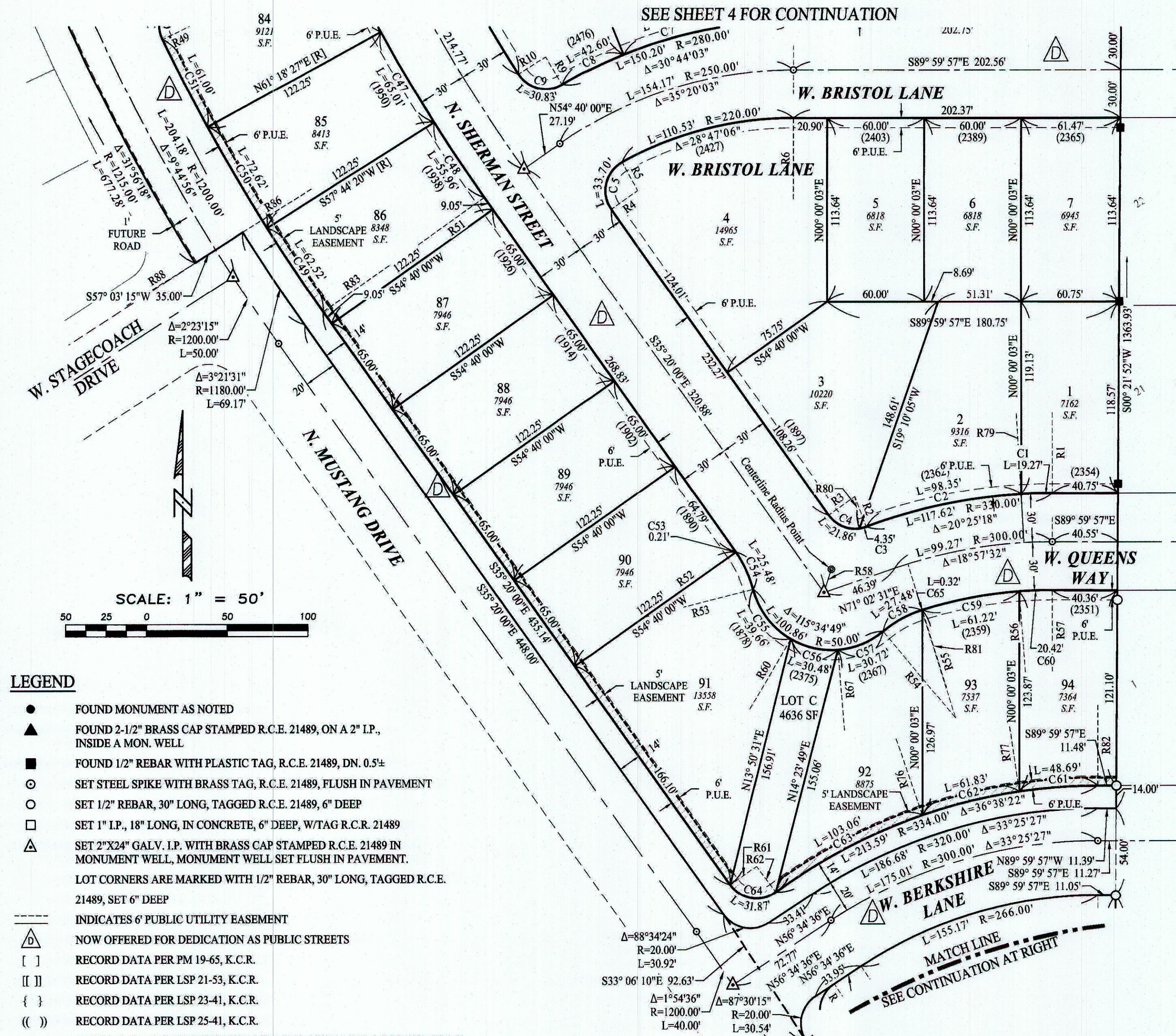
FILE NO. 0747224

SHEET FOUR OF FIVE SHEETS

CIVIL ENGINEERS
ZUMWALT
HANSEN
LAND SURVEYORS

Radial Line Table

Line #	Bearing
R1	N00° 00' 03"E
R2	N20° 25' 15"W
R3	N54° 40' 00"W
R4	S54° 40' 00"W
R5	S28° 47' 03"E
R6	S00° 00' 03"W
R9	S30° 44' 00"E
R10	N57° 34' 59"E
R51	N54° 40' 00"E
R52	S54° 50' 31"W
R53	N75° 41' 39"E
R54	N39° 53' 10"W
R55	S17° 23' 35"E
R56	N04° 19' 59"W
R57	N00° 00' 03"E
R58	N17° 51' 16"E
R60	N30° 14' 34"E
R61	N54° 40' 00"E
R62	N36° 38' 18"W
R67	N04° 41' 05"W
R76	S18° 57' 32"E
R77	S08° 21' 06"E
R79	S03° 20' 39"E
R80	N07° 57' 16"W
R81	N17° 19' 27"W
R82	S00° 00' 03"W
R83	S54° 51' 54"W
R86	N58° 01' 32"E
R88	N57° 59' 59"E
R89	S33° 25' 24"E
R90	N59° 02' 41"E
R91	S00° 00' 03"W
R92	S33° 25' 24"E
R93	S65° 14' 52"W
R94	S76° 06' 36"W
R95	N76° 16' 12"E



LEGEND

- FOUND MONUMENT AS NOTED
- ▲ FOUND 2-1/2" BRASS CAP STAMPED R.C.E. 21489, ON A 2" I.P., INSIDE A MON. WELL
- FOUND 1/2" REBAR WITH PLASTIC TAG, R.C.E. 21489, DN. 0.5±
- SET STEEL SPIKE WITH BRASS TAG, R.C.E. 21489, FLUSH IN PAVEMENT
- SET 1/2" REBAR, 30" LONG, TAGGED R.C.E. 21489, 6" DEEP
- SET 1" I.P., 18" LONG, IN CONCRETE, 6" DEEP, W/TAG R.C.R. 21489
- △ SET 2"x24" GALV. I.P. WITH BRASS CAP STAMPED R.C.E. 21489 IN MONUMENT WELL, MONUMENT WELL SET FLUSH IN PAVEMENT.
- LOT CORNERS ARE MARKED WITH 1/2" REBAR, 30" LONG, TAGGED R.C.E. 21489, SET 6" DEEP
- INDICATES 6' PUBLIC UTILITY EASEMENT
- △ NOW OFFERED FOR DEDICATION AS PUBLIC STREETS
- [] RECORD DATA PER PM 19-65, K.C.R.
- [] RECORD DATA PER LSP 21-53, K.C.R.
- { } RECORD DATA PER LSP 23-41, K.C.R.
- (()) RECORD DATA PER LSP 25-41, K.C.R.
- * DISTANCE WAS CONVERTED FROM GRID TO GROUND BY A MULTIPLIER OF 1.000506282 PER L.S.P. 23-41 K.C.R.
- () INDICATES STREET ADDRESSES
- /// ACCESS DENIED TO MUSTANG DRIVE, DEVON STREET, AND BERKSHIRE LANE
- EXTERIOR BOUNDARY OF THE LAND WITHIN THE SUBDIVISION
- K.C.R. KINGS COUNTY RECORDS
- K.C.C.R. KINGS COUNTY CORNER RECORD
- K.C.O.R. KINGS COUNTY OFFICIAL RECORDS
- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF

Curve Table				Curve Table				Curve Table				Curve Table			
Curve #	Length	Radius	Delta	Curve #	Length	Radius	Delta	Curve #	Length	Radius	Delta	Curve #	Length	Radius	Delta
C1	19.27'	330.00'	3° 20' 42"	C47	65.01'	1043.75'	3° 34' 07"	C55	39.66'	50.00'	45° 27' 06"	C62	61.83'	334.00'	10° 36' 26"
C2	98.35'	330.00'	17° 04' 36"	C48	55.96'	1043.75'	3° 04' 20"	C56	30.48'	50.00'	34° 55' 39"	C63	103.06'	334.00'	17° 40' 46"
C3	4.35'	20.00'	12° 27' 58"	C49	62.52'	1166.00'	3° 04' 20"	C57	30.72'	50.00'	35° 12' 04"	C64	31.87'	20.00'	91° 18' 19"
C4	21.86'	20.00'	62° 37' 17"	C50	72.62'	1166.00'	3° 34' 07"	C58	27.48'	70.00'	22° 29' 34"	C65	0.32'	270.00'	0° 04' 08"
C5	33.70'	20.00'	96° 32' 57"	C51	61.00'	1166.00'	2° 59' 50"	C59	61.22'	270.00'	12° 59' 28"				
C8	42.60'	280.00'	8° 43' 04"	C53	0.21'	70.00'	0° 10' 30"	C60	20.42'	270.00'	4° 20' 03"				
C9	30.83'	20.00'	88° 18' 59"	C54	25.48'	70.00'	20° 51' 09"	C61	48.69'	334.00'	8° 21' 09"				

LENNAR HOMES UNIT 1

COUNTY TRACT NO. 922
CITY OF HANFORD, COUNTY OF KINGS,
STATE OF CALIFORNIA

BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 22, T. 18 S., R. 21 E., M.D.B. & M., BEARS N 89° 59' 41" W PER P.M. 19-65, K.C.R.

SURVEYOR'S NOTE

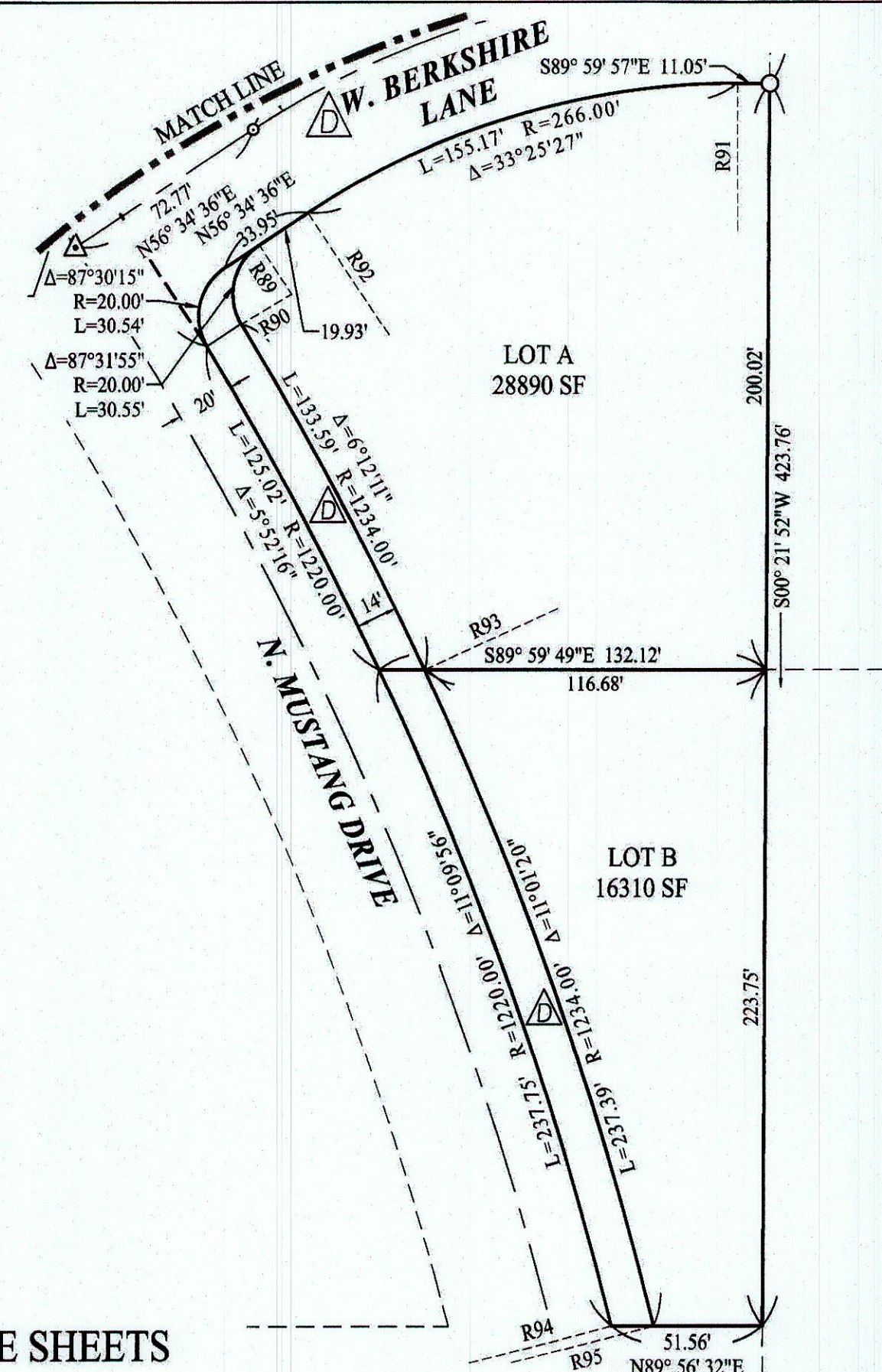
ALL CURVES ARE TANGENT UNLESS OTHERWISE NOTED

MONUMENT NOTE:

SIDE AND REAR LOT CORNERS ADJACENT TO N. MUSTANG DR., DEVON ST. & BERKSHIRE LN. ARE MONUMENTED BY 1/2" REBAR, 30" LONG, WITH YELLOW PLASTIC TAG MARKED R.C.E. 21489, SET 6"± DEEP, ON THE LOT LINE A DISTANCE OF 14.00' (PERPENDICULAR) FROM THE SIDE OR REAR CORNER.

SPECIAL MONUMENT NOTE:

ALL FRONT CORNERS ADJACENT TO STREETS ARE MONUMENTED AS WITNESS CORNERS, SET ON THE P.U.E. LINE AND ARE MARKED BY 1/2" REBAR, 30" LONG WITH RED PLASTIC TAG STAMPED "CONT. PT., R.C.E. 21489", AND SET 6"± DEEP, EXCEPT AS SHOWN OTHERWISE.



L. ENGINEERS

WMWALT
ANSEN &
D SURVEYORS

609 N. IRWIN ST.

HANFORD, CA. 93230

PH. (559) 582-1056

FILE NO. 0747224

SHEET FIVE OF FIVE SHEETS

**CITY OF HANFORD
SUBDIVISION AGREEMENT**

TRACT NO. 922

THIS SUBDIVISION AGREEMENT ("Agreement") is made and entered into this _____ day of _____, 2019, by and between Lennar Homes of California, INC., A California Corporation ("SUBDIVIDER"), and the City of Hanford, a Municipal Corporation ("CITY").

RECITALS

A. The SUBDIVIDER has presented to the CITY a final map of the proposed Subdivision of certain real property located within the city limits of the City and more particularly described in Exhibit "A" which has been filed with the City Engineer and is made a part hereof by reference ("Final Map") and identified as Tract No. 922("SUBDIVISION"). The real property is to be developed in accordance with subdivision improvement plans, which have been filed with the City Engineer and are made a part hereof by reference and identified as Exhibit "B" ("Improvement Plans"). SUBDIVIDER has requested that the CITY accept and approve the Final Map and the dedications delineated and shown on the Final Map for the use and purposes specified thereon, and otherwise approve the Final Map in order that the same may be recorded as required by law.

B. The CITY requires as a condition precedent to the acceptance and approval of the Final Map, the dedication of such streets and easements as are delineated and shown on the Final Map, and deems the same as necessary for the public use, and requires that any and all streets and easements delineated and shown thereon shall be improved by the construction thereon and the installation therein of the improvements specified herein.

C. Certain public improvements are required to be made by SUBDIVIDER in accordance with the approved tentative map of the SUBDIVISION. Section 66462 of the California Government Code provides, as a condition precedent to the approval of the Final Map, that the City Council shall require the SUBDIVIDER to enter into an agreement to complete said public improvements.

Attachment: Tract 922 Subdivision Map Agreement (UE: Tract 922 - Subdivision Final Map)

D. Chapter 16.24.070 of the Hanford Municipal Code requires the SUBDIVIDER to enter into an agreement with the CITY to perform and complete the work and matters as hereinafter described in this Agreement, in conformance with Sections 16.24.010 through 16.24.120, inclusive of the Hanford Municipal Code, which Sections by reference are incorporated into this Agreement and made a part hereof.

NOW THEREFORE, it is hereby agreed as follows:

1. Improvements.

SUBDIVIDER shall complete all required public improvements in the Subdivision as identified in Exhibit "B" of this Agreement (collectively "IMPROVEMENTS") and in accordance with all of the requirements and standards as set forth in the approval or conditional approval of the Tentative Map of the SUBDIVISION, the Hanford Municipal Code, all applicable laws, codes and regulations and the terms and conditions of this Agreement. In accordance with Section 16.24.110 of the Hanford Municipal Code, all of the Improvements shall be completed no later than two (2) years from the date of approval of this Agreement by the City of Hanford. A request to extend the time for completion of the Improvements must be in written form and received by the CITY not less than thirty (30) days prior to expiration of this Agreement and shall include facts in support of the request for such extension of time. Only the City shall have the authority to extend such time period. The extension period shall not exceed twelve (12) months.

Within thirty (30) days after the SUBDIVIDER notifies the City Engineer that the required work has been completed, the City Engineer shall inspect such work, and if such work has been performed in the required manner and in accordance with this Agreement, the Final Map, the Hanford Municipal Code and all other applicable laws, codes and regulations, the City Engineer shall advise the City Council that the public improvements are ready for acceptance by the CITY.

2. Inspection.

The CITY shall inspect all work in accordance with Section 16.24.100 of the Hanford Municipal Code including the SUBDIVIDER'S conformance with CITY Standards and

Specifications and any and all conditions, standards or requirements identified at the preconstruction conference held prior to commencing construction.

CITY shall schedule a preliminary final inspection and a deficiency list shall be compiled and submitted to the SUBDIVIDER for correction. Upon completion of all corrections or additional work as outlined by the deficiency list, the SUBDIVIDER shall certify in writing that all corrections have been completed and request a final inspection. Upon finding that all items have been corrected and upon receipt of as-built improvement plans, the Improvements may be provisionally accepted by the CITY pending approval of the final map and subdivision agreement for Tract No. 922, by the City Council.

The completion of corrections indicated by the deficiency list shall not relieve the SUBDIVIDER from the responsibility of correcting any deficiency not shown on the list that may be subsequently discovered. Should the CITY require payment of additional engineering and inspection fees and costs for improvements constructed after the stated date of completion, the SUBDIVIDER must pay said additional fees and costs prior to acceptance by the City Council of the IMPROVEMENTS.

3. Costs and Fees.

The SUBDIVIDER shall be responsible for the work, including without limitation, the costs identified in the IMPROVEMENT COST ESTIMATE attached hereto and made a part hereof and identified as Exhibit "C" to this Agreement. SUBDIVIDER agrees to the amount thereof and agrees to pay, when due, all amounts identified therein, including without limitation, all CITY engineering and inspection fees.

4. Security.

SUBDIVIDER agrees to furnish security, which complies with Section 66499 et. seq. of the California Government Code, in such amounts as are fixed by the CITY, to guarantee

the faithful performance of this Agreement, including without limitation, the construction of the IMPROVEMENTS and to guarantee payment to contractors, subcontractors, laborers, material men and other persons employed in the performance of the work under this Agreement. In the sole discretion of the CITY and with the written authorization of the CITY, the sureties provided by the SUBDIVIDER may be released in whole or in part in the following manner:

(a) Faithful performance sureties, not in excess of ninety percent (90%) of the estimated costs of the individual items of public improvements, may be released or the required surety amounts may be reduced as work is satisfactorily completed and tentatively accepted by the CITY.

(b) Forty-five (45) days after recordation of the Notice of Completion for the Subdivision, the sureties securing the payment to contractors and subcontractors and to persons furnishing labor, materials, or equipment may be released if claims, including without limitation, stop notices have not been filed.

(c) Ten percent (10%) of the total faithful performance surety, retained as the public improvement warranty, may be released one year after the Notice of Completion has been recorded. In the alternative, SUBDIVIDER shall provide CITY with new warranty security of not less than ten percent (10%) of the Improvement Cost Estimate identified in Exhibit "C" hereto, which security shall have a term of one (1) year from the date of recordation of the Notice of Completion.

In accordance with Section 16.24.080 of the Hanford Municipal Code, the SUBDIVIDER shall furnish, in writing, proof of adequate security deposit to all utility companies for the installation of electricity, gas, telephone, cable television and any other utility which charges are not part of the Improvement Cost Estimate set forth in Exhibit "C."

No final map shall be signed by the City Engineer or recorded until all improvement securities required by Section 16.24.080 of the Hanford Municipal Code and under this Agreement have been received and approved. The form of securities shall be one or the combination of forms as approved by the CITY.

5. Liability.

As a condition precedent and prior to commencement of the work to be performed pursuant to this Agreement, SUBDIVIDER shall furnish the CITY with a certificate of insurance with a separate endorsement evidencing the following insurance coverages:

- (1) **Commercial General Liability (CGL):** Insurance Services Office (ISO) Form CG 0001, including products and completed operations, with limits of no less than FIVE MILLION AND NO/100 DOLLARS (\$5,000,000) per occurrence for bodily injury, personal injury, and property damage. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be TEN MILLION AND NO/100 DOLLARS (\$10,000,000), twice the required occurrence limit.
- (2) **Automobile Liability:** ISO Form Number CA 0001 covering any auto (Code 1), with a limit no less than FIVE MILLION AND NO/100 DOLLARS (\$5,000,000) per accident for bodily injury and property damage.
- (3) **Workers' Compensation:** as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with a limit of no less than ONE MILLION AND NO/100 DOLLARS (\$1,000,000) per accident for bodily injury or disease.

If SUBDIVIDER maintains higher limits than the minimums shown above, the City requires and shall be entitled to coverage for the higher limits maintained by SUBDIVIDER. SUBDIVIDER's insurance policies shall be "occurrence" policies and not "claims-made" coverage.

SUBDIVIDER may maintain an Umbrella policy in conjunction with the insurance policies referenced above. In such case, SUBDIVIDER shall be deemed to have satisfied the insurance requirements of this contract as long as: (i) the coverage limits of the Umbrella policy and of the underlying liability policy(ies), when combined, satisfy each of the per occurrence and aggregate requirements identified in this subsection a.; and (ii) coverage under the Umbrella policy is as broad as and includes all incidents and events covered by the underlying insurance that it supplements.

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

b. The policies are to contain, or be endorsed to contain, the following provisions:

(1) The City and its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL and automobile liability policies with respect to liability arising out of work or operations performed by or on behalf of SUBDIVIDER including materials, parts,

or equipment furnished in connection with such work or operations; products used by SUBDIVIDER; or automobiles owned, leased, hired or borrowed by SUBDIVIDER. General liability coverage can be provided in the form of an endorsement to SUBDIVIDER's insurance at least as broad as ISO Form CG 20 10 11 85 or if not available, through the addition of both CG 20 10 and CG 20 37 if a later edition is used. The coverage shall contain no special limitations on the scope of protection afforded to the City, its officers, officials, employees or volunteers.

(2) For any claims related to this contract, SUBDIVIDER's insurance coverage shall be primary insurance as respects the City and its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the City and/or its officers, officials, employees, or volunteers shall be in excess of SUBDIVIDER's insurance and shall be non-contributory.

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

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

d. SUBDIVIDER shall furnish the City with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this clause. All certificates and endorsements are to be received and approved by the City before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the SUBDIVIDER's obligation to provide them. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

e. **SUBDIVIDER hereby grants to City and its officers, officials, employees, and volunteers a waiver of any right to subrogation which any insurer of SUBDIVIDER may acquire against the City and/or its officers, officials, employees, and volunteers by virtue of the payment of any loss under such insurance. SUBDIVIDER agrees to obtain endorsements necessary to effect this waiver of subrogation, but this provision applies regardless of whether or not the City has received a waiver of subrogation endorsement from the insurer.**

f. **The City reserves the right to modify the insurance requirements contained in this contract, including, without limitation, coverage limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.**

6. Indemnification.

SUBDIVIDER hereby agrees to and shall protect, indemnify and hold harmless the CITY and all officials, officers, agents, representatives and employees thereof from and against any and all liability, loss, claims or damages of whatsoever kind or character, including attorneys' fees and costs of all types, to the extent arising out of, or related, directly or indirectly, to the work to be performed pursuant to this Agreement or the acts or omissions of the SUBDIVIDER, SUBDIVIDER's independent contractors, employees, representatives, agents and invitees. These indemnification and hold-harmless provisions shall be in full force and effect regardless of whether or not there shall be insurance policies covering such damages, claims, or liability. This indemnification shall be binding upon the SUBDIVIDER whether or not there are any allegations of fault, negligence or liability of the parties indemnified hereunder and shall survive the completion of construction of the IMPROVEMENTS.

SUBDIVIDER agrees that the use of any and all public streets and improvements, which are part of the Subdivision, shall be at all times, prior to the final acceptance by the CITY, the sole and exclusive risk of the SUBDIVIDER.

7. Permits and Compliance.

Should SUBDIVIDER be required to perform any work within any public rights-of-way or easements located beyond the Subdivision limits, SUBDIVIDER shall satisfy any and all requirements, other than the payment of fees, as necessary to obtain an encroachment permit for said work.

SUBDIVIDER shall make arrangements for the relocation of all overhead and underground public utility facilities that interfere with the construction of the IMPROVEMENTS. The SUBDIVIDER shall be responsible for the full cost of relocating such facilities.

The SUBDIVIDER shall repair any damage to public streets or other public property or improvements resulting from or incidental to, the construction of the Improvements, or in lieu of making such repairs, the SUBDIVIDER shall pay to the CITY the full cost of such repairs.

Building permits for individual lots of the Subdivision will not be issued until all underground utilities are installed within the public right-of-way, the trenches have been backfilled, and an approved all-weather road is constructed for street frontage and access.

No occupancy permit for any dwelling to be constructed within the Subdivision shall be issued until all Improvements are completed and accepted by the City Council.

In accordance with Section 16.24.090 of the Hanford Municipal Code, construction methods and materials for all Improvements shall conform to the Standards and Specifications of the CITY. Construction shall not commence until required Improvement Plans have been approved by the City Engineer and payment of all fees have been received by the CITY.

The IMPROVMENTS shall be constructed in accordance with all applicable street, plumbing, building, electrical and zoning codes and any other codes, rules or regulations of the CITY and the State of California.

The SUBDIVIDER shall require contractors and subcontractors to provide and maintain barricades and warning signs to protect and warn the public of construction

hazards. Traffic control shall conform to a traffic control plan approved by the City Engineer. If, in the opinion of the City Engineer, proper barricades and warning signs are not being provided, the Contractor will be required to immediately stop work until proper traffic control is provided and approved by the City Engineer.

The SUBDIVIDER shall require all contractors and subcontractors to conform to the applicable provisions of the California Occupational Safety and Health Act (“OSHA”). Onsite inspection of the work will be requested of OSHA officials, and all work subject to this Agreement shall immediately stop if, in the opinion of the City Engineer, any such work is being performed in violation of OSHA or when appropriate safety measures are not being utilized for said work.

The SUBDIVIDER and its contractors and subcontractors shall pay for any materials, provisions and other supplies used in, upon, for, or about the performance of the work to be performed hereunder and for any and all work or labor associated therewith and for all amounts due under the Workers’ Compensation and the unemployment insurance acts and all other applicable laws or regulations of the State of California or the United States with respect to such work or labor, including without limitation, as required by Section 3200 of the California Labor Code and Section 4200 of the California Government Code.

8. Scheduling.

It shall be the responsibility of the SUBDIVIDER to coordinate all work performed by its contractors and subcontractors, such as scheduling the sequence of operations and the determination of liability if one operation delays another. In no case shall representatives of the CITY be placed in the position of making decisions that are the responsibility of the SUBDIVIDER. It shall further be the responsibility of the SUBDIVIDER to give the City Engineer written notice not less than two (2) working days in advance of the actual date on which work is to be started. Failure on the part of the SUBDIVIDER to notify the City Engineer may cause delay for which the SUBDIVIDER shall be solely responsible.

9. Soil and Dust Control Provisions.

The SUBDIVIDER is responsible for arrangement for and payment of all CITY-required soil tests at locations as determined by the City Engineer. Payment for said tests shall be made directly by the SUBDIVIDER to the certified testing firm of the SUBDIVIDER's choice. Adequate dust control shall be maintained by the SUBDIVIDER on all streets within and outside of the Subdivision on which work is required to be performed under this Agreement, from the time work is first commenced until all work is completed. "Adequate dust control" as used herein shall mean the sprinkling of the streets with water or approved dust palliative with sufficient frequency to prevent the scattering of dust by wind or the activity of vehicles and equipment onto any street area or private property adjacent to the Subdivision. Whenever, in the opinion of the City Engineer, adequate dust control is not being maintained on any street or streets or other areas of the Subdivision, the City Engineer shall give notice to the SUBDIVIDER to comply with the provisions herein, or, at the election of the City Engineer, notice may be mailed to the SUBDIVIDER at his address on file with the City Engineer. If, within twenty-four (24) hours after personal service or within forty-eight (48) hours after mailing of notice, the SUBDIVIDER has not commenced to maintain adequate dust control or at any time thereafter fails to maintain adequate dust control, the City Engineer may, without further notice of any kind, cause any street or streets to be sprinkled with water or an approved dust palliative as may be deemed necessary by the City Engineer to eliminate the scattering of dust. Such dust control shall be performed by equipment and personnel of the CITY or by contract as the City Engineer shall determine, and the SUBDIVIDER agrees to pay to CITY, upon receipt of the billing, therefore, the entire cost to the CITY of such dust control.

When the surfacing on any existing street is disturbed, the surfacing shall be immediately replaced with temporary surfacing and permanently paved within fourteen (14) calendar days thereafter. The streets shall be maintained in a safe and passable condition at all times between the commencement of construction of IMPROVEMENTS and final completion thereof.

10. Reimbursement.

If the City Municipal Code provides SUBDIVIDER with the right to receive cash reimbursement or impact fee credit because of the construction of certain improvements or the oversizing thereof, SUBDIVIDER must request payment of the cash reimbursement or preparation of a reimbursement agreement, whichever is applicable, or the impact fee credit prior to the date of final acceptance of all subdivision improvements by the City Council. Such request must be made in writing and received by the City Engineer prior to the date of final acceptance of the IMPROVMENTS by City Council. SUBDIVIDER agrees that should it fail to make such written request by the date identified herein, SUBDIVIDER forever waives its right to request and receive any cash reimbursement, reimbursement agreement or impact fee credit.

11. Prevailing Wage Laws, Rules and Regulations.

SUBDIVIDER shall comply with and shall require all contractors to comply with all prevailing wage laws, rules and regulations applicable to the SUBDIVISION. Unless otherwise advised in writing by the City, SUBDIVIDER shall be solely responsible for making any and all decisions regarding any portion or aspect of the SUBDIVISION including, without limitation, any form of reimbursement by the City to the SUBDIVIDER or any contractor, that will require the payment of prevailing wages. Further, SUBDIVIDER will be solely responsible for the payment of any claims, fines, penalties, reimbursements, payments or any other actions that may be initiated against applicant or any contractor as a result of failure to pay prevailing wages.

SUBDIVIDER shall defend, indemnify and hold harmless the City of Hanford, its officials, officers, employees, representatives, agents and attorneys from and against any and all claims, damages, losses, judgments, liabilities, expenses and other costs, including, without limitation, litigation costs and attorney's fees arising out of, to the extent resulting from any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the SUBDIVISION. SUBDIVIDERS's obligation to defend, indemnify and

hold the City harmless specifically includes, but is not limited to, any suit or administrative action against the City which claims a violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the SUBDIVISION.

SUBDIVIDERS's obligations to defend, indemnify and hold the City, its officials, officers, employees, representatives, agents and attorneys harmless as set forth herein, shall include, but shall not be limited to, staff time, copying costs, court costs, the costs of any judgments or awards against the City for damages, losses, litigation costs or attorney fees arising out of any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the SUBDIVISION and costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of any such proceeding or suit.

The City may, at any time, require the SUBDIVIDER to reimburse the City for costs that have been, or which the City reasonably anticipates will be, incurred by the City during the course of any action. SUBDIVIDER shall reimburse the City within thirty (30) days of receipt of an itemized written invoice from the City for costs actually incurred. Failure of the SUBDIVIDER to timely reimburse the City shall be considered a material violation of the conditions of approval of the SUBDIVISION.

12. Sole and Only Agreement.

This Agreement supersedes any and all other agreements, either oral or in writing, between the parties hereto with respect to the matters set forth herein and contains all of the covenants and agreements between the parties regarding such matters. 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.

13. Severability.

If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions shall nevertheless continue in full force and effect without being impaired or invalidated in any way.

14. Attorneys' Fees.

If an action at law or inequity is necessary to enforce or interpret the terms of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees, costs and necessary disbursements in addition to any other reasonable relief to which he may be entitled. With respect to any suit, action or proceeding arising out of or related to this Agreement or the documentation related hereto, the parties hereby submit to the jurisdiction and venue of the Superior or Municipal Court, whichever is applicable, in the County of Kings, State of California for any proceeding arising hereunder.

15. Successors and Assigns.

The covenants and agreements contained in this Agreement shall be binding upon and shall inure to the benefit of the heirs, successors and assigns of the parties hereto. This Agreement shall not be assignable by SUBDIVIDER without the express prior written consent of CITY.

16. Governing Law.

This Agreement shall be construed and governed pursuant to the laws of the State of California.

17. Time of the Essence.

Time is of the essence of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement on the _____ day of _____, 2019.

SUBDIVIDER:

**Lennar Homes of California, INC.
A California Corporation**

By: _____
Mike Miller, Vice President

CITY OF HANFORD APPROVAL:

By: _____
**Johnathan L. Doyel, P.E., P.L.S.
City Engineer, City of Hanford**

ATTEST:

By: _____
**Sarah Martinez
City Clerk, City of Hanford**

Attachment: Tract 922 Subdivision Map Agreement (UE: Tract 922 - Subdivision Final Map)

EXHIBIT "C"**SUBDIVISION IMPROVEMENT COST ESTIMATE**

In accordance with Section 16.24.080 of the Hanford Municipal Code, estimated construction costs used in this Agreement are increased for projected inflation computed to the estimated mid-point of construction.

	<u>ESTIMATED CONSTRUCTION COST</u>
<u>Sanitary Sewers</u>	
Construction of sanitary sewer mains, manholes and appurtenances as shown on the approved improvement plans in accordance with City Standards and Specifications.	<u>\$214,303.32</u>
<u>Storm Sewers</u>	
Construction of storm drain mains, manholes, catch basins and disposal facilities as shown on the approved improvement plan in accordance with City Standards.	<u>\$251,731.92</u>
<u>Water System</u>	
Construction of water mains, hydrants, services and appurtenances as shown on the approved Improvement Plans in accordance with City Standards and Specifications.	<u>\$480,942.00</u>
<u>Curb and Gutter and Other Concrete Construction</u>	
Construction of curb and gutter, sidewalk, wheelchair ramps, drive approaches, valley gutter and other concrete improvements as shown on the approved Improvement Plans in accordance with City Standards and Specifications.	<u>\$493,186.32</u>
<u>Street Surfacing</u>	
Construct Type "B" asphalt concrete surfacing over Class II aggregate base as shown on the approved Improvement Plans in accordance with City Standards and Specifications.	<u>\$597,994.32</u>

Street Lighting

Install street lighting as shown on the approved Improvement Plans in accordance with City Standards and Specifications.	<u>\$175,560.00</u>
--	----------------------------

Street Barricades

Install street barricades as shown on the approved Improvement Plans in accordance with City Standards and Specifications.	<u>\$4,620.00</u>
--	--------------------------

Fencing, Landscaping, and Irrigation System

Construct fencing, block walls and install landscape and irrigation system improvements, misc. as shown on the approved Improvement Plans in accordance with City Standards and Specifications.	<u>\$820,006.44</u>
---	----------------------------

Monuments and Lot Markers

Install permanent monuments and lot markers in accordance with City Standards and Specifications.	<u>\$12,672.00</u>
---	---------------------------

Engineering Services

Engineering, surveying, & geotechnical services associated with Completion of the Subdivision Improvements.	<u>\$68,376.00</u>
---	---------------------------

Earthwork Improvements

- | | |
|--|------------------------------|
| • Excavation & Compaction | <u>\$294,486.72</u> |
| • Subgrade Compaction & Fine Grade | <u>\$111,633.72</u> |
| • Final Lot Grading | <u>\$88,271.04</u> |
| • Total Improvements subject to Plan Review & Insp. Fees | <u>\$3,613,783.80</u> |

Private Utilities

- | | |
|--|----------------------------|
| • Applicant Install Utilities Onsite Construct | <u>\$336,790.81</u> |
|--|----------------------------|

Total Estimated Improvement Cost (To be bonded with Final Map)	<u>\$3,950,574.61</u>
---	------------------------------

SECURITY REQUIREMENTS

Performance	<u>\$3,950,574.61</u>
Labor and Materials	<u>\$1,975,287.30</u>
Warranty (Minimum 12-mo. from N.O.C.)	<u>\$395,057.46</u>

City Engineering Plan Review and Inspection Fee Schedule

City Engineering and Inspection Fees are established by Council Resolution No.1902, and are set forth below:

(1) 6% of first	\$ 5,000.00	\$ 300.00
(2) 5% of next	\$ 20,000.00	\$ 1,000.00
(3) 4.5% of next	\$ 75,000.00	\$ 3,375.00
(4) 3.5% of next	\$150,000.00	\$ 5,250.00
(5) 2% over	\$250,000.00	\$ 74,011.49
Total City Engineering Review and Inspection Fee obligation		\$ 83,936.49
Fee balance payable with this Agreement Acct. #001-2010-4937		<u>\$ 83,936.49</u>

NOTE:

- Engineering Plan Review & Inspection Fees are based on estimated cost of Improvements, including all items constructed both prior to & following posting of security.
- Private utility costs are not included in determination of City Engineering Plan Review and Inspection fee calculation.

Note: Additional fees and charges will be payable prior to approval of Final Map and Final Subdivision Agreement by the City Council, including:

12th Ave. Sewer Benefit District, Acct. #161-2161-5494 (16.44 Ac @ \$1,734.30/Ac) \$ 45,403.97
(Determined at completion of final map review.)

Street Sign Fee, Acct. #001-2010-4937 (7 @ \$200.00 Ea.) \$ 1,400.00
(Per intersection cost for sign blades furnished by City.)

Final Map Review Fee, Acct. #001-2010-4937 \$xxx.xx
(Determined at completion of final map review.)

Engineering Plan Review & Inspection Fees, Acct. #001-2010-4937 \$ 83,936.49

Storm Drainage Impact Fees, Acct. #184-2184-5504 (N/A) \$ 0.00
(Onsite drainage Basin provided, no impact to existing City drainage facilities)

Building Dept. block wall plan review fees paid from Acct. #001-2010-4937 \$ 1,695.77

SUBTOTAL **\$132,436.24**

BALANCE DUE: **\$132,436.24**



AGENDA STAFF REPORT

MEETING DATE: 6/17/2019	AGENDA SECTION: I
--------------------------------	--------------------------

SUBJECT:

Utilities and Engineering: Approval of Final Map and Subdivision Agreement for Tract No. 918 Unit II, Bella Vista Subdivision and adopt Resolution No. 19-19-R annexing additional properties into Assessment District No. 18-01 (Centennial Drive & Devon Street)

RECOMMENDATION:

That the City Council, by motion,

1. Approve the Final Map and Subdivision Agreement for Tract No. 918 Unit II and accept all easements and dedications offered for public use.
2. Adopt the attached Resolution 19-19-R Annexing additional properties into Assessment District No. 19-01 (Annexation District Annexation No. 18-01-B)

BACKGROUND:

The final subdivision map for Tract No. 918, Bella Vista Subdivision, a 73 -lot subdivision located as shown on the attached map, has been checked and approved by staff. The developer of Tract No. 918 Unit II, Bella Vista Subdivision, is Presidio JJR Bella Vista, L.L.C.. All required fees have been paid, and proper improvement security for all required subdivision improvements has been posted in accordance with the attached Subdivision Agreement, which has been reviewed and approved by the Utilities and Engineering Department and signed by the developer.

FISCAL IMPACT:

The right of way dedications and easements are offered at no cost to the city, and all subdivision improvements will be constructed at the developer's expense.

ATTACHMENTS:

Tract 918 Unit 2 Final Map

Tract 918 Bella Vista Unit II Subdivision Map Agreement

Tract 918 Unit 2 LAD 18-01-B - Resolution Annexing Additional Property and Confirming
Levy of Assessments

OWNER'S STATEMENT

WE, THE UNDERSIGNED, DO HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE, OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID PROPERTY AND THAT WE CONSENT TO THE MAKING OF SAID MAP AND SUBDIVISION AS SHOWN ON THIS MAP AND DO HEREBY DEDICATE IN FEE TO PUBLIC USE ALL OF THE STREETS, EASEMENTS, AS SHOWN UPON THIS MAP, INCLUDING THE RIGHT OF ACCESS TO MAINTAIN AND/OR CONSTRUCT CITY OWNED FACILITIES THEREIN. WE DEDICATE IN FEE TO PUBLIC USE FOR STREET PURPOSES THOSE CERTAIN STRIPS OF LAND DESIGNATED AS "FUTURE STREETS", RESERVING TO OURSELVES FOR THE USE OF OURSELVES AND THE SUCCESSIVE OWNERS, ALL ORDINARY USES OF SAID LAND UNTIL SUCH TIME AS THE PROPER LEGISLATIVE BODY SHALL ACCEPT DEDICATION OF, OR ACQUIRE ADDITIONAL RIGHT OF WAY, TO CONSTITUTE THE PERMANENT WIDTH AND/OR EXTENSIONS OF THOSE STREETS HAVING A PARTIAL WIDTH AND/OR DEAD-ENDING, AS SHOWN HEREON.

PRESIDIO JJR BELLA VISTA 128, LLC. A DELAWARE LIMITED LIABILITY COMPANY

BY: Joseph A. Leal
JOSEPH A. LEAL, PRESIDENT

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 JUNE 6, 2019

BEFORE ME, J. STURGEON

NOTARY PUBLIC, PERSONALLY APPEARED JOSEPH A. LEAL

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

(PRINT NAME) J. STURGEON

MY COMMISSION NO. 2135614 MY COMMISSION EXPIRES 12/26/2019

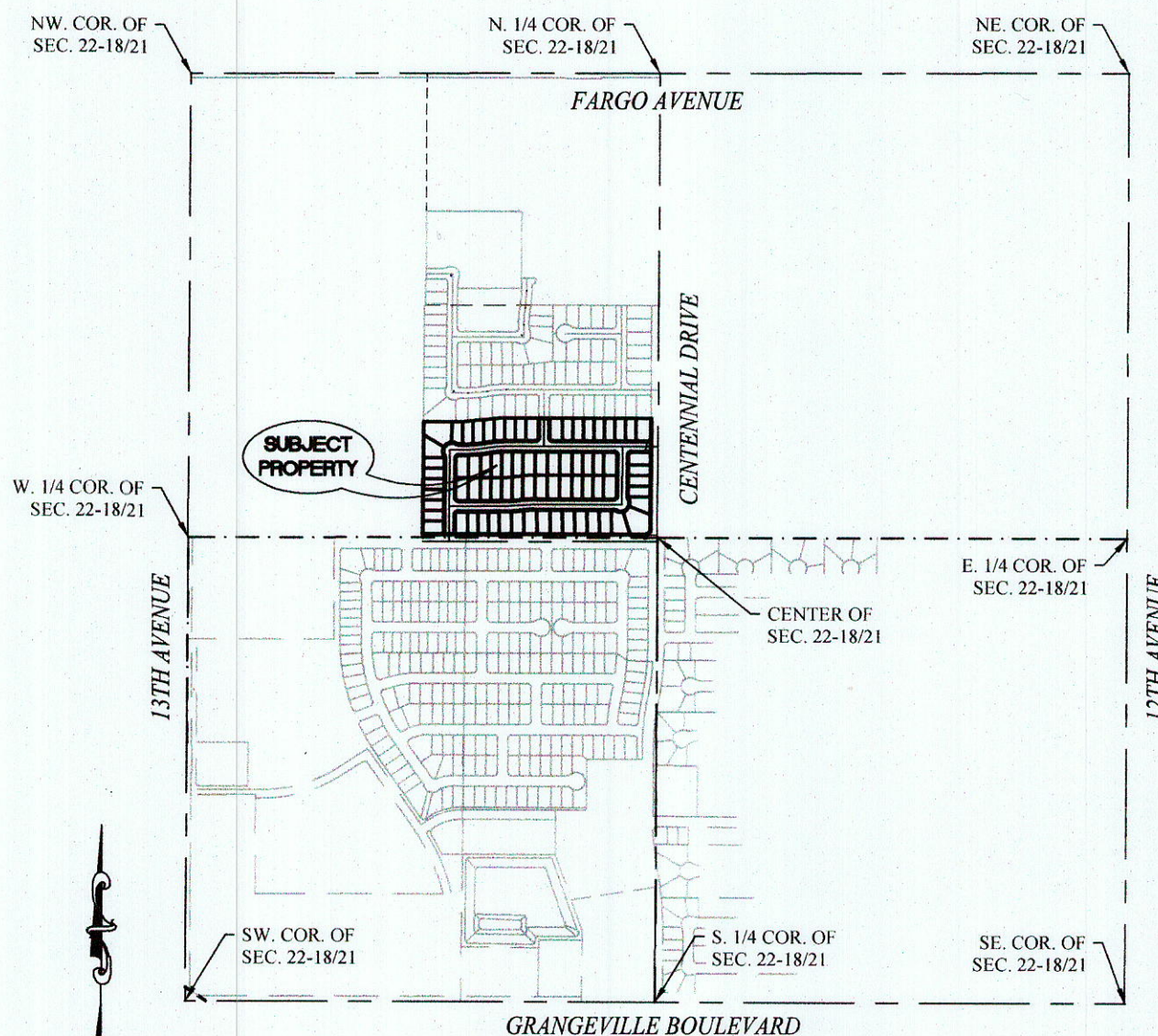
PRINCIPAL OFFICE IN COUNTY OF TULARE

COUNTY TRACT No. 918

UNIT II

CITY OF HANFORD

COUNTY OF KINGS, STATE OF CALIFORNIA

**NOTE REGARDING MINERAL RIGHTS**

NOTE BASED ON THAT CERTAIN PARCEL MAP RECORDED IN BOOK 20 AT PAGE 76 OF PARCEL MAPS IN THE OFFICE OF THE KINGS COUNTY RECORDER.

A ONE-HALF INTEREST IN AND TO ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN OR UNDER THE HEREIN DESCRIBED WAS RESERVED UNTO F.M. LANE AND HAZEL B. LANE, THEIR HEIRS, SUCCESSORS AND ASSIGN IN THE DEED DATED NOVEMBER 14, 1949, IN THE OFFICE OF THE COUNTY RECORDER OF KINGS COUNTY, AS DOCUMENT No. 8216, AS TO A PORTION OF SAID LAND.

TAX COLLECTOR'S STATEMENT

THIS IS TO CERTIFY THAT THE PROVISIONS OF ARTICLE 8 OF CHAPTER 4 OF THE GOVERNMENT CODE HAVE BEEN COMPLIED WITH REGARDING DEPOSITS.

DATE: June 7, 2019

JAMES P. ERB, CPA; DIRECTOR OF FINANCE

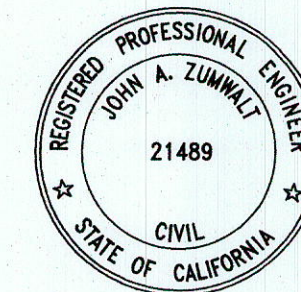
BY: Elena Perez

ENGINEER'S STATEMENT

THIS MAP CONSISTING OF FOUR SHEETS WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF MR. JIM ROBINSON OF SAN JOAQUIN VALLEY HOMES, INC., IN THE MONTH OF AUGUST, 2018. I HEREBY STATE THAT ALL OF THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE TWO YEARS AFTER THE RECORDING OF THIS MAP AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACTED. THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATED THIS 10th DAY OF June, 2019.

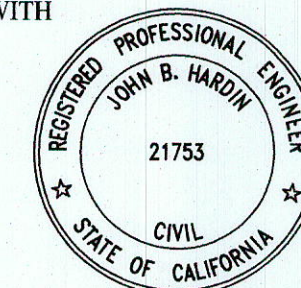
John A. Zumwalt
JOHN A. ZUMWALT, R.C.E. 21489

**ACTING CITY SURVEYOR**

I, JOHN B. HARDIN, HEREBY STATE THAT I HAVE CAREFULLY EXAMINED THE ANNEXED MAP, THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT, AND IN ACCORDANCE WITH SECTIONS 66425 THROUGH 66450, INCLUSIVE, OF THE GOVERNMENT CODE.

DATED THIS _____ DAY OF _____, 20____.

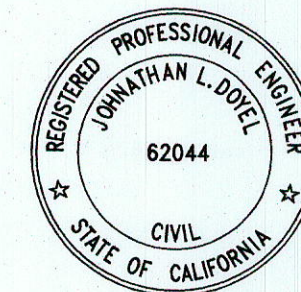
JOHN B. HARDIN, R.C.E. 21753
ACTING FOR THE CITY OF HANFORD

**CITY ENGINEER'S STATEMENT**

I, JOHNATHAN L. DOYEL, HEREBY STATE THAT I HAVE CAREFULLY EXAMINED THE ANNEXED MAP, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF AND THAT ALL PROVISIONS OF ANY LOCAL ORDINANCES AND SECTIONS 66425 THROUGH 66450 OF THE GOVERNMENT CODE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATED THIS _____ DAY OF _____, 20____.

JOHNATHAN L. DOYEL,
CITY ENGINEER R.C.E. 62044

**CITY CLERK'S CERTIFICATE**

I HEREBY STATE THAT AT A REGULAR MEETING OF THE HANFORD CITY COUNCIL HELD ON THE _____, DAY OF _____, 20____, AN ORDER WAS DULY AND REGULARLY MADE AND ENTERED APPROVING THIS MAP AND SUBDIVISION AND ACCEPTING, SUBJECT TO IMPROVEMENT, ON BEHALF OF THE GENERAL PUBLIC, THE STREETS AND EASEMENTS AS INCLUDED WITHIN THE BOUNDARIES OF THE SUBDIVISION SHOWN UPON THIS MAP.

DATED THIS _____ DAY OF _____, 20____.

SARAH MARTINEZ, CITY CLERK

PLANNING COMMISSION CERTIFICATE

APPROVED BY THE HANFORD PLANNING COMMISSION IN ACCORDANCE WITH THE REQUIREMENTS OF LAW IN DULY AUTHORIZED MEETING HELD _____, 20____.

DATED THIS _____ DAY OF _____, 20____.

DARLENE R. MATA,
COMMUNITY DEVELOPMENT DIRECTOR

RECORDER'S CERTIFICATE

FEE BOOK NO. _____ FEE PAID _____
RECORDED AT THE REQUEST OF ZUMWALT-HANSEN & ASSOCIATES, INC. ON THIS _____ DAY OF _____, 20____, AT _____ MINUTES PAST _____ O'CLOCK IN VOLUME _____ OF LICENSED SURVEYORS' PLATS, AT PAGE _____, KINGS COUNTY RECORDS.

KRISTINE LEE, KINGS COUNTY RECORDER

BY: _____
DEPUTY



609 N. IRWIN ST.

HANFORD, CA. 93230

PH. (559) 582-1056

FILE NO. 0756713

SHEET ONE OF FOUR SHEETS



FILE NO. 0756713

CITY OF HANFORD
COUNTY OF KINGS, STATE OF CALIFORNIA

PARCEL B AS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED IN BOOK 20 AT PAGE 76 OF PARCEL MAPS IN THE OFFICE OF THE KINGS COUNTY RECORDER, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, T. 18 S., R. 21 E. M.D.B. & M., ACCORDING TO THE APPROVED GOVERNMENT TOWNSHIP PLATS THEREOF, IN THE COUNTY OF KINGS, STATE OF CALIFORNIA.

CONTAINING 19.46 ACRES

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON GPS OBSERVATIONS OF THE FOUND MONUMENTS USING NETWORK RTK SOLUTIONS PROVIDED BY THE CALIFORNIA SURVEYING AND DRAFTING SUPPLY REAL-TIME NETWORK, USING THE 2016 ADJUSTMENT. ON THIS BASIS, THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 22, T. 18 S., R. 21 E., M.D.B. & M. BEARS S00° 04' 28" W.

ALL CURVES ARE TANGENT UNLESS OTHERWISE NOTED

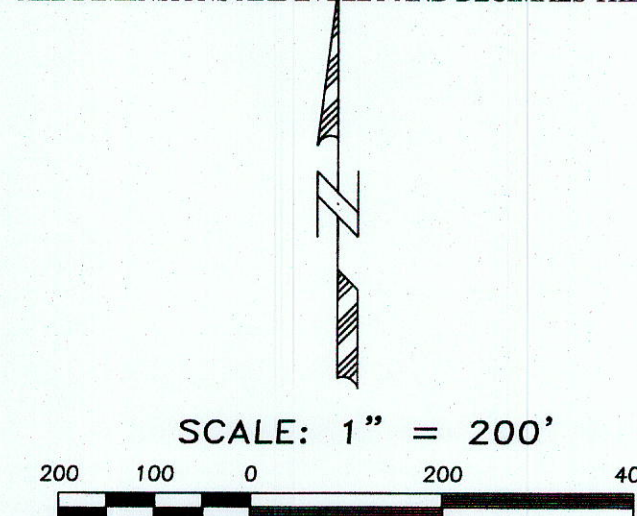
SIDE AND REAR LOT CORNERS ADJACENT TO CENTENNIAL DRIVE AND DEVON STREET ARE MONUMENTED BY ½" REBAR, 30" LONG, WITH YELLOW PLASTIC TAG MARKED R.C.E. 21489, SET 6" DEEP, ON THE LOT LINE A DISTANCE OF 14.00' FROM THE SIDE OR REAR CORNER.

ALL FRONT CORNERS ADJACENT TO STREETS ARE MONUMENTED AS WITNESS CORNERS, SET ON THE P.U.E. LINE AND ARE MARKED BY 1/2" REBAR, 30" LONG WITH RED PLASTIC TAG STAMPED "CONT. PT., R.C.E. 21489", AND SET 6" ± DEEP, EXCEPT AS SHOWN OTHERWISE.

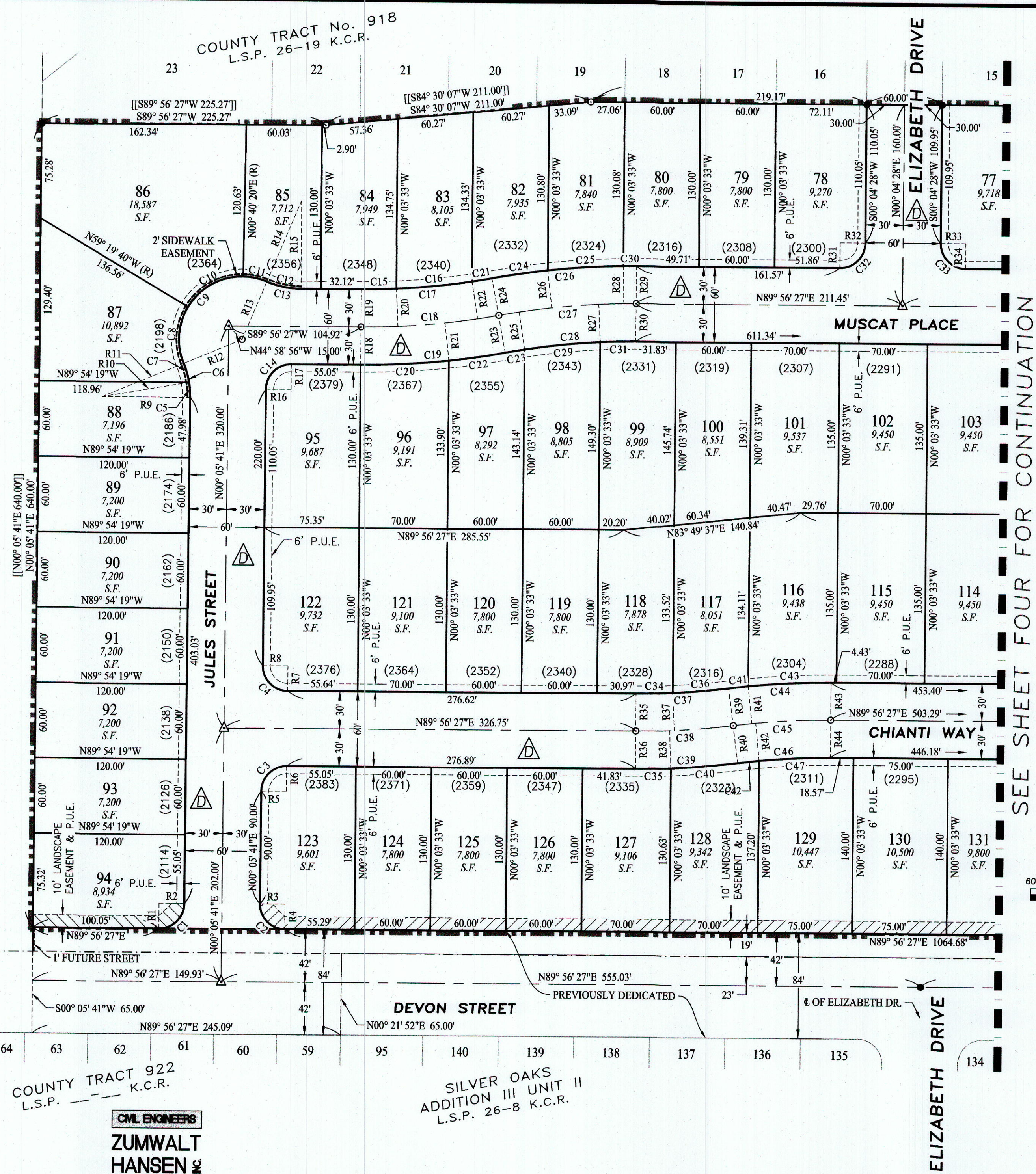
- FOUND MONUMENT AS NOTED
- SET 1" I.P., 18" LONG, IN CONCRETE, 6" DEEP, WITH TAG R.C.E. 21489
- SET STEEL SPIKE WITH BRASS TAG, R.C.E. 21489, FLUSH IN PAVEMENT
- △ SET 2"x24" GALV. I.P. WITH BRASS CAP STAMPED R.C.E. 21489 IN MONUMENT WELL, MONUMENT WELL SET FLUSH IN PAVEMENT
- LOT CORNERS ARE MARKED WITH 1/2" REBAR, 30" LONG, TAGGED R.C.E. 21489, SET 6" DEEP
- INDICATES 6' PUBLIC UTILITY EASEMENT
- △ NOW OFFERED FOR DEDICATION AS PUBLIC STREETS
- [] RECORD DATA PER PM 20-2, KINGS COUNTY RECORDS
- [[]] RECORD DATA PER PM 20-76, KINGS COUNTY RECORDS
- () INDICATES STREET ADDRESSES
- /// ACCESS DENIED TO CENTENNIAL DRIVE AND DEVON STREET
- /// EXTERIOR BOUNDARY OF THE LAND WITHIN THE SUBDIVISION

K.C.R. KINGS COUNTY RECORDS
K.C.C.R. KINGS COUNTY CORNER RECORDS

ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF



SHEET TWO OF FOUR SHEETS



Radial Line Table	
Line #	Bearing
R1	N00° 03' 33"W
R2	S89° 54' 19"E
R3	N89° 54' 19"W
R4	N00° 03' 33"W
R5	S89° 54' 19"E
R6	N00° 03' 33"W
R7	N00° 03' 33"W
R8	N89° 54' 19"W
R9	S89° 54' 19"E
R10	N80° 12' 32"E
R11	S67° 17' 28"W
R12	S67° 17' 28"W
R13	N22° 44' 40"E
R14	N22° 44' 40"E
R15	S00° 03' 33"E
R16	N89° 54' 19"W
R17	S00° 03' 33"E
R18	S00° 03' 33"E
R19	S00° 03' 33"E
R20	S02° 51' 47"E
R21	N06° 26' 18"W
R22	S08° 55' 43"E
R23	S10° 32' 04"E
R24	S10° 32' 04"E
R25	N08° 57' 29"W

Radial Line Table	
Line #	Bearing
R26	S06° 27' 54"E
R27	N02° 53' 32"W
R28	S00° 59' 42"E
R29	N00° 03' 33"W
R30	S00° 03' 33"E
R31	S00° 03' 33"E
R32	N89° 55' 32"W
R33	S89° 55' 32"E
R34	S00° 03' 33"E
R35	S00° 03' 33"E
R36	S00° 03' 33"E
R37	S02° 58' 40"E
R38	N02° 37' 18"W
R39	N07° 27' 40"W
R40	S07° 27' 40"E
R41	S06° 02' 00"E
R42	N05° 44' 26"W
R43	S00° 03' 36"E
R44	S00° 03' 33"E

COUNTY TRACT No. 918
UNIT II

CITY OF HANFORD
COUNTY OF KINGS, STATE OF CALIFORNIA

LEGEND

- FOUND MONUMENT AS NOTED
- SET 1" I.P., 18" LONG, IN CONCRETE, 6" DEEP, WITH TAG R.C.E. 21489
- SET STEEL SPIKE WITH BRASS TAG, R.C.E. 21489, FLUSH IN PAVEMENT
- △ SET 2"x24" GALV. I.P. WITH BRASS CAP STAMPED R.C.E. 21489 IN MONUMENT WELL, MONUMENT WELL SET FLUSH IN PAVEMENT
- △ LOT CORNERS ARE MARKED WITH 1/2" REBAR, 30" LONG, TAGGED R.C.E. 21489, SET 6" DEEP
- INDICATES 6' PUBLIC UTILITY EASEMENT
- △ NOW OFFERED FOR DEDICATION AS PUBLIC STREETS
- [] RECORD DATA PER PM 20-2, KINGS COUNTY RECORDS
- [] RECORD DATA PER PM 20-76, KINGS COUNTY RECORDS
- () INDICATES STREET ADDRESSES
- /// ACCESS DENIED TO CENTENNIAL DRIVE AND DEVON STREET
- EXTERIOR BOUNDARY OF THE LAND WITHIN THE SUBDIVISION

K.C.R. KINGS COUNTY RECORDS
K.C.C.R. KINGS COUNTY CORNER RECORDS
ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF

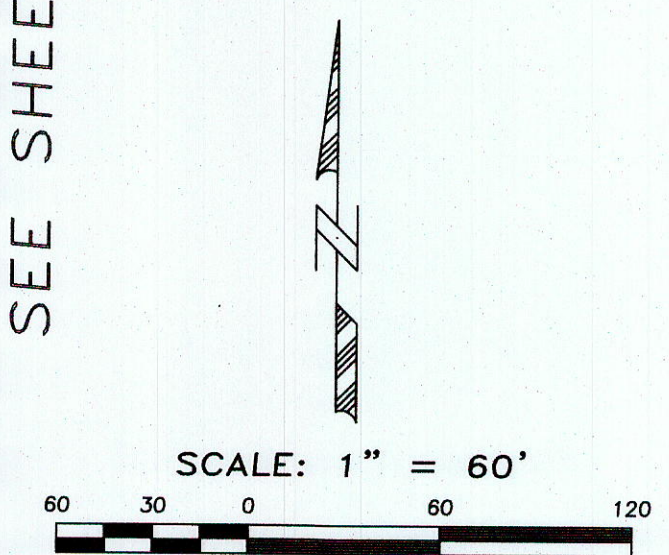
SPECIAL MONUMENT NOTE

SIDE AND REAR LOT CORNERS ADJACENT TO CENTENNIAL DRIVE AND DEVON STREET ARE MONUMENTED BY 1/2" REBAR, 30" LONG, WITH YELLOW PLASTIC TAG MARKED R.C.E. 21489, SET 6" DEEP, ON THE LOT LINE A DISTANCE OF 14.00' FROM THE SIDE OR REAR CORNER.

ALL FRONT CORNERS ADJACENT TO STREETS ARE MONUMENTED AS WITNESS CORNERS, SET ON THE P.U.E. LINE AND ARE MARKED BY 1/2" REBAR, 30" LONG WITH RED PLASTIC TAG STAMPED "CONT. PT., R.C.E. 21489", AND SET 6" ± DEEP, EXCEPT AS SHOWN OTHERWISE.

Curve Table			
Curve #	Length	Radius	Delta
C1	31.36'	20.00'	89° 50' 47"
C2	31.47'	20.00'	90° 09' 13"
C3	31.36'	20.00'	89° 50' 47"
C4	31.47'	20.00'	90° 09' 13"
C5	12.08'	70.00'	9° 53' 10"
C6	27.86'	70.00'	22° 48' 12"
C7	15.78'	70.00'	12° 55' 01"
C8	46.58'	50.00'	53° 22' 52"
C9	118.21'	50.00'	135° 27' 11"
C10	52.36'	50.00'	60° 00' 00"
C11	19.26'	50.00'	22° 04' 19"
C12	27.86'	70.00'	22° 48' 12"
C13	27.86'	70.00'	22° 48' 12"
C14	31.36'	20.00'	89° 50' 47"
C15	27.90'	570.00'	2° 48' 15"
C16	60.34'	570.00'	6° 03' 55"
C17	104.21'	570.00'	10° 28' 31"
C18	109.70'	600.00'	10° 28' 31"
C19	115.18'	630.00'	10° 28' 31"
C20	70.14'	630.00'	6° 22' 46"
C21	15.98'	570.00'	1° 36' 21"
C22	45.04'	630.00'	4° 05' 45"
C23	15.68'	570.00'	1° 34' 35"
C24	44.75'	630.00'	4° 04' 10"
C25	60.15'	630.00'	5° 28' 12"

Curve Table			
Curve #	Length	Radius	Delta
C26	115.18'	630.00'	10° 28' 31"
C27	109.70'	600.00'	10° 28' 31"
C28	104.21'	570.00'	10° 28' 31"
C29	60.34'	570.00'	6° 03' 57"
C30	10.29'	630.00'	0° 56' 09"
C31	28.19'	570.00'	2° 50' 00"
C32	31.37'	20.00'	89° 51' 59"
C33	31.46'	20.00'	90° 08' 01"
C34	29.04'	570.00'	2° 55' 08"
C35	28.18'	630.00'	2° 33' 45"
C36	44.60'	570.00'	4° 28' 59"
C37	73.64'	570.00'	7° 24' 07"
C38	77.51'	600.00'	7° 24' 07"
C39	81.39'	630.00'	7° 24' 07"
C40	53.21'	630.00'	4° 50' 22"
C41	15.70'	630.00'	1° 25' 40"
C42	17.12'	570.00'	1° 43' 14"
C43	65.69'	630.00'	5° 58' 27"
C44	81.39'	630.00'	7° 24' 07"
C45	77.51'	600.00'	7° 24' 07"
C46	73.64'	570.00'	7° 24' 07"
C47	56.52'	570.00'	5° 40' 53"



COUNTY TRACT 922
L.S.P. --- K.C.R.
CIVIL ENGINEERS
ZUMWALT
HANSEN &
LAND SURVEYORS

SILVER OAKS
ADDITION III UNIT II
L.S.P. 26-8 K.C.R.

COUNTY TRACT No. 918 UNIT II

CITY OF HANFORD
COUNTY OF KINGS, STATE OF CALIFORNIA

Line #	Bearing
R31	S00° 03' 33"E
R32	N89° 55' 32"W
R33	S89° 55' 32"E
R34	S00° 03' 33"E
R39	N07° 27' 40"W
R40	S07° 27' 40"E
R41	S06° 02' 00"E
R42	N05° 44' 26"W
R43	S00° 03' 36"E
R44	S00° 03' 33"E
R46	N00° 03' 33"W
R47	S22° 45' 19"W
R48	S00° 03' 33"E
R49	N89° 55' 32"W
R50	N22° 45' 19"E
R51	N67° 14' 55"E
R52	N89° 55' 32"W
R53	S80° 11' 08"W
R54	N67° 14' 55"E
R55	S00° 03' 33"E
R56	N89° 55' 32"W
R57	S00° 03' 33"E
R58	S89° 55' 33"E
R59	N89° 55' 32"W
R60	S00° 03' 33"E

Line #	Bearing
R61	S00° 03' 33"E
R62	S89° 55' 32"E
R63	S00° 03' 32"E
R64	N89° 55' 31"W

LEGEND

- FOUND MONUMENT AS NOTED
- SET 1" I.P., 18" LONG, IN CONCRETE, 6" DEEP, WITH TAG R.C.E. 21489
- SET STEEL SPIKE WITH BRASS TAG, R.C.E. 21489, FLUSH IN PAVEMENT
- △ SET 2"X24" GALV. I.P. WITH BRASS CAP STAMPED R.C.E. 21489 IN MONUMENT WELL, MONUMENT WELL SET FLUSH IN PAVEMENT
- △ LOT CORNERS ARE MARKED WITH 1/2" REBAR, 30" LONG, TAGGED R.C. 21489, SET 6" DEEP
- INDICATES 6' PUBLIC UTILITY EASEMENT
- △ NOW OFFERED FOR DEDICATION AS PUBLIC STREETS
- [] RECORD DATA PER PM 20-2, KINGS COUNTY RECORDS
- [] RECORD DATA PER PM 20-76, KINGS COUNTY RECORDS
- () INDICATES STREET ADDRESSES
- /// ACCESS DENIED TO CENTENNIAL DRIVE AND DEVON STREET
- EXTERIOR BOUNDARY OF THE LAND WITHIN THE SUBDIVISION
- K.C.R. KINGS COUNTY RECORDS
- K.C.C.R. KINGS COUNTY CORNER RECORDS
- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF

SPECIAL MONUMENT NOTE

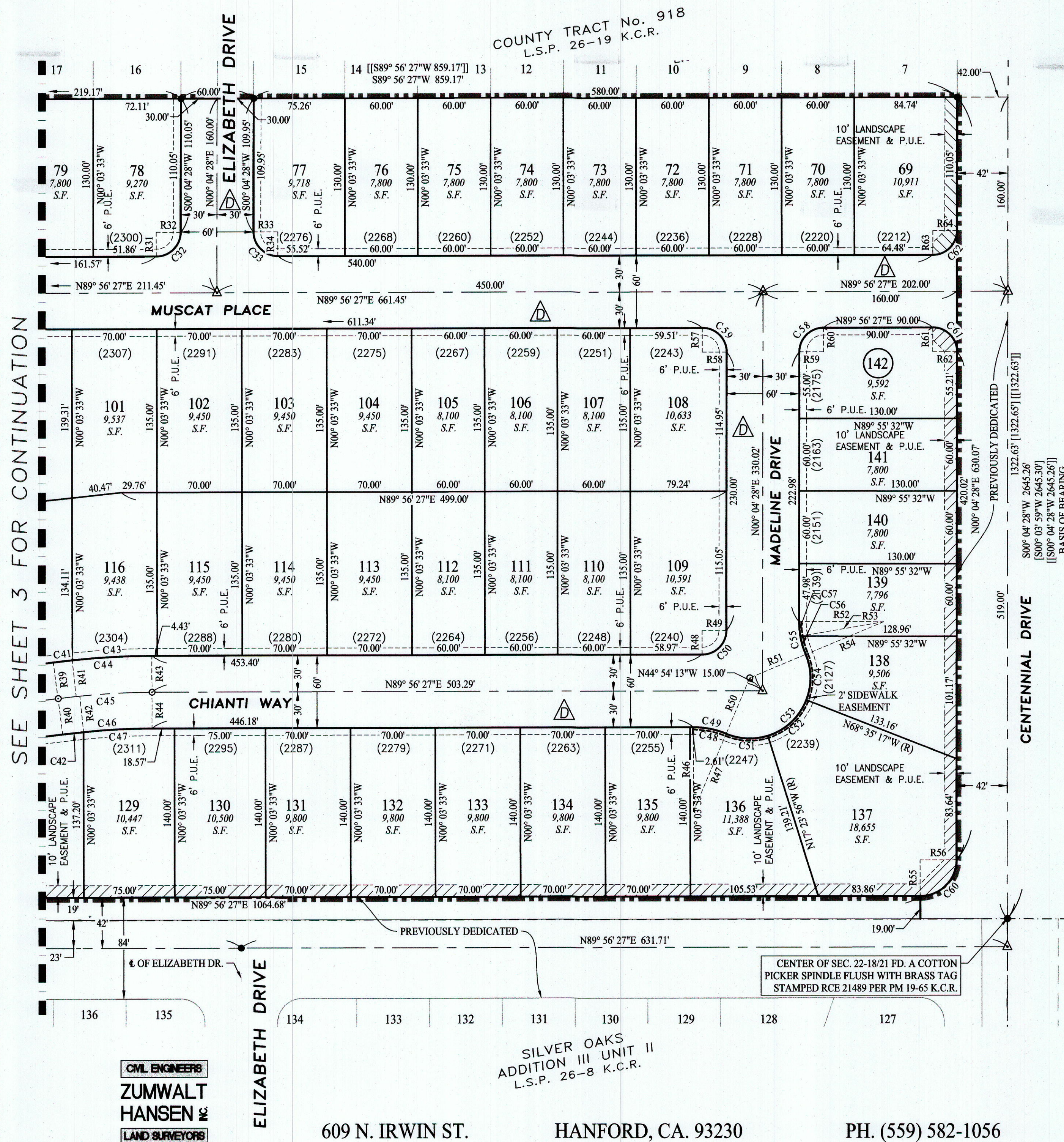
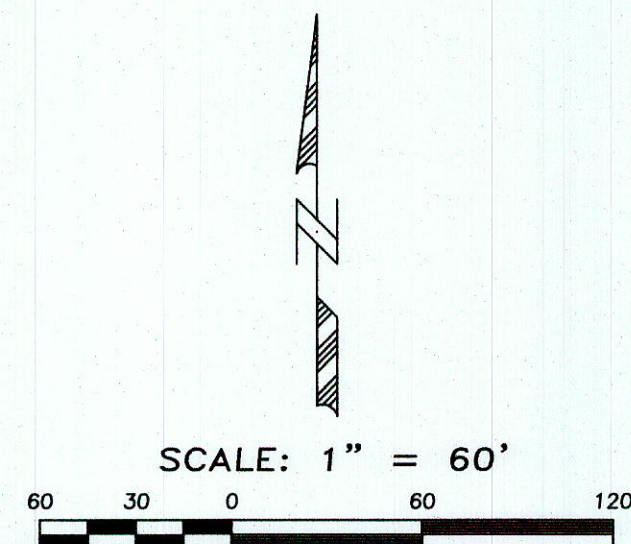
SIDE AND REAR LOT CORNERS ADJACENT TO CENTENNIAL DRIVE AND DEVON STREET ARE MONUMENTED BY 1/2" REBAR, 30" LONG, WITH YELLOW PLASTIC TAG MARKED R.C.E. 21489, SET 6" DEEP, ON THE LOT LINE A DISTANCE OF 14.00' FROM THE SIDE OR REAR CORNER.

ALL FRONT CORNERS ADJACENT TO STREETS ARE MONUMENTED AS WITNESS CORNERS, SET ON THE P.U.E. LINE AND ARE MARKED BY 1/2" REBAR, 30" LONG WITH RED PLASTIC TAG STAMPED "CONT. PT., R.C.E. 21489", AND SET 6" ± DEEP, EXCEPT AS SHOWN OTHERWISE.

NOTE

EXISTING 10' LANDSCAPE EASEMENT CREATED BY PM 20-76 IS ABANDONED WITH THE R/W FOR MUSCAT PLACE AND CENTENNIAL DRIVE

Curve #	Length	Radius	Delta
C32	31.37'	20.00'	89° 51' 59"
C33	31.46'	20.00'	90° 08' 01"
C41	15.70'	630.00'	1° 25' 40"
C42	17.12'	570.00'	1° 43' 14"
C43	65.69'	630.00'	5° 58' 27"
C44	81.39'	630.00'	7° 24' 07"
C45	77.51'	600.00'	7° 24' 07"
C46	73.64'	570.00'	7° 24' 07"
C47	56.52'	570.00'	5° 40' 53"
C48	27.87'	70.00'	22° 48' 51"
C49	27.87'	70.00'	22° 48' 51"
C50	31.37'	20.00'	89° 51' 59"
C51	35.04'	50.00'	40° 09' 14"
C52	44.67'	50.00'	51° 11' 21"
C53	118.25'	50.00'	135° 30' 23"
C54	38.54'	50.00'	44° 09' 47"
C55	27.89'	70.00'	22° 49' 33"
C56	15.81'	70.00'	12° 56' 13"
C57	12.08'	70.00'	9° 53' 21"
C58	31.37'	20.00'	89° 51' 59"
C59	31.46'	20.00'	90° 08' 00"
C60	47.05'	30.00'	89° 51' 59"
C61	31.46'	20.00'	90° 08' 00"
C62	31.37'	20.00'	89° 51' 59"



**CITY OF HANFORD
SUBDIVISION AGREEMENT**

TRACT NO. 918 Unit II Bella Vista

THIS SUBDIVISION AGREEMENT ("Agreement") is made and entered into this _____ day of _____, 2019, by and between PRESIDIO JJR BELLA VISTA 128 LLC ("SUBDIVIDER"), and the City of Hanford, a Municipal Corporation ("CITY").

RECITALS

A. The SUBDIVIDER has presented to the CITY a final map of the proposed Subdivision of certain real property located within the city limits of the City and more particularly described in Exhibit "A" which has been filed with the City Engineer and is made a part hereof by reference ("Final Map") and identified as Tract No. 918, Bella Vista Unit II ("SUBDIVISION"). The real property is to be developed in accordance with subdivision improvement plans, which have been filed with the City Engineer and are made a part hereof by reference and identified as Exhibit "B" ("Improvement Plans"). SUBDIVIDER has requested that the CITY accept and approve the Final Map and the dedications delineated and shown on the Final Map for the use and purposes specified thereon, and otherwise approve the Final Map in order that the same may be recorded as required by law.

B. The CITY requires as a condition precedent to the acceptance and approval of the Final Map, the dedication of such streets and easements as are delineated and shown on the Final Map, and deems the same as necessary for the public use, and requires that any and all streets and easements delineated and shown thereon shall be improved by the construction thereon and the installation therein of the improvements specified herein.

C. Certain public improvements are required to be made by SUBDIVIDER in accordance with the approved tentative map of the SUBDIVISION. Section 66462 of the California Government Code provides, as a condition precedent to the approval of the Final Map, that the City Council shall require the SUBDIVIDER to enter into an agreement to complete said public improvements.

D. Chapter 16.24.070 of the Hanford Municipal Code requires the SUBDIVIDER to enter into an agreement with the CITY to perform and complete the work and matters as hereinafter described in this Agreement, in conformance with Sections 16.24.010 through 16.24.120, inclusive of the Hanford Municipal Code, which Sections by reference are incorporated into this Agreement and made a part hereof.

NOW THEREFORE, it is hereby agreed as follows:

1. Improvements.

SUBDIVIDER shall complete all required public improvements in the Subdivision as identified in Exhibit "B" of this Agreement (collectively "IMPROVEMENTS") and in accordance with all of the requirements and standards as set forth in the approval or conditional approval of the Tentative Map of the SUBDIVISION, the Hanford Municipal Code, all applicable laws, codes and regulations and the terms and conditions of this Agreement. In accordance with Section 16.24.110 of the Hanford Municipal Code, all of the Improvements shall be completed no later than two (2) years from the date of approval of this Agreement by the City of Hanford. A request to extend the time for completion of the Improvements must be in written form and received by the CITY not less than thirty (30) days prior to expiration of this Agreement and shall include facts in support of the request for such extension of time. Only the City shall have the authority to extend such time period. The extension period shall not exceed twelve (12) months.

Within thirty (30) days after the SUBDIVIDER notifies the City Engineer that the required work has been completed, the City Engineer shall inspect such work, and if such work has been performed in the required manner and in accordance with this Agreement, the Final Map, the Hanford Municipal Code and all other applicable laws, codes and regulations, the City Engineer shall advise the City Council that the public improvements are ready for acceptance by the CITY.

2. Inspection.

The CITY shall inspect all work in accordance with Section 16.24.100 of the Hanford Municipal Code including the SUBDIVIDER'S conformance with CITY Standards and

Specifications and any and all conditions, standards or requirements identified at the preconstruction conference held prior to commencing construction.

CITY shall schedule a preliminary final inspection and a deficiency list shall be compiled and submitted to the SUBDIVIDER for correction. Upon completion of all corrections or additional work as outlined by the deficiency list, the SUBDIVIDER shall certify in writing that all corrections have been completed and request a final inspection. Upon finding that all items have been corrected and upon receipt of as-built improvement plans, the Improvements may be provisionally accepted by the CITY pending approval of the final map and subdivision agreement for Tract No. 918 Unit II, by the City Council.

The completion of corrections indicated by the deficiency list shall not relieve the SUBDIVIDER from the responsibility of correcting any deficiency not shown on the list that may be subsequently discovered. Should the CITY require payment of additional engineering and inspection fees and costs for improvements constructed after the stated date of completion, the SUBDIVIDER must pay said additional fees and costs prior to acceptance by the City Council of the IMPROVEMENTS.

3. Costs and Fees.

The SUBDIVIDER shall be responsible for the work, including without limitation, the costs identified in the IMPROVEMENT COST ESTIMATE attached hereto and made a part hereof and identified as Exhibit "C" to this Agreement. SUBDIVIDER agrees to the amount thereof and agrees to pay, when due, all amounts identified therein, including without limitation, all CITY engineering and inspection fees.

4. Security.

SUBDIVIDER agrees to furnish security, which complies with Section 66499 et. seq. of the California Government Code, in such amounts as are fixed by the CITY, to guarantee

the faithful performance of this Agreement, including without limitation, the construction of the IMPROVEMENTS and to guarantee payment to contractors, subcontractors, laborers, material men and other persons employed in the performance of the work under this Agreement. In the sole discretion of the CITY and with the written authorization of the CITY, the sureties provided by the SUBDIVIDER may be released in whole or in part in the following manner:

(a) Faithful performance sureties, not in excess of ninety percent (90%) of the estimated costs of the individual items of public improvements, may be released or the required surety amounts may be reduced as work is satisfactorily completed and tentatively accepted by the CITY.

(b) Forty-five (45) days after recordation of the Notice of Completion for the Subdivision, the sureties securing the payment to contractors and subcontractors and to persons furnishing labor, materials, or equipment may be released if claims, including without limitation, stop notices have not been filed.

(c) Ten percent (10%) of the total faithful performance surety, retained as the public improvement warranty, may be released one year after the Notice of Completion has been recorded. In the alternative, SUBDIVIDER shall provide CITY with new warranty security of not less than ten percent (10%) of the Improvement Cost Estimate identified in Exhibit "C" hereto, which security shall have a term of one (1) year from the date of recordation of the Notice of Completion.

In accordance with Section 16.24.080 of the Hanford Municipal Code, the SUBDIVIDER shall furnish, in writing, proof of adequate security deposit to all utility companies for the installation of electricity, gas, telephone, cable television and any other utility which charges are not part of the Improvement Cost Estimate set forth in Exhibit "C."

No final map shall be signed by the City Engineer or recorded until all improvement securities required by Section 16.24.080 of the Hanford Municipal Code and under this Agreement have been received and approved. The form of securities shall be one or the combination of forms as approved by the CITY.

5. **Liability.**

As a condition precedent and prior to commencement of the work to be performed pursuant to this Agreement, SUBDIVIDER shall furnish the CITY with a certificate of insurance with a separate endorsement evidencing the following insurance coverages:

- (1) **Commercial General Liability (CGL): Insurance Services Office (ISO) Form CG 0001, including products and completed operations, with limits of no less than FIVE MILLION AND NO/100 DOLLARS (\$5,000,000) per occurrence for bodily injury, personal injury, and property damage. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be TEN MILLION AND NO/100 DOLLARS (\$10,000,000), twice the required occurrence limit.**

- (2) **Automobile Liability: ISO Form Number CA 0001 covering any auto (Code 1), with a limit no less than FIVE MILLION AND NO/100 DOLLARS (\$5,000,000) per accident for bodily injury and property damage.**

- (3) **Workers' Compensation: as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with a limit of no less than ONE MILLION AND NO/100 DOLLARS (\$1,000,000) per accident for bodily injury or disease.**

If SUBDIVIDER maintains higher limits than the minimums shown above, the City requires and shall be entitled to coverage for the higher limits maintained by SUBDIVIDER. SUBDIVIDER's insurance policies shall be "occurrence" policies and not "claims-made" coverage.

SUBDIVIDER may maintain an Umbrella policy in conjunction with the insurance policies referenced above. In such case, SUBDIVIDER shall be deemed to have satisfied the insurance requirements of this contract as long as: (i) the coverage limits of the Umbrella policy and of the underlying liability policy(ies), when combined, satisfy each of the per occurrence and aggregate requirements identified in this subsection a.; and (ii) coverage under the Umbrella policy is as broad as and includes all incidents and events covered by the underlying insurance that it supplements.

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

b. The policies are to contain, or be endorsed to contain, the following provisions:

(1) The City and its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL and automobile liability policies with respect to liability arising out of work or operations performed by or on behalf of SUBDIVIDER including materials, parts,

or equipment furnished in connection with such work or operations; products used by SUBDIVIDER; or automobiles owned, leased, hired or borrowed by SUBDIVIDER. General liability coverage can be provided in the form of an endorsement to SUBDIVIDER's insurance at least as broad as ISO Form CG 20 10 11 85 or if not available, through the addition of both CG 20 10 and CG 20 37 if a later edition is used. The coverage shall contain no special limitations on the scope of protection afforded to the City, its officers, officials, employees or volunteers.

(2) For any claims related to this contract, SUBDIVIDER's insurance coverage shall be primary insurance as respects the City and its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the City and/or its officers, officials, employees, or volunteers shall be in excess of SUBDIVIDER's insurance and shall be non-contributory.

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

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

d. SUBDIVIDER shall furnish the City with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this clause. All certificates and endorsements are to be received and approved by the City before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the SUBDIVIDER's obligation to provide them. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

e. **SUBDIVIDER hereby grants to City and its officers, officials, employees, and volunteers a waiver of any right to subrogation which any insurer of SUBDIVIDER may acquire against the City and/or its officers, officials, employees, and volunteers by virtue of the payment of any loss under such insurance. SUBDIVIDER agrees to obtain endorsements necessary to effect this waiver of subrogation, but this provision applies regardless of whether or not the City has received a waiver of subrogation endorsement from the insurer.**

f. **The City reserves the right to modify the insurance requirements contained in this contract, including, without limitation, coverage limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.**

6. Indemnification.

SUBDIVIDER hereby agrees to and shall protect, indemnify and hold harmless the CITY and all officials, officers, agents, representatives and employees thereof from and against any and all liability, loss, claims or damages of whatsoever kind or character, including attorneys' fees and costs of all types, to the extent arising out of, or related, directly or indirectly, to the work to be performed pursuant to this Agreement or the acts or omissions of the SUBDIVIDER, SUBDIVIDER's independent contractors, employees, representatives, agents and invitees. These indemnification and hold-harmless provisions shall be in full force and effect regardless of whether or not there shall be insurance policies covering such damages, claims, or liability. This indemnification shall be binding upon the SUBDIVIDER whether or not there are any allegations of fault, negligence or liability of the parties indemnified hereunder and shall survive the completion of construction of the IMPROVEMENTS.

SUBDIVIDER agrees that the use of any and all public streets and improvements, which are part of the Subdivision, shall be at all times, prior to the final acceptance by the CITY, the sole and exclusive risk of the SUBDIVIDER.

7. Permits and Compliance.

Should SUBDIVIDER be required to perform any work within any public rights-of-way or easements located beyond the Subdivision limits, SUBDIVIDER shall satisfy any and all requirements, other than the payment of fees, as necessary to obtain an encroachment permit for said work.

SUBDIVIDER shall make arrangements for the relocation of all overhead and underground public utility facilities that interfere with the construction of the IMPROVEMENTS. The SUBDIVIDER shall be responsible for the full cost of relocating such facilities.

The SUBDIVIDER shall repair any damage to public streets or other public property or improvements resulting from or incidental to, the construction of the Improvements, or in lieu of making such repairs, the SUBDIVIDER shall pay to the CITY the full cost of such repairs.

Building permits for individual lots of the Subdivision will not be issued until all underground utilities are installed within the public right-of-way, the trenches have been backfilled, and an approved all-weather road is constructed for street frontage and access.

No occupancy permit for any dwelling to be constructed within the Subdivision shall be issued until all Improvements are completed and accepted by the City Council.

In accordance with Section 16.24.090 of the Hanford Municipal Code, construction methods and materials for all Improvements shall conform to the Standards and Specifications of the CITY. Construction shall not commence until required Improvement Plans have been approved by the City Engineer and payment of all fees have been received by the CITY.

The IMPROVMENTS shall be constructed in accordance with all applicable street, plumbing, building, electrical and zoning codes and any other codes, rules or regulations of the CITY and the State of California.

The SUBDIVIDER shall require contractors and subcontractors to provide and maintain barricades and warning signs to protect and warn the public of construction

hazards. Traffic control shall conform to a traffic control plan approved by the City Engineer. If, in the opinion of the City Engineer, proper barricades and warning signs are not being provided, the Contractor will be required to immediately stop work until proper traffic control is provided and approved by the City Engineer.

The SUBDIVIDER shall require all contractors and subcontractors to conform to the applicable provisions of the California Occupational Safety and Health Act (“OSHA”). Onsite inspection of the work will be requested of OSHA officials, and all work subject to this Agreement shall immediately stop if, in the opinion of the City Engineer, any such work is being performed in violation of OSHA or when appropriate safety measures are not being utilized for said work.

The SUBDIVIDER and its contractors and subcontractors shall pay for any materials, provisions and other supplies used in, upon, for, or about the performance of the work to be performed hereunder and for any and all work or labor associated therewith and for all amounts due under the Workers’ Compensation and the unemployment insurance acts and all other applicable laws or regulations of the State of California or the United States with respect to such work or labor, including without limitation, as required by Section 3200 of the California Labor Code and Section 4200 of the California Government Code.

8. Scheduling.

It shall be the responsibility of the SUBDIVIDER to coordinate all work performed by its contractors and subcontractors, such as scheduling the sequence of operations and the determination of liability if one operation delays another. In no case shall representatives of the CITY be placed in the position of making decisions that are the responsibility of the SUBDIVIDER. It shall further be the responsibility of the SUBDIVIDER to give the City Engineer written notice not less than two (2) working days in advance of the actual date on which work is to be started. Failure on the part of the SUBDIVIDER to notify the City Engineer may cause delay for which the SUBDIVIDER shall be solely responsible.

9. Soil and Dust Control Provisions.

The SUBDIVIDER is responsible for arrangement for and payment of all CITY-required soil tests at locations as determined by the City Engineer. Payment for said tests shall be made directly by the SUBDIVIDER to the certified testing firm of the SUBDIVIDER's choice. Adequate dust control shall be maintained by the SUBDIVIDER on all streets within and outside of the Subdivision on which work is required to be performed under this Agreement, from the time work is first commenced until all work is completed. "Adequate dust control" as used herein shall mean the sprinkling of the streets with water or approved dust palliative with sufficient frequency to prevent the scattering of dust by wind or the activity of vehicles and equipment onto any street area or private property adjacent to the Subdivision. Whenever, in the opinion of the City Engineer, adequate dust control is not being maintained on any street or streets or other areas of the Subdivision, the City Engineer shall give notice to the SUBDIVIDER to comply with the provisions herein, or, at the election of the City Engineer, notice may be mailed to the SUBDIVIDER at his address on file with the City Engineer. If, within twenty-four (24) hours after personal service or within forty-eight (48) hours after mailing of notice, the SUBDIVIDER has not commenced to maintain adequate dust control or at any time thereafter fails to maintain adequate dust control, the City Engineer may, without further notice of any kind, cause any street or streets to be sprinkled with water or an approved dust palliative as may be deemed necessary by the City Engineer to eliminate the scattering of dust. Such dust control shall be performed by equipment and personnel of the CITY or by contract as the City Engineer shall determine, and the SUBDIVIDER agrees to pay to CITY, upon receipt of the billing, therefore, the entire cost to the CITY of such dust control.

When the surfacing on any existing street is disturbed, the surfacing shall be immediately replaced with temporary surfacing and permanently paved within fourteen (14) calendar days thereafter. The streets shall be maintained in a safe and passable condition at all times between the commencement of construction of IMPROVEMENTS and final completion thereof.

10. Reimbursement.

If the City Municipal Code provides SUBDIVIDER with the right to receive cash reimbursement or impact fee credit because of the construction of certain improvements or the oversizing thereof, SUBDIVIDER must request payment of the cash reimbursement or preparation of a reimbursement agreement, whichever is applicable, or the impact fee credit prior to the date of final acceptance of all subdivision improvements by the City Council. Such request must be made in writing and received by the City Engineer prior to the date of final acceptance of the IMPROVMENTS by City Council. SUBDIVIDER agrees that should it fail to make such written request by the date identified herein, SUBDIVIDER forever waives its right to request and receive any cash reimbursement, reimbursement agreement or impact fee credit.

11. Prevailing Wage Laws, Rules and Regulations.

SUBDIVIDER shall comply with and shall require all contractors to comply with all prevailing wage laws, rules and regulations applicable to the SUBDIVISION. Unless otherwise advised in writing by the City, SUBDIVIDER shall be solely responsible for making any and all decisions regarding any portion or aspect of the SUBDIVISION including, without limitation, any form of reimbursement by the City to the SUBDIVIDER or any contractor, that will require the payment of prevailing wages. Further, SUBDIVIDER will be solely responsible for the payment of any claims, fines, penalties, reimbursements, payments or any other actions that may be initiated against applicant or any contractor as a result of failure to pay prevailing wages.

SUBDIVIDER shall defend, indemnify and hold harmless the City of Hanford, its officials, officers, employees, representatives, agents and attorneys from and against any and all claims, damages, losses, judgments, liabilities, expenses and other costs, including, without limitation, litigation costs and attorney's fees arising out of, to the extent resulting from any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the SUBDIVISION. SUBDIVIDERS's obligation to defend, indemnify and

hold the City harmless specifically includes, but is not limited to, any suit or administrative action against the City which claims a violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the SUBDIVISION.

SUBDIVIDERS's obligations to defend, indemnify and hold the City, its officials, officers, employees, representatives, agents and attorneys harmless as set forth herein, shall include, but shall not be limited to, staff time, copying costs, court costs, the costs of any judgments or awards against the City for damages, losses, litigation costs or attorney fees arising out of any violation or claim of violation of any prevailing wage law, rule or regulation applicable to any portion or aspect of the SUBDIVISION and costs of any settlement representing damages, litigation costs and attorney's fees to be paid to other parties arising out of any such proceeding or suit.

The City may, at any time, require the SUBDIVIDER to reimburse the City for costs that have been, or which the City reasonably anticipates will be, incurred by the City during the course of any action. SUBDIVIDER shall reimburse the City within thirty (30) days of receipt of an itemized written invoice from the City for costs actually incurred. Failure of the SUBDIVIDER to timely reimburse the City shall be considered a material violation of the conditions of approval of the SUBDIVISION.

12. Sole and Only Agreement.

This Agreement supersedes any and all other agreements, either oral or in writing, between the parties hereto with respect to the matters set forth herein and contains all of the covenants and agreements between the parties regarding such matters. 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.

13. Severability.

If any provision of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions shall nevertheless continue in full force and effect without being impaired or invalidated in any way.

14. Attorneys' Fees.

If an action at law or inequity is necessary to enforce or interpret the terms of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees, costs and necessary disbursements in addition to any other reasonable relief to which he may be entitled. With respect to any suit, action or proceeding arising out of or related to this Agreement or the documentation related hereto, the parties hereby submit to the jurisdiction and venue of the Superior or Municipal Court, whichever is applicable, in the County of Kings, State of California for any proceeding arising hereunder.

15. Successors and Assigns.

The covenants and agreements contained in this Agreement shall be binding upon and shall inure to the benefit of the heirs, successors and assigns of the parties hereto. This Agreement shall not be assignable by SUBDIVIDER without the express prior written consent of CITY.

16. Governing Law.

This Agreement shall be construed and governed pursuant to the laws of the State of California.

17. Time of the Essence.

Time is of the essence of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement on the _____ day of _____, 2019.

SUBDIVIDER:

**Presidio JJR Bella Vista 128, LLC.
A Limited Liability Company**

By: _____
Joseph A. Leal, Managing Member

CITY OF HANFORD APPROVAL:

By: _____
Johnathan L. Doyel, P.E., P.L.S.
City Engineer, City of Hanford

ATTEST:

By: _____
Sarah Martinez
City Clerk, City of Hanford

Attachment: Tract 918 Bella Vista Unit II Subdivision Map Agreement (JE: Tract 918 Bella Vista Unit II Subdivision Final Map)

EXHIBIT "C"**SUBDIVISION IMPROVEMENT COST ESTIMATE**

In accordance with Section 16.24.080 of the Hanford Municipal Code, estimated construction costs used in this Agreement are increased for projected inflation computed to the estimated mid-point of construction.

**ESTIMATED
CONSTRUCTION COST****Sanitary Sewers**

Construction of sanitary sewer mains, manholes and appurtenances as shown on the approved improvement plans in accordance with City Standards and Specifications.

\$275,346.72**Storm Sewers**

Construction of storm drain mains, manholes, catch basins and disposal facilities as shown on the approved improvement plan in accordance with City Standards. (Mains installed under previous agreement)

\$165,613.80**Water System**

Construction of water mains, hydrants, services and appurtenances as shown on the approved Improvement Plans in accordance with City Standards and Specifications.

\$309,528.12**Curb and Gutter and Other Concrete Construction**

Construction of curb and gutter, sidewalk, wheelchair ramps, drive approaches, valley gutter and other concrete improvements as shown on the approved Improvement Plans in accordance with City Standards and Specifications.

\$276,468.72**Street Surfacing**

Construct Type "B" asphalt concrete surfacing over Class II aggregate base as shown on the approved Improvement Plans in accordance with City Standards and Specifications.

\$545,206.20

Street Lighting

Install street lighting as shown on the approved Improvement Plans in accordance with City Standards and Specifications.	<u>\$ 51,480.00</u>
--	----------------------------

Street Barricades

Install street barricades as shown on the approved Improvement Plans in accordance with City Standards and Specifications.	<u>\$ 2,376.00</u>
--	---------------------------

Fencing, Landscaping, and Irrigation System

Construct fencing and install landscape and irrigation system improvements, Misc. as shown on the approved Improvement Plans in accordance with City Standards and Specifications.	<u>\$418,351.56</u>
--	----------------------------

Monuments and Lot Markers

Install permanent monuments and lot markers in accordance with City Standards and Specifications.	<u>\$ 7,392.00</u>
---	---------------------------

Engineering Services

Engineering, surveying, & geotechnical services associated with Completion of the Subdivision Improvements.	<u>\$101,640.00</u>
---	----------------------------

Earthwork Improvements

- | | |
|--|------------------------------|
| • Excavation & Compaction (Completed under separate permit.) | <u>\$194,895.36</u> |
| • Subgrade Compaction & Fine Grade | <u>\$ 56,701.92</u> |
| • Final Lot Grading | <u>\$ 59,648.16</u> |
| • Total Improvements subject to Plan Review & Insp. Fees | <u>\$2,464,648.56</u> |

Private Utilities

- | | |
|--|----------------------------|
| • Applicant Install Utilities Onsite Construct | <u>\$241,407.03</u> |
|--|----------------------------|

Total Estimated Improvement Cost (To be bonded with Final Map)	<u>\$2,706,055.59</u>
--	------------------------------

SECURITY REQUIREMENTS

Performance	<u>\$2,706,055.59</u>
Labor and Materials	<u>\$1,353,027.79</u>
Warranty (Minimum 12-mo. from N.O.C.)	<u>\$270,605.56</u>

City Engineering Plan Review and Inspection Fee Schedule

City Engineering and Inspection Fees are established by Council Resolution No.1902, and are set forth below:

(1) 6% of first	\$ 5,000.00	\$ 300.00
(2) 5% of next	\$ 20,000.00	\$ 1,000.00
(3) 4.5% of next	\$ 75,000.00	\$ 3,375.00
(4) 3.5% of next	\$150,000.00	\$ 5,250.00
(5) 2% over	\$250,000.00	\$ 49,121.11
Total City Engineering Review and Inspection Fee obligation		\$ 59,046.11
Fee balance payable with this Agreement Acct. #001-2010-4937		<u>\$ 59,046.11</u>

NOTE:

- Engineering Plan Review & Inspection Fees are based on estimated cost of Improvements, including all items constructed both prior to & following posting of security.
- Private utility costs are not included in determination of City Engineering Plan Review and Inspection fee calculation.

Note: Additional fees and charges will be payable prior to approval of Final Map and Final Subdivision Agreement by the City Council, including:

12th Ave. Sewer Benefit District, Acct. #161-2161-5494 (19.46 Ac @ \$1,734.30/Ac) \$ 33,749.48
(Determined at completion of final map review.)

Street Sign Fee, Acct. #0010-2010-4937 (7 @ \$200.00 Ea.) \$ 1,400.00
(Per intersection cost for sign blades furnished by City.)

Final Map Review Fee, Acct. #001-2010-4937 \$xxx
(Determined at completion of final map review.)

Engineering Plan Review & Inspection Fees, Acct. #001-2010-4937 \$ 59,046.11

Storm Drainage Impact Fees, Acct. #184----5504 (N/A) \$ 0.00
(Onsite drainage Basin provided, no impact to existing City drainage facilities)

Building Dept. block wall plan review fees paid from Acct. #001-2010-4937 \$ 1,307.03

SUBTOTAL \$95,502.62
Deposit From 3/22/2019 \$95,502.62

BALANCE DUE: \$

RECORDING REQUESTED BY:

CITY OF HANFORD

WHEN RECORDED RETURN TO:

CITY CLERK

CITY OF HANFORD

319 North Douty Street

Hanford, California 93230

RESOLUTION NO. 19-19-R

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD
ANNEXING ADDITIONAL PROPERTIES TO ASSESSMENT DISTRICT
NO. 18-01, AND CONFIRMING LEVY AND COLLECTION OF ANNUAL
ASSESSMENTS FOR TRACT NO. 918, UNIT NO. 1 and UNIT NO. 2, BELLA
VISTA SUBDIVISION AND TRACT NO. 919, BONTERRA SUBDIVISION
(APN 009-030-157).**

(Assessment District Annexation No. 18-01-B)

At a special meeting of the City Council of the City of Hanford, duly called and held on June 17, 2019, it was moved by Council Member _____, seconded by Council Member _____, and duly carried that the following resolutions be adopted:

WHEREAS, the additional territory proposed to be annexed into the District includes properties known as Tract No. 918, Unit No. 2 (APN 009-030-157) ("Additional Properties");

WHEREAS, the annexation of Additional Properties into the District will provide for maintenance of the following improvements:

1. Decorative masonry block fencing, and landscaping & irrigation system improvements located along Centennial Drive and Fargo Avenue adjacent to Tract No. 918 and Tract 919; and,

- 1 2. The public park located at the north side of Vineyard Court fronting lots
2 39 through 44 of Tract No.918; and,
3 3. Street Lighting within Tract No. 918 & Tract No. 919.

4 WHEREAS, the owners of all land within the boundaries of the District and the
5 Additional Properties have filed their consent to annexation of the Additional Properties
6 into the District, and have also consented to adoption of the Engineer's Report and the
7 levy of assessments identified therein.
8

9 WHEREAS, the owners of the Additional Properties, including the owners of
10 such lots and parcels as shall be created therefrom, should share in the cost of maintaining
11 the District improvements through payment of District assessments.

12 NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of
13 Hanford hereby orders the annexation of the Additional Properties as shown and
14 described in the Engineer's Report into the District, so that the District henceforth shall
15 include the Additional Properties, including such lots and parcels as shall be created
16 therein, so that the owners thereof shall share in the cost of maintenance of the public
17 improvements located within the District and on the Additional Properties; and,
18

19 RESOLVED FURTHER, that the City Council of the City of Hanford hereby
20 confirms the diagram and assessments for the District contained in the Engineer's Report,
21 and levies such assessments for the Fiscal Year 2020-2021; and,
22

23 RESOLVED FURTHERMORE, commencing with the calendar year 2020-2021,
24 and January 1 of each calendar year ("Adjustment Date") thereafter during the life of the
25 District, the Total Annual Subdivision Assessment amount for the next calendar year shall
26 be an amount equal to the greater of:
27
28

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

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

Passed and adopted at a special meeting of the City Council of the City of Hanford on June 17, 2019, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

SUE SORENSEN
MAYOR of the City of Hanford

1 Attest:

2
3 SARAH MARTINEZ
4 CITY CLERK

5 STATE OF CALIFORNIA)
6 COUNTY OF KINGS) ss
7 CITY OF HANFORD)

8 I, Sarah Martinez, City Clerk of the City of Hanford, do hereby certify the
9 foregoing Resolution was duly passed and adopted at a special meeting of the City
10 Council of the City of Hanford held on the ____ day of _____, 2019.

11 Date: _____

12 _____
13 City Clerk
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

ATTACHMENT "A"

ENGINEER'S REPORT
ASSESSMENT DISTRICT ANNEXATION NO. 18-01-B
(Pursuant to the Landscaping and Lighting Act of 1972)

Tract No. 918 – Bella Vista Subdivision Phase I & II and Tract 919

NOTE: Assessment District Annexation No. 18-01-B is the Second Annexation of Additional Property into Landscape Assessment District No. 18-01.

Johnathan L. Doyel, P.E., P.L.S., Deputy Public Works Director/City Engineer and Engineer of Work for the existing Landscape Assessment District No. 18-01, City of Hanford, Kings County, California, makes this report for the inclusion of Assessment District Annexation No. 18-01-B into Landscape Assessment District No. 18-01 as directed by City Council, pursuant to Section 22585 of the Streets and Highways Code (Landscaping and Lighting Act of 1972).

The improvements to be constructed and maintained in the District provide special benefits to all of the parcels within the District about and beyond general benefits conferred on parcels located in the District or to the public at large. Specifically, the particular and distinct special benefits include:

1. Reduction of traffic noise level from the street located adjacent to the District;
2. Restriction of unwanted pedestrian access onto the lots and parcels within the District;
3. Enhancement of appearance of the entrance into the subdivision which is included within the District;
4. Reduction of impact of dust and other particulate matter onto the lots and parcels within the District;

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

1. Decorative masonry block fencing, and landscaping & irrigation system improvements located along Centennial Drive, Fargo Avenue and Devon Street adjacent to Tract No. 918 Phase I & II and Tract 919.
2. The public park located at the north side of Vineyard Court fronting lots 39 through 44 of Tract No. 918
3. Interior street lighting with Tract No. 918 Phase I & II and Tract No. 919.

This report consists of six parts as follows:

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

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

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

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

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

ATTACHMENT “A” continued...

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

Respectfully submitted,

Johnathan L. Doyel, P.E., P.L.S.
Deputy Public Works Director
And City Engineer

ENGINEER'S REPORT

ASSESSMENT DISTRICT ANNEXATION NO. 18-01-B
(Pursuant to the Landscaping and Lighting Act of 1972)

Tract No. 918 – Bella Vista Subdivision Phase I & II and Tract 919

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

DATED: _____

Johnathan L. Doyel, P.E., P.L.S.
Deputy Public Works Director
And City Engineer

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

Sarah Martinez
City of Hanford
Kings County, California

By _____

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

Sarah Martinez
City of Hanford
Kings County, California

By _____

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

Sarah Martinez
City of Hanford
Kings County, California

By _____

EXHIBIT “A”

ASSESSMENT DISTRICT ANNEXATION NO. 18-01-B
(Pursuant to the Landscaping and Lighting Act of 1972)

Tract No. 918 – Bella Vista Subdivision Phase I & II and Tract 919

NOTE: Assessment District Annexation No. 18-01-B is the second Annexation of Additional Property into Landscape Assessment District No. 18-01.

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

EXHIBIT "B"

CITY OF HANFORD
ENGINEER'S REPORTASSESSMENT DISTRICT ANNEXATION NO. 18-01-B
FISCAL YEAR 2019-2020ESTIMATED ASSESSMENTS
Tract No. 918 – Bella Vista Subdivision Phase I & II and Tract 919

ITEM NO.	DESCRIPTION	FY 2019-2020 ESTIMATE UNITS	RATE	AMOUNT
A. MAINTENANCE COSTS				
1.	Landscape and Irrigation System along Centennial Drive and Fargo Avenue (Labor and Materials)	177,053 SF ±	\$ 0.3/SF	\$ 53,115.90
2.	Decorative Block Walls along Centennial Drive and Fargo Avenue (Labor and Materials)	4,185 LF ±	\$ 0.50/LF	\$ 2,092.50
3.	Water Usage (\$200/mo./Service x 12 = \$2400.00/Service)	Four services	\$ 2400.00/ea	\$ 9,600.00
4.	Electricity Usage (\$30/mo./Meter x 12 = \$360.00/Meter)	Three meters	\$ 360.00/ea	\$ 1,080.00
5.	Street Light Usage (\$13/Lt./Mo. x 12 = \$156.00/Lt./Yr.)	42 St. Lights	\$ 156.00/ea	\$ 6,552.00
B. INCIDENTAL COSTS/FORMATION COSTS				
1.	Staff Preparation of Documents		\$ 325.00	\$ 325.00
2.	Notice of Public Hearing		\$ 75.00	\$ 75.00
3.	Collection of Assessment		\$ 121.00	\$ 121.00
TOTAL ANNUAL SUBDIVISION ASSESSMENT AMOUNT				<u>\$ 72,961.40</u>

TRACT NO. 918 PHASE I, LOTS 1 THROUGH 68, LOT "B" BASIN, LOT "A" PARK,
AND TRACT NO. 918 PHASE II LOTS 1 THROUGH 74 TRACT NO. 919 LOTS 1
THROUGH 64 SHALL BE ASSESSED:

\$ 350.78

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

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

Commencing with the calendar year 2019-2020, and January 1 of each calendar year (“Adjustment Date”) thereafter during the life of the District, the Total Annual Subdivision Assessment Amount for the next fiscal year shall be an amount equal to the greater of:

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

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

EXHIBIT "C"

ASSESSMENT ROLL AND
ESTIMATED ASSESSMENTS

Tract No. 918 – Bella Vista Subdivision Phase I & II and Tract 919

ASSESSMENT NUMBER	AMOUNT OF ASSESSMENT	PROPERTY DESCRIPTION OR ASSESSOR PARCEL NUMBER
1 Through 68	\$350.78	Lot 1 through 68, Tract 918, Unit I
69	\$350.78	Lot "B" Basin, Tract 918
70	\$350.78	Lot "A" Park, Tract 918
71 Through 134	\$350.78	Lot 1 through 64, Tract 919
135 Through 208	\$350.78	Lot 1 through 74, Tract 918, Unit II

Total Assessment: \$ 56,089.90

* NOTE: Assessment amount for Lots 1 Thru 134 have been previously included in Landscape Assessment District No. 18-01 (Tract No. 918, Unit I and Tract No. 919).

EXHIBIT “D”

METHOD OF APPORTIONMENT OF ASSESSMENT

ASSESSMENT DISTRICT ANNEXATION NO. 18-01-B
(Pursuant to the Landscaping and Lighting Act of 1972)

Tract No. 918 – Bella Vista Subdivision Phase I & II and Tract 919

NOTE: Assessment District Annexation No. 18-01-B is the Second Annexation of Additional Property into Landscape Assessment District No. 18-01.

The method of apportionment of Landscape Assessment District 18-01 maintenance costs is as follows:

100% of the maintenance costs divided equally between Lots 1 through 134 of Tract 918, Unit I & II and Tract 919.

EXHIBIT “E”

PROPERTY OWNERS LIST

ASSESSMENT DISTRICT ANNEXATION NO. 18-01-B

Tract No. 918 – Bella Vista Subdivision Phase I & II and Tract 919

ASSESSMENT NUMBERS	PROPERTY DESCRIPTIONS	OWNERS NAME AND ADDRESS
1	Lot 1 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291
2	Lot 2 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291
3	Lot 3 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291
4	Lot 4 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291
5	Lot 5 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291
6	Lot 6 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291
7	Lot 7 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291
8	Lot 8 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291
9	Lot 9 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291
10	Lot 10 Tract 918, Unit I	Mejia, Ronald & Barbara B 2237 Cortner Street Hanford, CA 93230
11	Lot 11 Tract 918, Unit I	Hernandez, Domingo & Ruth 2237 Cortner Street Hanford, CA 93230

EXHIBIT "E" PROPERTY OWNERS LIST, continued...

ASSESSMENT NUMBERS	PROPERTY DESCRIPTIONS	OWNERS NAME AND ADDRESS
12	Lot 12 Tract 918, Unit I	Pimentel, Raul 2253 Cortner Street Hanford, CA 93230
13	Lot 13 Tract 918, Unit I	Steven, Stefanie M 2261 Cortner Street Hanford, CA 93230
14	Lot 14 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291
15	Lot 15 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291
16	Lot 16 Tract 918, Unit I	Camara, Brandon D 2301 Cortner Street Hanford, CA 93230
17	Lot 17 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291
18	Lot 18 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291
19	Lot 19 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291
20	Lot 20 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291
21	Lot 21 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291
22	Lot 22 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291
23	Lot23 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291
24	Lot 24 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291

EXHIBIT “E” PROPERTY OWNERS LIST, continued...

ASSESSMENT NUMBERS	PROPERTY DESCRIPTIONS	OWNERS NAME AND ADDRESS
25	Lot 25 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291
26	Lot 26 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291
27	Lot 27 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291
28	Lot 28 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291
29	Lot 29 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291
30	Lot 30 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291
31	Lot 31 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291
32	Lot 32 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291
33	Lot 33 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291
34	Lot 34 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291
35	Lot 35 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291
36	Lot 36 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291

EXHIBIT “E” PROPERTY OWNERS LIST, continued...

ASSESSMENT NUMBERS	PROPERTY DESCRIPTIONS	OWNERS NAME AND ADDRESS
37	Lot 37 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291
38	Lot 38 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291
39	Lot 39 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291
40	Lot 40 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291
41	Lot 41 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291
42	Lot 42 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291
43	Lot 43 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291
44	Lot 44 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291
45	Lot 45 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291
46	Lot 46 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291
47	Lot 47 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291
48	Lot 48 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291

EXHIBIT "E" PROPERTY OWNERS LIST, continued...

ASSESSMENT NUMBERS	PROPERTY DESCRIPTIONS	OWNERS NAME AND ADDRESS
49	Lot 49 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291
50	Lot 50 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291
51	Lot 51 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291
52	Lot 52 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291
53	Lot 53 Tract 918, Unit I	Gomez, Dario & Charlotte B 2286 Cortner Street Hanford, CA 93230
54	Lot 54 Tract 918, Unit I	Valenzuela, David & Jessica 2278 Cortner Street Hanford, CA 93230
55	Lot 55 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291
56	Lot 56 Tract 918, Unit I	Houk, Rick & Cynthia 2262 Cortner Street Hanford, CA 93230
57	Lot 57 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291
58	Lot 58 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291
59	Lot 59 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291
60	Lot 60 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291

EXHIBIT “E” PROPERTY OWNERS LIST, continued...

ASSESSMENT NUMBERS	PROPERTY DESCRIPTIONS	OWNERS NAME AND ADDRESS
61	Lot 61 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291
62	Lot 62 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291
63	Lot 63 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291
64	Lot 64 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291
65	Lot 65 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291
66	Lot 66 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291
67	Lot 67 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291
68	Lot 68 Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291
69	Lot B Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291
70	Lot A Tract 918, Unit I	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291
71 through 134	Lots 1 through 64 of Tract 919 Unit I	Madruga, Janice I Survivor's Trust 12581 Fargo Avenue Hanford, CA 93230
135 through 208	Lots 1 through 74 of Tract 918 Unit II	Presidio JJR Bella Vista 128 LLC 222 N Garden St Ste 100 Visalia, CA 93291

NOTE: * Lots 1 through 70 of Tract No. 918 Unit I and Lots 1 through 64 of Tract 919 have been previously included in Landscape Assessment District No. 18-01

AREA TO BE MAINTAINED

EXHIBIT "F-2A"

All that portion of the Northwest Quarter of Section 22, Township 18 South, Range 21 East, Mount Diablo Base and Meridian, according to approved government township plats thereof, in the City of Hanford, County of Kings, State of California described as follows:

Beginning at the Center Quarter Corner of said Section 22, as shown on a map recorded in Book 20 at Page 76 of Parcel Maps in the Office of the Kings County Recorder;

Thence South 89°56'27" West, along the South line of said Northwest Quarter, a distance of 62.43 feet;

Thence North 00°04'28" East, a distance of 9.50 feet to the True Point of Beginning;

Thence South 89°56'27" West, along a line parallel with and 9.50 feet Northerly of the South line of said Northwest Quarter, a distance of 1,086.69 feet;

Thence on a tangent curve to the right, concave Northeasterly, with a radius of 19.50 feet, through a central angle of 90°09'13", an arc length of 30.68 feet;

Thence on a tangent, North 00°05'41" East, a distance of 9.95 feet;

Thence North 89°56'27" East, along a line parallel with and 39.00 feet Northerly of said South Line of the Northwest Quarter, a distance of 21.50 feet;

Thence South 45°03'33" East, a distance of 14.14 feet;

Thence North 89°56'27" East, along a line parallel with and 29.00 feet Northerly of said South Line of the Northwest Quarter, a distance of 1064.68 feet;

Thence North 45°00'28" East, a distance of 28.25 feet;

Thence North 00°04'28" East, along a line parallel with and 52.00 feet Westerly of the East Line said Northwest Quarter, a distance of 420.02 feet;

Thence North 44°55'31" West, a distance of 14.14 feet;

Thence North 00°04'28" East, along a line parallel with and 62.00 feet Westerly of last said East Line, a distance of 21.50 feet;

Thence North 89°56'27" East, a distance of 9.95 feet;

Thence on a Tangent Curve to the Right, Concave Southwesterly, with a radius of 19.50 feet, through a Central Angle of 90°08'01", an Arc Length of 30.68 feet;

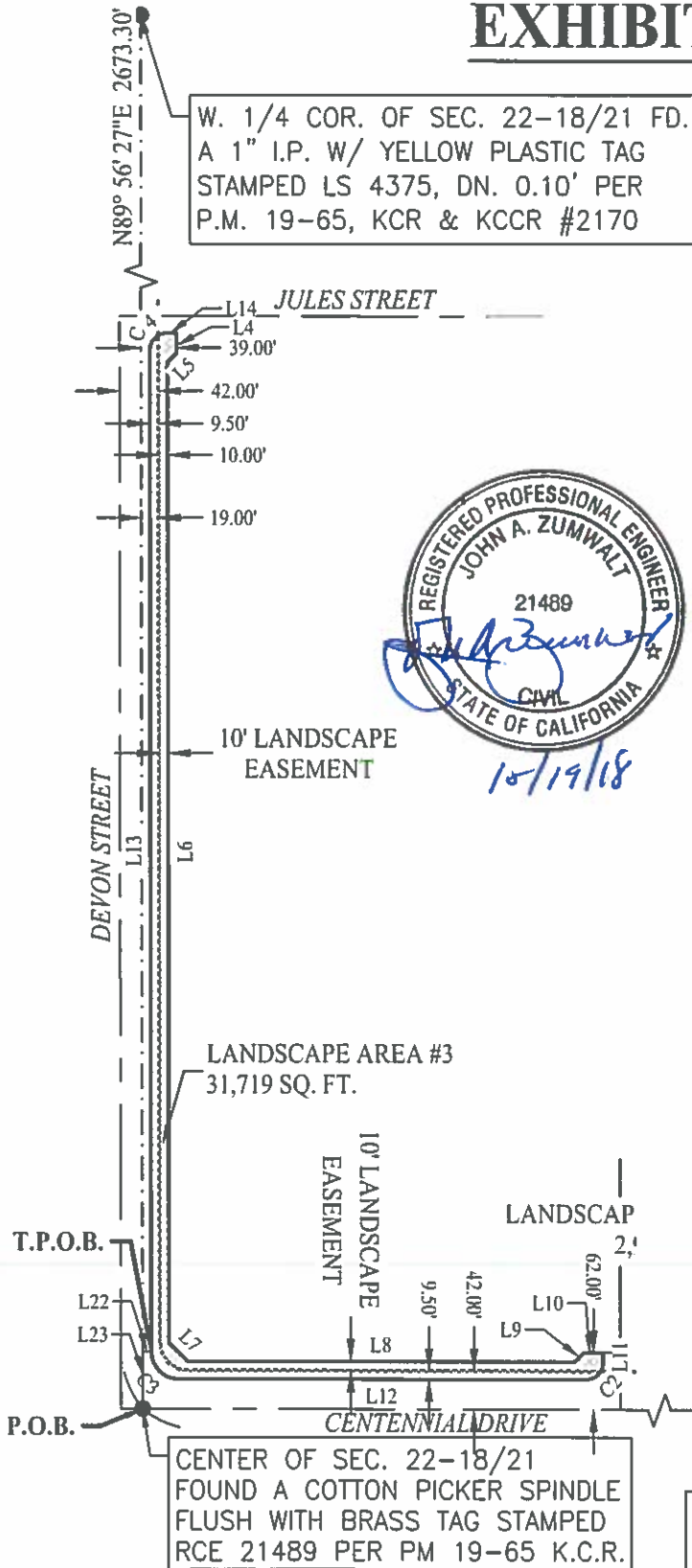
Thence on a Tangent, South 00°04'28" West, along a line parallel with and 32.50 feet Westerly of the last said East Line, a distance of 442.02 feet;

Thence on a Tangent Curve to the right, concave Northwesterly, with a Radius of 29.50 feet, through a Central Angle of $89^{\circ}51'59''$, an Arc Length of 46.27 feet to the True Point of Beginning;

Containing 31,719 square feet, more or less.



EXHIBIT "F-2A"

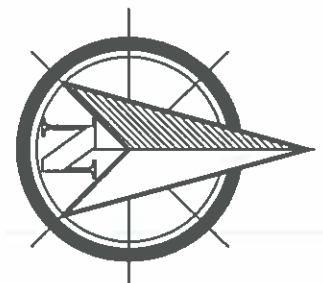


Line Table

Line #	Length	Bearing
L4	21.50'	N89° 56' 27"E
L5	14.14'	S45° 03' 33"E
L6	1064.68'	N89° 56' 27"E
L7	28.25'	N45° 00' 28"E
L8	420.02'	N00° 04' 28"E
L9	14.14'	N44° 55' 31"W
L10	21.50'	N00° 04' 28"E
L11	9.95'	N89° 56' 27"E
L12	442.02'	S00° 04' 28"W
L13	1086.69'	S89° 56' 27"W
L14	9.95'	N00° 05' 41"E
L22	9.50'	N00° 04' 28"E
L23	62.43'	S89° 56' 27"W

Curve Table

Curve #	Length	Radius	Delta
C2	30.68'	19.50'	90° 08' 01"
C3	46.27'	29.50'	89° 51' 59"
C4	30.68'	19.50'	90° 09' 13"



SCALE: 1"=200'

N. 1/4 COR. OF SEC. 22-18/21
FD. 2-1/2" B.C. STAMPED LS
4375 FLUSH & IN CONC. PER
KCCR #1724

CIVIL ENGINEERS
ZUMWALT
HANSEN &
LAND SURVEYORS

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

**AREA TO BE MAINTAINED
FOR
TRACT 918**

Job No. 0756713
Drawn By: JTZ
Checked By: JZ
Indexed By:
Date: 12/19/2018

Sheet No.

1 of 3

AREA TO BE MAINTAINED

EXHIBIT "F-3A"

All that portion of the Northwest Quarter of Section 22, Township 18 South, Range 21 East, Mount Diablo Base and Meridian, according to approved government township plats thereof, in the City of Hanford, County of Kings, State of California described as follows:

Beginning at the Southwest Corner of Parcel B as shown on a Parcel Map recorded in Volume 20 at Page 76 of Parcel Maps in the Office of the Kings County Recorder, being a point 19 feet Northerly of the South line of said Northwest Quarter;

Thence North $00^{\circ}05'41''$ East, along the West line of said Parcel B, a distance of 10.00 feet;

Thence North $89^{\circ}56'27''$ East, along a line parallel with and 29.00 feet Northerly of the South line of said Northwest Quarter, a distance of 100.03 feet;

Thence North $44^{\circ}56'25''$ East, a distance of 14.14 feet;

Thence North $89^{\circ}56'27''$ East, along a line parallel with and 39.00 feet Northerly of last said South line of the Northwest Quarter, a distance of 21.50 feet;

Thence South $00^{\circ}05'41''$ West, a distance of 10.05 feet;

Thence on a Tangent Curve to the Right, Concave Northwesterly, with a Radius of 19.50 feet, through a Central Angle of $89^{\circ}50'47''$, an Arc Length of 30.58 feet;

Thence on a Tangent South $89^{\circ}56'27''$ West, along a line parallel with and 9.50 feet Northerly of the South line of said Northwest Quarter, a distance of 112.05 feet;

Thence North $00^{\circ}05'41''$ East, along a Southerly extension of the West line of said Parcel B, a distance of 9.50 feet to the Point of Beginning;

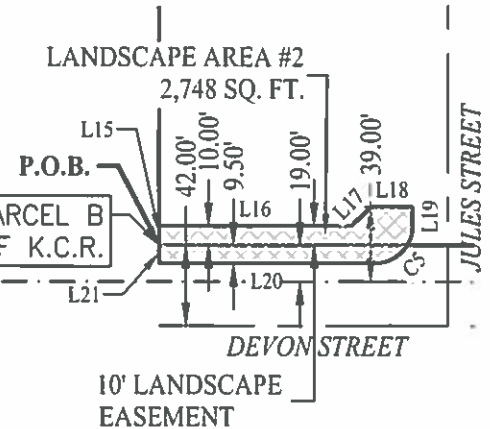
Containing 2,748 square feet, more or less.



EXHIBIT "F-3A"

W. 1/4 COR. OF SEC. 22-18/21 FD.
A 1" I.P. W/ YELLOW PLASTIC TAG
STAMPED LS 4375, DN. 0.10' PER
P.M. 19-65, KCR & KCCR #2170

SW CORNER OF PARCEL B
OF PM 20-76 OF K.C.R.

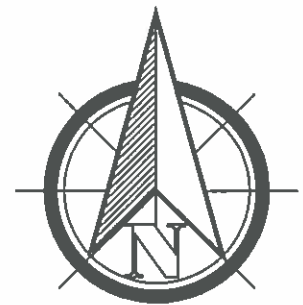


Line Table

Line #	Length	Bearing
L15	10.00'	N00° 05' 41"E
L16	100.03'	N89° 56' 27"E
L17	14.14'	N44° 56' 25"E
L18	21.50'	N89° 56' 27"E
L19	10.05'	S00° 05' 41"W
L20	112.05'	S89° 56' 27"W
L21	9.50'	N00° 05' 41"E

Curve Table

Curve #	Length	Radius	Delta
C5	30.58'	19.50'	89° 50' 47"



SCALE: 1"=100'

CIVIL ENGINEERS
**ZUMWALT
HANSEN &**
LAND SURVEYORS

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

AREA TO BE MAINTAINED
FOR
TRACT 918

Job No. 0756713
Drawn By: JTZ
Checked By: JZ
Indexed By:
Date: 12/19/2018

Sheet No.

2 of 3

AREA TO BE MAINTAINED

EXHIBIT "F-4A"

All that portion of the Northwest Quarter of Section 22, Township 18 South, Range 21 East, Mount Diablo Base and Meridian, according to approved government township plats thereof, in the City of Hanford, County of Kings, State of California described as follows:

Beginning at the Northeast Corner of Parcel B as shown on a Parcel Map recorded in Volume 20 at Page 76 of Parcel Maps in the Office of the Kings County Recorder, being a point 42 feet Westerly of the East line of the Northwest Quarter of Said Section 22;

Thence South 89°56'27" East, a distance of 9.50 feet;

Thence South 00°04'28" West, along a line parallel with and 32.50 feet Westerly of the East line of said Northwest Quarter, a distance of 122.03 feet;

Thence on a Tangent Curve to the Right, Concave Northwesterly, with a Radius of 19.50 feet, through a Central Angle of 89°51'59", an Arc Length of 30.59 feet;

Thence on a Tangent South 89°56'27" West, a distance of 10.05 feet;

Thence North 00°04'28" East, along a line parallel with and 62.00 feet Westerly of said East line of the Northwest Quarter, a distance of 21.50 feet;

Thence North 45°04'29" East, a distance of 14.14 feet;

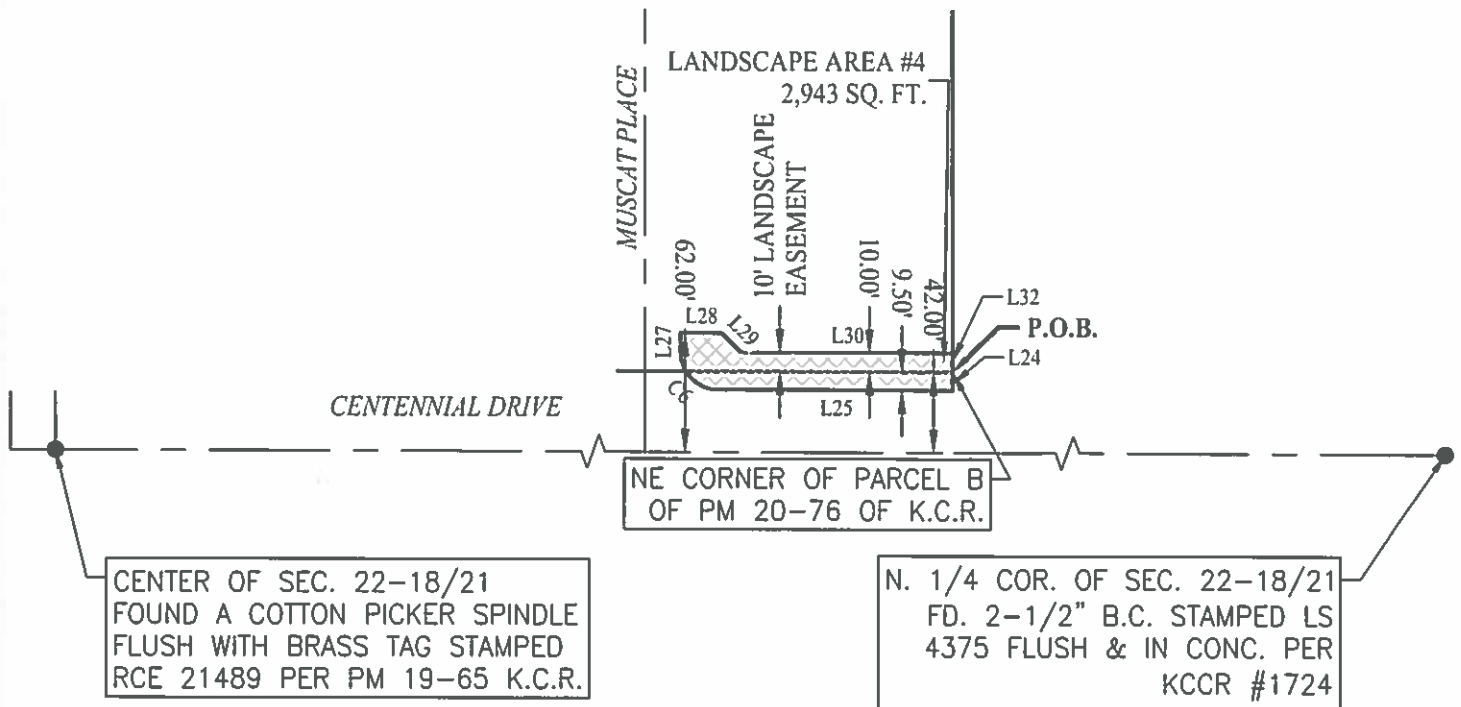
Thence North 00°04'28" East, along a line parallel with and 52.00 feet Westerly of said East line of the Northwest Quarter, a distance of 110.01 feet to a point on the north line of said Parcel 'B';

Thence North 89°56'27" East, a distance of 10.00 feet to the Point of Beginning;

Containing 2,943 square feet, more or less.



EXHIBIT "F-4A"



Line Table

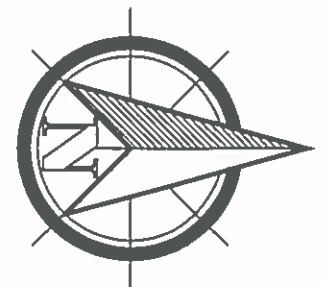
Line #	Length	Bearing
L24	9.50'	N89° 56' 27"E
L25	122.03'	S00° 04' 28"W
L27	10.05'	S89° 56' 27"W
L28	21.50'	N00° 04' 28"E
L29	14.14'	N45° 04' 29"E
L30	110.01'	N00° 04' 28"E
L32	10.00'	N89° 56' 27"E

Curve Table

Curve #	Length	Radius	Delta
C6	30.59'	19.50'	89° 51' 59"



12/19/18



SCALE: 1"=100'

CIVIL ENGINEERS
**ZUMWALT
HANSEN &**
LAND SURVEYORS

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

AREA TO BE MAINTAINED
FOR
TRACT 918

Job No. 0756713
Drawn By: JTZ
Checked By: JZ
Indexed By:
Date: 12/18/2018

Sheet No.

3 of 3

Packet Pg. 103



AGENDA STAFF REPORT

MEETING DATE: 6/17/2019

AGENDA SECTION: J

SUBJECT:

Public Works: Adopt Resolution 19-16-R, approving the Annual Engineer's Report and Intention to Levy and Collect Assessments as outlined, pursuant to Chapter 3 of the Landscape and Lighting Act of 1972.

RECOMMENDATION:

That the City Council, by motion, adopt the attached Resolution approving the Annual Engineer's Report and Intention to Levy and Collect assessments pursuant to Chapter 3 of the Landscaping and Lighting Act of 1972 for the following districts:

<u>DISTRICT NO.</u>	<u>SUBDIVISION</u>
90-01	Pinecastle Addition, Unit No. 1, 2, 3 and 4
90-02	Park Monterey, Unit No. 1 and 2
90-03	Mansionette Estates, No. 7 and 8
90-04	Hyde Park
91-01	Sierra Vista (Tract 641)/New Dimensions (Tract 703/713), No. 1-5, and 6
92-01	Portofino, No. 1, 2, 3 and 4
92-02	Cielo En Tierra, No. 1, 2, 3, 4 and 5
93-01	Vintage Estates
93-02	Walnut Forest, Unit No. 1, 2 and 3
94-01	Gateway Estates
94-02	Stonecrest, No. 1, 2, 3, 4, 5, 6, 7, 8 and 9
94-03	Quail Run Estates, No. 1, 2, 3, 4 and 5
97-01	Rosewood Estates, No. 1 and 2
97-02	Summer Field Addition No. 2
97-03	Country Crossing, No. 1, 2, 3, 4 and 5
98-01	Crystal Springs, No. 1, 2 and 3
98-02	Mountain View Estates, No. 1, 2, 3, 4, 5 and 6
01-01	Pacific Grove (Tract 680/777)/N. Pointe (Tract 778), No. 1, 2, 3 and 4
01-02	Cambridge Homes (Tract 770), No. 1, 2 and 3

01-03	Poppy Hills (Tract 771/796), No. 1 and 2
01-04	Silver Oaks, No. 1, 2, 3, 4 and 5
02-01	Ashton Park, No. 1, 2, 3 and 4
03-01	Le Parc, No. 1, 2 and 3
04-01	Sidonia Estates, No. 1 and 2 (Tract 810)/Sidonia Estates II (Tract 814)
04-02	Cambridge Homes (Tract 799)/Majesty II (Tract 830)
04-03	Cambridge Homes (Tract 795/826)/Vineyards (Tract 825), No. 1-5 and 6
04-04	Sierra Heights (Tract 802/803), No. 1 and 2
05-01	Mission Park (Tract 812)
05-02	Copper Valley
06-01	Quail Park Subdivision (Tract 794)
07-02	South Gate Add (Tract 811)/Greenbrier Gardens (Tract 876)/Live Oak North (Tract 902)
09-01	Victory Estates
09-02	Independence (Tract 843), No. 1 and 2
14-01	Independence (Tract 843), Unit No. 3 and 4
15-01	Silver Oaks Addition III (Tract 887), No. 1 and 2
15-02	The Greens II (Tract 823)
16-01	Woodside Homes (Tract 917)
16-02	Mynderup (Tract 914), No. 1 and 2
18-01	Bella Vista (Tract 918)

BACKGROUND:

In accordance with Chapter 3 of the Landscaping and Lighting Act of 1972 (“Act”), an Annual Engineer’s Report addressing adjustments to assessments based on a review of the costs of maintenance of public improvements must be prepared and submitted to the City Council for action. The Streets and Highway Code, as referenced in the Act, requires the holding of a public hearing for Districts identified in the Annual Engineer’s Report as showing an increase, decrease or no change in the annual assessment amount. At the public hearing, scheduled for **August 6, 2019**, the City Council shall consider all public input prior to taking final action on confirming and levying the assessments proposed in the Annual Engineer’s Report.

The annual assessment amounts for each affected parcel in Districts with **no change** in the assessment amount is as follows:

<u>DISTRICT</u>	CURRENT	PROPOSED
90-01 Pinecastle Addition, Unit 1, 2, 3 and 4	\$ 139.50	\$ 139.50
90-02 Park Monterey, Unit No. 1 and 2	\$ 82.00	\$ 82.00
90-03 Mansionette Estates, No. 7 and 8	\$ 49.10	\$ 49.10
90-04 Hyde Park	\$ 62.30	\$ 62.30
91-01 Sierra Vista/New Dimensions, No. 1, 2, 3, 4, 5 & 6	\$ 18.30	\$ 18.30
92-01 Portofino, No. 1, 2, 3 and 4	\$ 50.80	\$ 50.80
92-02 Cielo En Tierra, No. 1, 2, 3, 4 and 5	\$ 28.70	\$ 28.70
93-01 Vintage Estates	\$ 153.80	\$ 153.80
94-01 Gateway Estates	\$ 26.10	\$ 26.10
94-02 Stonecrest, No. 1, 2, 3, 4, 5, 6, 7, 8 and 9	\$ 85.00	\$ 85.00

94-03	Quail Run Estates, No. 1, 2, 3, 4 and 5	\$ 59.00	\$ 59.00
97-01	Rosewood Estates, Unit No. 1 and 2	\$ 35.00	\$ 35.00
97-02	Summer Field, Addition, No. 2	\$ 42.70	\$ 42.70
97-03	Country Crossing, No. 1, 2, 3, 4 and 5	\$ 62.70	\$ 62.70
98-01	Crystal Springs, No. 1, 2 and 3	\$ 38.00	\$ 38.00
98-02	Mountain View Estates, No. 1, 2, 3, 4, 5 and 6	\$ 89.00	\$ 89.00
05-01	Mission Park (Tract 812)	\$ 119.59	\$ 119.59*
15-01	Silver Oaks Addition III (Tract 887), No. 1 and 2	\$ 454.34	\$ 419.44*
16-01	Woodside Homes (Tract 917)	\$ 0.00	\$ 191.81*
16-02	Mynderup (Tract 914), No. 1 and 2	\$ 0.00	\$ 144.74*
18-01	Bella Vista (Tract 918)	\$ 0.00	\$ 586.31*

*(Current Assessment based on estimate prepared for the formation of the District)

The annual assessment amounts for each affected parcel in Districts with an increase in the **assessment amount based on the imposition of 3.3% Standard Annual CPI Increase (December 2018)** in accordance with California Government Code section 53739(b)(1) is as follows:

	<u>DISTRICT ASSESSMENT</u>	<u>CURRENT ASSESSMENT</u>	<u>PROPOSED</u>
93-02	Walnut Forest, No. 1, 2 and 3	\$ 39.10	\$ 40.38
01-01	Pacific Grove/N. Pointe, No. 1, 2, 3 and 4	\$ 39.82	\$ 41.12
01-02	Cambridge Homes (Tract 770), No. 1, 2 and 3	\$ 39.40	\$ 40.70
01-03	Poppy Hills, No. 1 and 2	\$ 55.78	\$ 57.62
01-04	Silver Oaks, No. 1, 2, 3, 4 and 5	\$ 62.22	\$ 64.26
02-01	Ashton Park, No. 1, 2, 3 and 4	\$ 103.70	\$ 107.12
03-01	Le Parc, No. 1, 2 and 3	\$ 67.40	\$ 69.62
04-01	Sidonia Estates, (Tract 810), No. 1 and 2/(Tract 814)	\$ 38.46	\$ 39.72
04-02	Cambridge Homes (Tract 799)/Majesty II (Tract 830)	\$ 217.76	\$ 224.94
04-03	Cambridge Homes (Tract 795/826)/Vineyards (Tract 825), No. 1, 2, 3, 4, 5 and 6	\$ 124.44	\$ 128.54
04-04	Sierra Heights, No. 1 and 2	\$ 435.54	\$ 449.90
05-02	Copper Valley	\$ 98.52	\$ 101.76
06-01	Quail Park Subdivision (Tract 794), No. 1 and 2	\$ 181.88	\$ 187.88
07-02	South Gate Addition (Tract 811), Greenbrier Gardens (Tract 876), Live Oak North (Tract 902)	\$ 124.44	\$ 128.54
09-01	Victory Estates	\$ 233.32	\$ 241.02
09-02	Independence (Tract 843), No. 1 and 2	\$ 181.48	\$ 187.46
14-01	Independence (Tract 843), Unit No. 3	\$ 213.76	\$ 220.80
15-02	The Greens II (Tract 823)	\$ 204.58	\$ 211.32

The Annual Engineer's Report also provides the following information as required by Article XIII D, Section 4 of the California Constitution:

1. Identifies all parcels of real property which will have a special benefit conferred upon them and upon which the assessment will be imposed;

2. Determines the proportionate special benefit derived by each parcel of real property in relationship to the entirety of the cost of maintenance of the public improvements;
3. Identifies the special benefit conferred on each parcel of real property;
4. Establishes that the assessment imposed on each parcel of real property does not exceed the reasonable cost of the proportionate special benefit conferred on that parcel of real property.

Attached is a copy of the Annual Engineer's Report and Resolution of Intention to Levy and Collect which establishes the proposed assessment amounts for each District for the 2019-20 Fiscal Year, and the date, time and place for the public hearing for confirming and levying the proposed assessments.

FISCAL IMPACT:

The Districts identified in the Annual Engineer's Report as showing no change in the annual assessment or with an increase in the assessment amount based on the imposition of Standard Annual CPI Increase in accordance with California Government Code section 53739(b)(1) have sufficient funding to maintain their current level of service through calendar year 2019.

ATTACHMENTS:

Landscape Districts Map_06-10-2019

BACKGROUND - FY2020 LAD Proposed Assessment Amounts

FY2020 LAD Engineer's Report Attachment & Exhibits ABDCE

2020 RESO_Intention to Levy_Incr,Decr & Same ASSMT_6-17-2019



FY2020 LAD Proposed Assessment Amounts

BACKGROUND:

The annual assessment amounts for each affected parcel in Districts with **no change** in the assessment amount is as follows:

	<u>DISTRICT</u>	<u>CURRENT ASSESSMENT</u>	<u>PROPOSED ASSESSMENT</u>
90-01	Pinecastle Addition, Unit 1, 2, 3 and 4	\$ 139.50	\$ 139.50
90-02	Park Monterey, Unit No. 1 and 2	\$ 82.00	\$ 82.00
90-03	Mansionette Estates, No. 7 and 8	\$ 49.10	\$ 49.10
90-04	Hyde Park	\$ 62.30	\$ 62.30
91-01	Sierra Vista/New Dimensions, No. 1, 2, 3, 4, 5 & 6	\$ 18.30	\$ 18.30
92-01	Portofino, No. 1, 2, 3 and 4	\$ 50.80	\$ 50.80
92-02	Cielo En Tierra, No. 1, 2, 3, 4 and 5	\$ 28.70	\$ 28.70
93-01	Vintage Estates	\$ 153.80	\$ 153.80
94-01	Gateway Estates	\$ 26.10	\$ 26.10
94-02	Stonecrest, No. 1, 2, 3, 4, 5, 6, 7, 8 and 9	\$ 85.00	\$ 85.00
94-03	Quail Run Estates, No. 1, 2, 3, 4 and 5	\$ 59.00	\$ 59.00
97-01	Rosewood Estates, Unit No. 1 and 2	\$ 35.00	\$ 35.00
97-02	Summer Field, Addition, No. 2	\$ 42.70	\$ 42.70
97-03	Country Crossing, No. 1, 2, 3, 4 and 5	\$ 62.70	\$ 62.70
98-01	Crystal Springs, No. 1, 2 and 3	\$ 38.00	\$ 38.00
98-02	Mountain View Estates, No. 1, 2, 3, 4, 5 and 6	\$ 89.00	\$ 89.00
05-01	Mission Park (Tract 812)	\$ 119.59	\$ 119.59
15-01	Silver Oaks Addition III (Tract 887), No. 1 and 2	\$ 454.34	\$ 419.44*
16-01	Woodside Homes (Tract 917)	\$ 0.00	\$ 191.81*
16-02	Mynderup (Tract 914), No. 1 and 2	\$ 0.00	\$ 144.74*
18-01	Bella Vista (Tract 918)	\$ 0.00	\$ 586.31*

*(Current Assessment based on estimate prepared for the formation of the District)

CPI ADJUSTMENT FOR INFLATION utilized on all districts created in 2001 and later: The annual assessment amounts for each affected parcel in Districts with an **increase in the assessment amount based on the imposition of 3.3% Standard Annual CPI Increase** (December 2018) in accordance with California Government Code section 53739(b)(1) is as follows:

	<u>DISTRICT</u>	<u>CURRENT ASSESSMENT</u>	<u>PROPOSED ASSESSMENT</u>
93-02	Walnut Forest, No. 1, 2 and 3	\$ 39.10	\$ 40.38
01-01	Pacific Grove/N. Pointe, No. 1, 2, 3 and 4	\$ 39.82	\$ 41.12
01-02	Cambridge Homes (Tract 770), No. 1, 2 and 3	\$ 39.40	\$ 40.70
01-03	Poppy Hills, No. 1 and 2	\$ 55.78	\$ 57.62
01-04	Silver Oaks, No. 1, 2, 3, 4 and 5	\$ 62.22	\$ 64.26
02-01	Ashton Park, No. 1, 2, 3 and 4	\$ 103.70	\$ 107.12
03-01	Le Parc, No. 1, 2 and 3	\$ 67.40	\$ 69.62
04-01	Sidonia Estates, (Tract 810), No. 1 and 2/(Tract 814)	\$ 38.46	\$ 39.72
04-02	Cambridge Homes (Tract 799)/Majesty II (Tract 830)	\$ 217.76	\$ 224.94
04-03	Cambridge Homes (Tract 795/826)/Vineyards (Tract 825), No. 1, 2, 3, 4, 5 and 6	\$ 124.44	\$ 128.54
04-04	Sierra Heights, No. 1 and 2	\$ 435.54	\$ 449.90
05-02	Copper Valley	\$ 98.52	\$ 101.76

06-01	Quail Park Subdivision (Tract 794), No. 1 and 2	\$ 181.88	\$ 187.88
07-02	South Gate Addition (Tract 811), Greenbrier Gardens (Tract 876), Live Oak North (Tract 902)	\$ 124.44	\$ 128.54
09-01	Victory Estates	\$ 233.32	\$ 241.02
09-02	Independence (Tract 843), No. 1 and 2	\$ 181.48	\$ 187.46
14-01	Independence (Tract 843), Unit No. 3	\$ 213.76	\$ 220.80
15-02	The Greens II (Tract 823)	\$ 204.58	\$ 211.32

Attached is a copy of the Resolution confirming levy and collection of the annual assessment for the aforementioned Districts. Upon adoption of the attached Resolution, the assessment diagrams and resolution will be filed with the County Assessor for collection along with the 2019-20 property taxes.

ENGINEER'S REPORT

ANNUAL REPORT AND CONFIRMATION OF DIAGRAMS LEVYING ASSESSMENTS FOR FISCAL YEAR 2019-20 (Pursuant to the Landscaping and Lighting Act of 1972)

Johnathan Doyel, Engineer of Work for Landscape Assessment District Nos.: 90-01 (Includes 90-01-A, 90-01-B, and 90-01-C, Final Restructuring of lots in Original District 90-01), 90-02, (Includes 90-02-A, Final Restructuring of lots in Original District 90-02), 90-03 (Includes 90-03-A, Final Restructuring of lots in Original District 90-03), 90-04, 91-01 (Includes 91-01-A, 91-01-B, 91-01-C, 91-01-D, and 91-01-E, Final Restructuring of lots in Original District 91-01), 92-01 (Includes 92-01-A, 92-01-B, and 92-01-C, Final Restructuring of lots in Original District 92-01), 92-02 (Includes 92-02-A, 92-02-B, 92-02-C, and 92-02-D, Final Restructuring of lots in Original District 92-02), 93-01, 93-02 (Includes 93-02-A, and 93-02-B, Final Restructuring of lots in Original District 93-02), 94-01, 94-02 (Includes 94-02-A, 94-02-B, 94-02-C, 94-02-D, 94-02-E, 94-02-F, 94-02-G, and 94-02-H, Final Restructuring of lots in Original District 94-02), 94-03 (Includes 94-03-A, 94-03-B, 94-03-C, and 94-03-D, Final Restructuring of lots in Original District 94-03), 97-01 (Includes 97-01-A, Final Restructuring of lots in Original District 97-01), 97-02, 97-03 (Includes 97-03-A, 97-03-B, 97-03-C, and 97-03-D, Fourth Restructuring of lots in Original District 97-03), 98-01 (Includes 98-01-A, and 98-01-B, Final Restructuring of lots in Original District 98-01), 98-02 (Includes 98-02-A, 98-02-B, 98-02-C, 98-02-D and 98-02-E, Final Restructuring of lots in Original District 98-02), 01-01 (Includes 01-01-A, 01-01-B, and 01-01-C Final Restructuring of lots in Original District 01-01), 01-02 (Includes 01-02-A, and 01-02-B, Final Restructuring of lots in Original District 01-02), 01-03 (Includes 01-03-A, Final Restructuring of lots in Original District 01-03), 01-04 (Includes 01-04-A, 01-04-B, 01-04-C, and 01-04-D, Final Restructuring of lots in Original District 01-04), 02-01 (Includes 02-01-A, 02-01-B, and 02-01-C, Final Restructuring of lots in Original District 02-01), 03-01 (Includes 03-01-A, and 03-01-B, Final Restructuring of lots in Original District 03-01), 04-01 (Includes 04-01-A, Final Restructuring of lots in Original District 04-01, 04-01-B First Annexation of Additional lots in Original District 04-01-A), 04-02 (Includes 04-02-A, Annexation and Final Restructuring of lots in Original District 04-02), 04-03 (Includes 04-03-A, 04-03-B, 04-03-C, 04-03-D, and 04-03-E, Fifth Restructuring of lots in Original District 04-03), 04-04, 05-01 (Includes 05-01-A, First Annexation of Additional lots in Original 05-01), 05-02, 06-01 (Includes 06-01-A, First Restructuring of lots in Original District 06-01), 07-02 (Includes 07-02-A, First Annexation of Additional lots in Original District 07-02), 09-01, 09-02 (Includes 09-02-A, First Restructuring of lots in Original District 09-02), 14-01 (Includes 14-01-A, First Restructuring of lots in Original District 14-01), 15-01 (Includes 15-01-A, First Restructuring of lots in Original District 15-01), and 15-02, 16-01, 16-02 (Includes 16-02-A, First Restructuring of lots in Original District 16-02), 18-01, City of Hanford, Kings County California, submits this Annual Engineer's Report for Assessment Districts, as directed by the City Council, pursuant to Sections 22620-22631 of the Streets and Highway Code (Landscaping and Lighting Act of 1972).

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

The maintenance of landscaping and irrigation systems, and block fencing/walls, located within each said Assessment District.

This report consists of five parts, as follows:

Exhibit "A" - Plans and specifications for the improvements are filed with the City Clerk. Although separately bound, the plans and specifications are a part of this report and are included in it by reference.

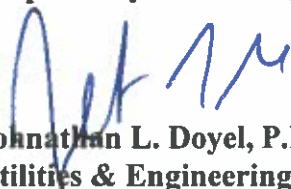
Exhibit "B" - An estimate of the cost of the maintenance of the improvements in each District.

Exhibit "C" - A list of the names and addresses of the affected owners of real property, and assessment of the estimated cost of the maintenance of the improvements on each benefited parcel of land in each District, as shown on the last equalized assessment roll for taxes, or as known to the Clerk. Although separately bound, the list is a part of this report and is included in it by reference, and is on file at the City Clerk's office.

Exhibit "D" - A statement of the method by which the undersigned has determined the amount proposed to be assessed against each parcel, a determination of the proportionate special benefit derived by each parcel of real property in relationship to the entirety of the cost of maintenance of the public improvements located in each District, and a determination that the assessment imposed on each parcel of real property in each District does not exceed the reasonable cost of the proportionate special benefit conferred on each parcel of real property.

Exhibit "E" - A diagram showing all of the parcels of real property within each District, which will have a special benefit conferred upon it and upon which the assessment will be imposed and the identification of the special benefit to each parcel in each District. The diagram is keyed to Exhibit "C" by assessment number. Although separately bound, the "diagram" is a part of this report and is included in it by reference, and is on file at the City Clerk's office.

Respectfully submitted,



**Johnathan L. Doyel, P.E.
Utilities & Engineering Director / City Engineer**

MO



EXHIBIT "A"**PLANS AND SPECIFICATIONS
FOR IMPROVEMENTS****(Pursuant to the Landscaping and Lighting Act of 1972)**

The plans and specifications for each Assessment District have been filed separately with the Clerk of the legislative body and are incorporated in this Report by reference.

ASSESSMENT DISTRICTS**90-01, Pinecastle Addition, Unit No. 1, 2, 3, and 4 (Includes 90-01-A, 90-01-B, and 90-01-C, the Final Restructuring of Lots in Original District 90-01)**

Plans and specifications for the improvements are those prepared by Zumwalt-Hansen & Associates, and Jardin Landscape Architect/Construction for the City Engineer.

90-02, Park Monterey, No. 1, and 2 (Includes 90-02-A, the Final Restructuring of Lots in Original District 90-02)

Plans and specifications for the improvements are those prepared by the Malone Design Group for the City Engineer.

90-03, Mansionette Estates, Unit No. 7, and 8 (Includes 90-03-A, the Final Restructuring of Lots in Original District 90-03)

Plans and specifications for the improvements are those prepared by David J. Weiland for the City Engineer.

90-04, Hyde Park

Plans and specifications for the improvements are those prepared by Home Development, Inc. for the City Engineer.

91-01, Sierra Vista/New Dimensions, No. 1, 2, 3, 4, 5, and 6 (Includes 91-01-A, 91-01-B, 91-01-C, 91-01-D, and 91-01-E, the Final Restructuring of Lots in Original District 91-01)

Plans and specifications for the improvements for 91-01 (Original District) are those prepared by Heritage Builders for the City Engineer.

Plans and specifications for the improvements for 91-01-A, 91-01-B, 91-01-C, 91-01-D, and 91-01-E are those prepared by Zumwalt-Hansen & Associates and Don Young Landscape Architect for the City Engineer.

92-01, Portofino, No. 1, 2, 3, and 4 (Includes 92-01-A, 92-01-B, and 92-01-C, the Final Restructuring of Lots in Original District 92-01)

Plans and specifications for the improvements are those prepared by Zumwalt-Hansen & Associates and Jardin Landscape Architect/Construction for the City Engineer.

EXHIBIT "A" Cont....

92-02, Cielo En Tierra, No. 1, 2, 3, 4, and 5 (Includes 92-02-A, 92-02-B, 92-02-C, and 92-02-D, the Final Restructuring of Lots in Original District 92-02)

Plans and specifications for the improvements are those prepared by Zumwalt-Hansen & Associates and Jardin Landscape Architect/Construction for the City Engineer.

93-01, Vintage Estates

Plans and specifications for the improvements are those prepared by Zumwalt-Hansen & Associates and Jardin Landscape Architect/Construction for the City Engineer.

93-02, Walnut Forest, No. 1, 2, and 3 (Includes 93-02-A, and 93-02-B, the Final Restructuring of Lots in Original District 93-02)

Plans and specifications for the improvements for 93-02 (Original District), and 93-02-A are those prepared by Zumwalt-Hansen & Associates and Land Development, Inc. for the City Engineer.

Plans and specifications for the improvements for 93-02-B are those prepared by Zumwalt-Hansen & Associates and Hakkoh Development for the City Engineer.

94-01, Gateway Estates

Plans and specifications for the improvements are those prepared by Zumwalt-Hansen & Associates and Kaufman and Broad for the City Engineer.

94-02, Stonecrest, No. 1, 2, 3, 4, 5, 6, 7, 8, and 9 (Includes 94-02-A, 94-02-B, 94-02-C, 94-02-D, 94-02-E, 94-02-F, 94-02-G, and 94-02-H, the Final Restructuring of Lots in Original District 94-02)

Plans and specifications for the improvements for 94-02 (Original District) are those prepared by Zumwalt-Hansen & Associates and Centex Homes for the City Engineer.

Plans and specifications for the improvements for 94-02-A, 94-02-B, 94-02-C, 94-02-D, 94-02-E, 94-02-F, 94-02-G, and 94-02-H are those prepared by Zumwalt-Hansen & Associates and Ono Design Group for the City Engineer.

94-03, Quail Run Estates, No. 1, 2, 3, 4, and 5 (Includes 94-03-A, 94-03-B, 94-03-C, and 94-03-D, the Final Restructuring of Lots in Original District 94-03)

Plans and specifications for the improvements for 94-03 (Original District) are those prepared by Zumwalt-Hansen & Associates and R. J. Hill Co. for the City Engineer.

Plans and specifications for the improvements for 94-03-A, 94-03-B, 94-03-C, and 94-03-D are those prepared by Giannetta Engineering and Don Young Landscape Architecture for the City Engineer.

97-01, Rosewood Estates, No. 1, and 2 (Includes 97-01-A, the Final Restructuring of Lots in Original District 97-01)

Plans and specifications for the improvements are those prepared by Zumwalt-Hansen & Associates for the City Engineer.

EXHIBIT "A" Cont....**97-02, Summer Field Addition, No. 2**

Plans and specifications for the improvements are those prepared by Zumwalt-Hansen & Associates for the City Engineer.

97-03, Country Crossing, No. 1, 2, 3, 4, and 5 (Includes 97-03-A, 97-03-B, 97-03-C, and 97-03-D, the Fourth Restructuring of Lots in Original District 97-03)

Plans and specifications for the improvements for 97-03 (Original District), 97-03-A, and 97-03-B are those prepared by Zumwalt-Hansen & Associates and Ennis Development, Inc. for the City Engineer.

Plans and specifications for the improvements for 97-03-C, and 97-03-D are those prepared by Zumwalt-Hansen & Associates and Quad Knopf, Inc. for the City Engineer.

98-01, Crystal Springs, No. 1, 2, and 3 (Includes 98-01-A, and 98-01-B, the Final Restructuring of Lots in Original District 98-01)

Plans and specifications for the improvements are those prepared by Zumwalt-Hansen & Associates and Don Young for the City Engineer.

98-02, Mountain View Estates, No. 1, 2, 3, 4, 5, and 6 (Includes 98-02-A, 98-02-B, 98-02-C, 98-02-D, and 98-02-E, the Final Restructuring of Lots in Original District 98-02)

Plans and specifications for the improvements for 98-02 (Original District), and 98-02-A are those prepared by Lane Engineers, Inc. and Nahial Landscaping for the City Engineer.

Plans and specifications for the improvements for 98-02-B, 98-02-C, 98-02-D, and 98-02-E are those prepared by Lane Engineers, Inc. and Quad Knopf, Inc. for the City Engineer.

01-01, Pacific Grove/North Pointe, No. 1, 2, 3, and 4 (Includes 01-01-A, 01-01-B, and 01-01-C, the Final Restructuring of Lots in Original District 01-01)

Plans and specifications for the improvements are those prepared by Zumwalt-Hansen & Associates and Paul Daley Homes, A California Corporation, for the City Engineer.

01-02, Cambridge Homes (Tract 770), No. 1, 2, and 3 (Includes 01-02-A, and 01-02-B, the Final Restructuring of Lots in Original District 01-02)

Plans and specifications for the improvements are those prepared by Zumwalt-Hansen & Associates and Central Pacific Builders, Inc., for the City Engineer.

01-03, Poppy Hills, No. 1 and 2 (Includes 01-03-A, the Final Restructuring of Lots in Original District 01-03)

Plans and specifications for the improvements are those prepared by Gary G. Gianetta and Broussard Associates for the City Engineer.

EXHIBIT “A” Cont....**01-04, Silver Oaks, No. 1, 2, 3, 4, and 5 (Includes 01-04-A, 01-04-B, 01-04-C, and 01-04-D, the Final Restructuring of Lots in Original District 01-04)**

Plans and specifications for the improvements are those prepared by Zumwalt-Hansen & Associates and Centex Homes, Inc. for the City Engineer.

02-01, Ashton Park, No. 1, 2, 3, and 4 (Includes 02-01-A, 02-01-B, and 02-01-C, the Final Restructuring of Lots in Original District 02-01)

Plans and specifications for the improvements are those prepared by Zumwalt-Hansen & Associates and McMillin Homes, Inc. for the City Engineer.

03-01, Le Parc, No. 1, 2, and 3 (Includes 03-01-A, and 03-01-B, the Final Restructuring of Lots in Original District 03-01)

Plans and specifications for the improvements are those prepared by Zumwalt-Hansen & Associates and Ennis Development, Inc. for the City Engineer.

04-01, Sidonia Estates, No. 1 and 2 (Includes 04-01-A, the Final Restructuring of Lots in Original District 04-01, 04-01-B First Annexation of Additional Lots in Original District 04-01-A)

Plans and specifications for the improvements are those prepared by R. L. Schafer & Associates and Patrick T. Corrigan for the City Engineer.

Plans and specifications for the improvements for Sidonia Estates II (Tract 814) are those prepared by GDR Engineering, Inc., for the City Engineer.

04-02, Cambridge Homes (Tract 799)/Majesty II (Tract 830), (Includes 04-02-A, the Annexation and Final Restructuring of Lots in Original District 04-02)

Plans and specifications for the improvements for both tracts are those prepared by Zumwalt-Hansen & Associates and Lennar Fresno, Inc. for the City Engineer.

04-03, Cambridge Homes (Tract 795)/Vineyards (Tract 825)/Cambridge Homes (Tract 826), No. 1, 2, 3, 4, 5, and 6 (Includes 04-03-A, 04-03-B, 04-03-C, 04-03-D, and 04-03-E, the Fifth Restructuring of Lots in Original District 04-03)

Plans and specifications for the improvements for Cambridge Homes (Tract 795) are those prepared by Zumwalt-Hansen & Associates and Lennar Fresno, Inc. for the City Engineer.

Plans and specifications for the improvements for Vineyards (Tract 825) and Cambridge Homes (Tract 826) are those prepared by Zumwalt-Hansen & Associates, Lennar Fresno, Inc. and McMillin Homes for the City Engineer.

04-04, Sierra Heights (Tracts 802 & 803), No. 1, and 2

Plans and specifications for the improvements are those prepared by Forrester, Weber & Associates and Jerry Irons for the City Engineer.

EXHIBIT “A” Cont....**05-01, Mission Park (Tract 812), (Includes 05-01-A, the first Annexation of Additional Property in Original District 05-01)**

Plans and specifications for the improvements 05-01 (Original District) Tract 812 are those prepared by Zumwalt-Hansen & Associates and Sue Moore Construction for the City Engineer.

Plans and specifications for the improvements for 05-01-A, Mission Park (Tract 812) are those prepared by Zumwalt-Hansen & Associates and Daley Enterprises for the City Engineer.

05-02, Copper Valley

Plans and specifications for the improvements are those prepared by Zumwalt-Hansen & Associates and Centex Homes, Inc. for the City Engineer.

06-01, Quail Park Subdivision (Tract 794), (Includes 06-01-A, the First Restructuring of Lots in Original District 06-01)

Plans and specifications for the improvements 06-01 (Original District) Tract 794 are those prepared by Zumwalt-Hansen & Associates and Ennis Homes, and for the City Engineer.

Plans and specifications for the improvements for 06-01-A, Quail Park (Tract 794) are those prepared by Zumwalt-Hansen & Associates for Woodside Homes, and for the City Engineer.

07-02, South Gate Addition (Tract 811)/ Greenbrier Gardens (Tract 876)/ Live Oak North (Tract 902), (Includes 07-02-A, the First Annexation of Additional Lots in Original District 07-02)

Plans and specifications for the improvements for 07-02 (Original District) Tract 811 are those prepared by Zumwalt-Hansen & Associates and Madison Chase Homes L.L.C. for the City Engineer.

Plans and specifications for the improvements for 07-02-A, Greenbrier Gardens (Tract 876) and Live Oak North (Tract 902) are those prepared by NorthStar Engineering Group for the City Engineer.

09-01, Victory Estates

Plans and specifications for the improvements are those prepared by Zumwalt-Hansen & Associates and Hanford Church of the Nazarene, a California Corporation, for the City Engineer.

09-02, Independence (Tract 843), No. 1 and 2, (Includes 09-02-A, the First Restructuring of Lots in Original District 09-02)

Plans and specifications for the improvements for 09-02 (Original District) are those prepared by Zumwalt-Hansen & Associates for Lennar Fresno, Inc., for the City Engineer.

Plans and specifications for the improvements for 09-02-A are those prepared by Zumwalt-Hansen & Associates, Broussard Associates Landscape Architects for Lennar Fresno, Inc., for the City Engineer.

EXHIBIT “A” Cont....**14-01, Independence (Tract 843), No. 3 and 4, (Includes 14-01-A, the First Restructuring of Lots in Original District 14-01)**

Plans and specifications for the improvements for 14-01 are those prepared by Zumwalt-Hansen & Associates for Lennar Fresno, Inc., for the City Engineer.

Plans and specifications for the improvements for 14-01-A are those prepared by Zumwalt-Hansen & Associates for Lennar Homes of California, for the City Engineer.

15-01, Silver Oaks Addition III (Tract 887), Units I & II, (Includes 15-01-A, the First Restructuring of Lots in Original District 15-01)

Plans and specifications for the improvements are those prepared by Zumwalt-Hansen & Associates and Lennar Fresno, Inc., for the City Engineer.

Plans and specifications for the improvements for 15-01-A are those prepared by Zumwalt-Hansen & Associates and Lennar Homes of California, for the City Engineer.

15-02, The Greens II (Tract 823)

Plans and specifications for the improvements are those prepared by AW Engineering and Wathen Castanos Homes, Inc., for the City Engineer.

16-01, Woodside Homes (Tract 917)

Plans and specifications for the improvements are those prepared by Zumwalt-Hansen & Associates and Woodside Homes, for the City Engineer.

16-02, Mynderup (Tract 914), Units I & II, (Includes 16-02-A, the First Restructuring of Lots in Original District 16-02)

Plans and specifications for the improvements are those prepared by Zumwalt-Hansen & Associates and San Joaquin Valley Homes, for the City Engineer.

Plans and specifications for the improvements for 16-02-A are those prepared by Zumwalt-Hansen & Associates and San Joaquin Valley Homes, for the City Engineer.

18-01, Bella Vista (Tract 918)

Plans and specifications for the improvements are those prepared by Zumwalt-Hansen & Associates and San Joaquin Valley Homes, for the City Engineer.

EXHIBIT "B"
COST OF IMPROVEMENTS SUMMARY
FISCAL YEAR 2019-20 TAX YEAR
"X" "Y"

DIST	TRACT NO.	SUBDIVISIONS	LOTS	INIT. ASSMT FY	FY 20 EST ASSMT EXPENSES	FY 20 CREDIT/ DEBIT	FY 20 EST ASSMT	FY 20 ASSMT PER/LOT	DESIGNATED REMAINDER LOT #	ASSMT
90-01	606	Pinecastle Add Unit #1	352	92	41,278.00	0.00	41,278.00	\$139.50		
	606-2	Pinecastle Add Unit #2		94						
	606-3	Pinecastle Add Unit #3		95						
	606-4	Pinecastle Add Unit #4		95						
90-02	610	Park Monterey Unit #1	53	92	3,342.00	0.00	3,343.00	\$82.00		
	657	Park Monterey Unit #2		97						
90-03	596	Mansionette #7	84	92	4,559.00	0.00	4,559.00	\$49.10		
	596-2	Mansionette #8		93						
90-04	619	Hyde Park	14	92	1,227.00	0.00	1,227.00	\$62.30		
91-01	641	Sierra Vista	285	93	6,240.00	0.00	6,240.00	\$18.30		
	703	New Dimensions #1		96						
	703-2	New Dimensions #2		96						
	703/713-3	New Dimensions #3		97						
	703/713-4	New Dimensions #4		97						
	703/713-5	New Dimensions #5		99						
92-01	607	Portofino Unit #1	78	93	4,563.00	0.00	4,564.00	\$50.80		
	607-2	Portofino Unit #2		94						
	607-3	Portofino Unit #3		95						
	607-4	Portofino Unit #4		96						
92-02	652	Cielo En Tierra #1	98	93	3,389.00	0.00	3,388.00	\$28.70		
	652-2	Cielo En Tierra #2		96						
	652-3	Cielo En Tierra #3		97						
	652-4	Cielo En Tierra #4		97						
	652-5	Cielo En Tierra #5		98						
93-01	634	Vintage Estates	30	95	4,425.00	0.00	4,425.00	\$153.80		
93-02	673	Walnut Forest #1	169	95	6,432.00	0.00	6,432.00	\$40.38		
	673-2	Walnut Forest #2		02						
	673-3	Walnut Forest #3		06						
94-01	712	Gateway Estates	114	96	3,721.00	0.00	3,721.00	\$26.10		
94-02	708	Stonecrest #1	541	96	43,310.00	0.00	43,311.00	\$85.00		
	708-2	Stonecrest #2		97						
	708/727-3	Stonecrest #3		98						
	708/727-4	Stonecrest #4		99						
	708/727-5	Stonecrest #5		01						
	708/727-6	Stonecrest #6		01						
	708/727-7	Stonecrest #7		02						
	708/727-8	Stonecrest #8		03						
	708/727-9	Stonecrest #9		03						
94-03	696	Quail Run Est #1	272	96	22,879.00	0.00	22,880.00	\$9.00		
	696-2	Quail Run Est #2		98						
	696-3	Quail Run Est #3		99						
	696-4	Quail Run Est #4		00						
	696-5	Quail Run Est #5		01						

EXHIBIT "B"
COST OF IMPROVEMENTS SUMMARY
FISCAL YEAR 2019-20 TAX YEAR
 "X" "Y"

DIST	TRACT NO.	SUBDIVISIONS	LOTS	INIT. ASMT FY	FY 20 EST ASMT EXPENSES	FY 20 CREDIT/DEBIT	FY 20 EST ASMT	FY 20 ASSMT PER/LOT	DESIGNATED REMAINDER LOT#	ASSMT
97-01	711	Rosewood Estates #1	44	99	1,900.00	0.00	1,901.00	\$35.00		
	711-2	Rosewood Estates #2		00						
97-02	742	Summer Field Add #2	30	99	1,548.00	0.00	1,548.00	\$42.70		
97-03	743	Country Crossing #1	251	00	16,480.00	0.00	16,479.00	\$62.70	251	\$62.70
	743-2	Country Crossing #2		01						
	743-3	Country Crossing #3		03						
	743-4	Country Crossing #4		05						
	743-5	Country Crossing #5 & (1DR)		06						
98-01	747	Crystal Springs #1	126	01	5,250.00	0.00	5,250.00	\$38.00		
	747-2	Crystal Springs #2		03						
	747-3	Crystal Springs #3		04						
98-02	759	Mountain View Est. #1	162	00	10,542.00	0.00	10,542.00	\$89.00		
	759-2	Mountain View Est. #2		03						
	759-3	Mountain View Est. #3		04						
	759-4	Mountain View Est. #4		05						
	759-5	Mountain View Est. #5		06						
	759-6	Mountain View Est. #6		08						
01-01	680	Pacific Grove #1	148	03	4,883.00	0.00	4,884.00	\$41.12		
	680/777-2	Pacific Grove #2		04						
680/777-2/778-3		Pacific Grove #3/N. Pointe		05						
680/777-2/778-4		Pacific Grove #4/N. Pointe		07						
01-02	770	Cambridge Homes #1	198	03	7,894.00	0.00	7,894.00	\$40.70		
	770-2	Cambridge Homes #2		04						
	770-3	Cambridge Homes #3		05						
01-03	771	Poppy Hills #1	87	04	4,345.00	0.00	4,345.00	\$57.62		
	771/796-2	Poppy Hills #2		07						
01-04	769	Silver Oaks #1	489	04	34,618.00	0.00	34,619.00	\$64.26		
	769-2	Silver Oaks #2		05						
	769-3	Silver Oaks #3		06						
	769-4	Silver Oaks #4		07						
	769-5	Silver Oaks #5		07						
02-01	776	Ashton Park #1	182	04	20,982.00	0.00	20,983.00	\$107.12		
	776-2	Ashton Park #2		05						
	776-3	Ashton Park #3		06						
	776-4	Ashton Park #4		06						
03-01	788	Le Parc #1	128	06	8,278.00	0.00	8,278.00	\$69.62		
	788-2	Le Parc #2		07						
	788-3	Le Parc #3		07						

EXHIBIT "B"
COST OF IMPROVEMENTS SUMMARY
FISCAL YEAR 2019-20 TAX YEAR
"X" "Y"

DIST	TRACT NO.	SUBDIVISIONS	LOTS	INIT. ASMT FY	FY 20 EST ASMT EXPENSES	FY 20 GREDIT/ DEBIT	FY 20 EST ASMT	FY 20 ASSMT PER/LOT	DESIGNATED REMAINDER LOT #	ASSMT
04-01	810	Sidonia #1	233	07	8,374.00	0.00	8,374.00	\$39.72		
	810-2	Sidonia #2		07						
	814	Sidonia Estates II		17						
04-02	799	Cambridge Homes	75	06	20,048.00	0.00	20,048.00	\$224.94		
	799/830	Cambridge Homes/Majesty II, #2		08						
04-03	795	Cambridge Homes U#1	424	07	59,896.00	0.00	59,898.00	\$128.54	424	\$128.54
	795-2	Cambridge Homes U#2, #2		07						
	795/825-3	Cambridge Homes U#2		07						
		N/Incvardsl #1, #3								
		Cambridge Homes U#2		07						
	795/825/826-4	N/Incvardsl #1/ Cambridge, #4								
		Cambridge Homes U#2		09						
	795/825/826-5	N/Incvardsl #1/ Cambridge, #5								
		Cambridge Homes U#2		12						
	795/825/826-6	N/Incvardsl #1/ Cambridge, #6 &								
04-04	802/803	Sierra Heights #1 & #2	16	07	6,362.00	0.00	6,362.00	\$449.90		
05-01	812	Mission Park No. 1	40	07	2,738.00	0.00	2,738.00	\$119.59		
	812-2	Mission Park No. 2		20						
05-02	835	Copper Valley	150	08	13,658.00	0.00	13,658.00	\$101.76		
06-01	794	Quail Park Subdivision	77	16	32,843.00	0.00	32,843.00	\$187.88		
	794-2	Quail Park Subdivision U#2	67	17						
09-01	877	Victory Estates	14	11	2,748.00	0.00	2,748.00	\$241.02		
09-02	843	Independence U#1	121	11	30,161.00	0.00	30,162.00	\$187.46		
	843-2	Independence U#2		14						
07-02	811	South Gate Addition	35	15	10,419.00	0.00	10,419.00	\$128.54		
	876	Greenbrier Gardens	98	16						
	902	Live Oak North	1	16						
14-01	843-3	Independence U#3	75	16	22,594.00	0.00	22,594.00	\$220.80		
	843-4	Independence U#4	100	17						
15-01	887	Silver Oaks Addition III Unit I	141	17	57,839.00	0.00	57,839.00	\$419.44		
	887-2	Silver Oaks Addition III Unit II		20						
15-02	823	The Greens II	34	18	6,293.00	0.00	6,293.00	\$211.32		
16-01	917	Woodside Homes	60	20	11,641.00	0.00	11,641.00	\$191.81		
16-02	914	Mynderup U#1	68	20	16,571.00	0.00	16,571.00	\$144.74		
	914-2	Mynderup U#2	45	20						
18-01	918	Bella Vista	70	20	41,816.00	0.00	41,816.00	\$586.31		
		TOTAL	5,879		\$606,086.00	\$0.00	\$606,095.00			

Note:

CPI ADJUSTMENT FOR INFLATION utilized on all districts created in 2001 and later; The annual assessment amounts for each affected parcel in Districts with an increase in the assessment amount based on the imposition of 3.3% Standard Annual CPI Increase (December 2018) in accordance with California Government Code section 53739(b)(1).

EXHIBIT "B-1"
PROJECTED MAINTENANCE EXPENSES
FOR THE BALANCE OF CALENDAR YEAR
2019

DIST	TRACT NO.	SUBDIVISIONS	LOTS	INT. ASMT FY	CONTRACT SERVICES	DISTRICT ADMIN.	MISC IMPR/ REPAIRS *	EUEC POWER	WATER	2019 PROJECTED EXPENSES	FY 19 RECEIPTS	RESERVE BALANCE as of 12/2018	FY 20 CREDIT/ DEBIT	PROJECTED RESERVE BALANCE **
90-01	606	Pinecastle Add Unit #1	129	92	11,148.81	5,986.00	0.00	1,385.00	13,470.00	39,606.00	49,104.00	38,107.64	0.00	19,803.00
	606-2	Pinecastle Add Unit #2	89	94										
	606-3	Pinecastle Add Unit #3	84	95	7,616.00									
	606-4	Pinecastle Add Unit #4	50	95										
90-02	610	Park Monterey Unit #1	30	92	665.38	835.00	0.00	534.00	1,130.00	3,164.00	4,346.00	5,851.87	0.00	1,582.00
	657	Park Monterey Unit #2	23	97										
90-03	596	Mansionette #7	41	92	1,157.07	1,484.00	0.00	272.00	1,300.00	4,213.00	4,124.40	2,967.29	0.00	2,878.29
	596-2	Mansionette #8	43	93										
90-04	619	Hwyde Park	14	92	180.91	175.60	0.00	266.00	260.00	883.00	872.20	914.66	0.00	903.66
91-01	641	Sierra Vista	25	93	957.64	51,662.50	0.00	1,460.00	1,420.00	5,500.00	5,215.50	4,298.09	0.00	4,013.09
	703	New Dimensions #1	40	96										
	703-2	New Dimensions #2	35	96										
	703/713-3	New Dimensions #3	41	97										
	703/713-4	New Dimensions #4	77	97										
	703/713-5	New Dimensions #5	67	99										
92-01	607	Portofino Unit #1	10	93	1,349.47	1642.10	0.00	292.00	930.00	\$4,214.00	3,962.40	2,447.92	0.00	2,195.92
	607-2	Portofino Unit #2	20	94										
	607-3	Portofino Unit #3	25	95										
	607-4	Portofino Unit #4	23	96										
92-02	652	Cielo En Tierra	28	93	747.97	1099.40	0.00	244.00	800.00	2,891.00	2,812.60	4,252.94	0.00	4,174.94
	652-2	Cielo En Tierra #2	18	96										
	652-3	Cielo En Tierra #3	16	97										
	652-4	Cielo En Tierra #4	16	97										
	652-5	Cielo En Tierra #5	20	98										
93-01	634	Vintage Estates	30	95	1,437.32	888.20	0.00	1,126.00	690.00	4,142.00	4,614.00	7,304.65	0.00	2,071.00
93-02	673	Walnut Forest #1	69	95	2,581.70	1553.30	0.00	530.00	1,090.00	5,755.00	6,607.90	8,649.25	0.00	2,878.00
	673-2	Walnut Forest #2	41	02										
	673-3	Walnut Forest #3	59	06										
94-01	712	Gateway Estates	114	96	884.95	894.40	0.00	580.00	1,000.00	3,359.00	2,975.40	(196.52)	0.00	(580.52)
94-02	708	Stonecrest #1	84	96	21,504.38	10,440.60	0.00	1,920.00	7,150.00	41,015.00	45,985.00	46,254.65	0.00	20,508.00
	708-2	Stonecrest #2	76	97										
	708/727-3	Stonecrest #3	38	98										
	708/727-4	Stonecrest #4	85	99										
	708/727-5	Stonecrest #5	76	01										
	708/727-6	Stonecrest #6	33	01										
	708/727-7	Stonecrest #7	33	02										
	708/727-8	Stonecrest #8	67	03										
	708/727-9	Stonecrest #9	49	03										
94-03	696	Quail Run Est #1	49	96	7,053.95	\$2,092.50	0.00	325.00	5,390.00	21,915.00	16,048.00	17,602.70	0.00	11,735.70
	696-2	Quail Run Est #2	61	98	7,053.95									
	696-3	Quail Run Est #3	60	99										
	696-4	Quail Run Est #4	44	00										
	696-5	Quail Run Est #5	58	01										

EXHIBIT "B-1"
PROJECTED MAINTENANCE EXPENSES
FOR THE BALANCE OF CALENDAR YEAR
2019

DIST	TRACT NO.	SUBDIVISIONS	LOTS	ASMT FY	CONTRACT SERVICES	DISTRICT ADMIN.	MISC IMPR/REPAIRS *	ELEC POWER	WATER	2019 PROJECTED EXPENSES	FY 19 RECEIPTS	RESERVE BALANCE as of 12/2018	FY 20 CREDIT/ DEBIT	PROJECTED RESERVE BALANCE **
97-01	711	Rosewood Est. #1	22	99	464.26	597.60	0.00	271.00	440.00	1,773.00	1,540.00	771.23	0.00	538.23
	711-2	Rosewood Est. #2	22	00										
97-02	742	Summer Field Add #2	30	99	352.58	448.90	0.00	263.00	390.00	1,454.00	1,281.00	858.03	0.00	685.03
97-03	743	Country Crossing #1	49	00	7,270.82	4105.70	0.00	800.00	3,190.00	15,367.00	15,737.70	20,834.10	0.00	21,206.10
	743-2	Country Crossing #2	46	01										
	743-3	Country Crossing #3	51	03										
	743-4	Country Crossing #4	52	05										
	743-5	Country Crossing #5 & (IDR)	53	06										
98-01	747	Crystal Springs #1	47	01	2,331.93	1350.50	0.00	293.00	920.00	4,895.00	4,788.00	6,906.56	0.00	6,799.56
	747-2	Crystal Springs #2	39	03										
	747-3	Crystal Springs #3	40	04										
98-02	759	Mountain View #1	38	00	4,844.63	2731.20	0.00	529.00	1,780.00	9,885.00	14,418.00	10,705.54	0.00	4,943.00
	759-2	Mountain View #2	9	03										
	759-3	Mountain View #3	9	04										
	759-4	Mountain View #4	28	05										
	759-5	Mountain View #5	39	06										
	759-6	Mountain View #6	39	08										
01-01	680	Pacific Grove #1	32	03	1,633.88	1091.60	0.00	534.00	1,400.00	4,659.00	5,893.36	16,851.39	0.00	2,330.00
	680/777-2	Pacific Grove #2	30	04										
	680/777-2/778-3	Pacific Grove #3/N. Pointe	61	05										
	680/777-2/778-4	Pacific Grove #4/N. Pointe	25	07										
01-02	770	Cambridge Homes #1	64	03	3,609.62	2642.30	0.00	534.00	550.00	7,336.00	7,801.20	7,451.55	0.00	7,916.55
	770-2	Cambridge Homes #2	60	04										
	770-3	Cambridge Homes #3	74	05										
01-03	771	Poppy Hills #1	57	04	1,786.36	930.30	400.00	270.00	920.00	4,307.00	4,852.86	18,574.82	0.00	2,154.00
	771/796-2	Poppy Hills #2	30	07										
01-04	769	Silver Oaks #1	103	04	13,631.46	7075.80	0.00	1,591.00	8,090.00	30,388.00	30,425.58	51,028.59	0.00	30,388.00
	769-2	Silver Oaks #2	119	05										
	769-3	Silver Oaks #3	122	06										
	769-4	Silver Oaks #4	68	07										
	769-5	Silver Oaks #5	77	07										
02-01	776	Ashton Park #1	58	04	9,938.11	4451.70	0.00	532.00	4,580.00	19,502.00	18,873.40	16,944.90	0.00	0.00
	776-2	Ashton Park #2	55	05										
	776-3	Ashton Park #3	47	06										
	776-4	Ashton Park #4	22	06										
03-01	788	Le Parc #1	48	06	4,105.78	2197.30	0.00	255.00	830.00	7,388.00	8,627.20	33,779.42	0.00	3,694.00
	788-2	Le Parc #2	40	07										
	788-3	Le Parc #3	40	07										
04-01	810	Sidonia #1	42	07	3,453.38	1776.80	0.00	2,549.00	2,020.00	9,799.00	8,961.18	53,823.59	0.00	0.00
	810-2	Sidonia #2	130	07										
	814	Sidonia Estates II	61	17										
04-02	799	Cambridge Homes	46	06	9,684.22	4414.50	0.00	2,584.00	3,590.00	20,273.00	16,332.00	56,901.58	0.00	52,960.58
	799/830	Cambridge Homes/Majesty II, #2	29	08										

EXHIBIT "B-1"
PROJECTED MAINTENANCE EXPENSES
FOR THE BALANCE OF CALENDAR YEAR
2019

DIST.	TRACT NO.	SUBDIVISIONS	LOTS	INIT. ASMT. FY	CONTRACT SERVICES	DISTRICT ADMIN.	MISC IMPR/ REPAIRS *	ELEC POWER	WATER	2019 PROJECTED EXPENSES	FY 19 RECEIPTS	RESERVE BALANCE as of 12/2018	FY 20 CREDIT/ DEBIT	PROJECTED RESERVE BALANCE **
04-03	795	Cambridge Homes U#1, #1	73	07	23,851.72	11,679.20	0.00	10,484.00	9,930.00	55,945.00	52,762.56	44,061.01	0.00	27,973.00
	795-2	Cambridge Homes U#2, #2	63	07										
	795/825-3	Cambridge Homes U#2/VineyardsU#1, #1	137	07										
795/825/826-4		Cambridge Homes U#2/VineyardsU#1/ Cambridge, #4	64	07										
795/825/826-5		Cambridge HomesU#2	50	09										
795/825/826-6		VineyardsU#1/ Cambridge, #5	37	12										
04-04	802/803	Sierra Heights #1 & #2	16	07	2,536.13	1131.00	0.00	791.00	1,200.00	5,658.00	6,968.64	25,139.97	0.00	2,829.00
05-01	812	Mission Park #1	36	07	930.10	458.70	0.00	265.00	690.00	2,344.00	4,783.60	14,337.24	0.00	1,172.00
05-02	835	Copper Valley	150	08	5,890.39	3137.80	0.00	517.00	2,440.00	11,985.00	14,778.00	35,514.30	0.00	5,993.00
06-01	794	Quail Park Subdivision, U#1	77	16	11,533.43	6317.90	0.00	4,583.00	6,190.00	28,624.00	26,190.72	21,427.56	0.00	18,994.56
09-01	877	Quail Park Subdivision, U#2	67	17	941.35	517.90	0.00	522.00	370.00	2,351.00	3,266.48	10,754.13	0.00	1,176.00
09-02	843	Independence U#1 & U#2	121	11	13,672.60	3912.50	300.00	4,607.00	4,680.00	27,172.00	21,959.08	39,353.78	0.00	34,140.78
07-02	811	South Gate Addition	35	15	1,091.63	2531.30	0.00	919.00	3,240.00	7,782.00	16,674.96	62,805.29	0.00	3,669.00
	876	Greenbrier Gardens	98	16										
	902	Live Oak North	1	16										
14-01	843-3	Independence U#3	75	16	4,808.96	5297.70	0.00	4,745.00	6,490.00	21,342.00	37,408.00	55,703.40	0.00	10,671.00
	843-4	Independence U#4	100	17										
15-01	887	Silver Oaks Addition III Unit I	80	17	27,226.80	1147.00	20,000.00	4,643.00	5,570.00	58,587.00	59,141.04	65,977.43	0.00	29,294.00
15-02	887-2	Silver Oaks Addition III Unit II	61	20										
	823	The Greens II	34	18	1,858.62	534.00	0.00	1,992.00	790.00	5,175.00	6,955.72	10,225.20	0.00	12,006.20
16-01	917	Woodside Homes	60	20	5,819.76	560.00	892.50	3,255.00	840.00	11,367.00	11,508.60	0.00	0.00	142.00
16-02	914	Mynderup U#1	68	20	10,977.00	393.00	1,069.00	2,855.00	840.00	16,134.00	16,355.62	0.00	0.00	222.00
	914-2	Mynderup U#2	45	20										
18-01	918	Bella Vista	70	20	32,850.00	570.00	300.00	2,321.00	4,800.00	40,841.00	41,041.70	0.00	0.00	201.00
		TOTAL			\$271,435.02	\$100,755.80	\$22,961.50	\$62,438.00	\$111,400.00	\$568,990.00	\$605,993.60			

Note:

Amounts are based on projecting the current cost for the Landscape Maintenance Contract (2 year agreement) and utility usage, and administration cost.

* Misc. Impr. or Repairs: includes Publication of Notices, and Cleanup and Repair of various districts.

** Projected Reserve Balance per section 22569 (a) of the Streets and Highways Code.

EXHIBIT "B-2"
ESTIMATED DISTRICT MAINTENANCE ASSESSMENT EXPENSES FOR
FISCAL YEAR 2019-20 TAX YEAR

DIST.	TRACT NO.	SUBDIVISIONS	LOTS	INIT. ASMT FY	LANDSCAPE MTGE	DISTRICT ADMIN.	WALL MTGE / REPAIRS	EUEC POWER	WATER	FY 20 EST ASMT EXPENSES
90-01	606	Pinecastle Add Unit #1	129	92	11,000.04	6,318.22	612.50	1,385.00	13,470.00	\$41,278.00
	606-2	Pinecastle Add Unit #2	89	94		91.20				
	606-3	Pinecastle Add Unit #3	84	95	7,700.00	237.60	160.00			
	606-4	Pinecastle Add Unit #4	50	95		57.40	246.00			
90-02	610	Park Monterey Unit #1	30	92	624.96	899.78	130.00	534.00	1,130.00	\$3,342.00
	657	Park Monterey Unit #2	23	97		23.60				
90-03	596	Mansionette #7	41	92	1,149.96	1,539.24	107.50	272.00	1,300.00	\$4,559.00
	596-2	Mansionette #8	43	93		47.60	142.50			
90-04	619	Hyde Park	14	92	174.96	203.86	322.50	266.00	260.00	\$1,227.00
91-01	641	Sierra Vista	25	93	924.96	1,552.00	135.00	1,460.00	1,420.00	\$6,240.00
	703	New Dimensions #1	40	96		43.40	95.00			
	703-2	New Dimensions #2	35	96		35.90				
	703/713-3	New Dimensions #3	41	97		45.40	135.00			
	703/713-4	New Dimensions #4	77	97		80.10	45.00			
	703/713-5	New Dimensions #5	67	99		73.60	195.00			
92-01	607	Portofino Unit #1	10	93		1,599.69				\$4,563.00
	607-2	Portofino Unit #2	20	94		20.50				
	607-3	Portofino Unit #3	25	95	1,299.96	100.50	296.75	292.00	930.00	
	607-4	Portofino Unit #4	23	96		23.60				
92-02	652	Cielo En Tierra	28	93	975.12	1,095.80	70.00	244.00	800.00	\$3,389.00
	652-2	Cielo En Tierra #2	18	96		21.70	128.75			
	652-3	Cielo En Tierra #3	16	97		16.40				
	652-4	Cielo En Tierra #4	16	97		16.40				
	652-5	Cielo En Tierra #5	20	98		20.50				
93-01	634	Vintage Estates	30	95	1,422.36	992.55	193.75	1,126.00	690.00	\$4,425.00
93-02	673	Walnut Forest	69	95	2,000.04	1,576.94	570.00	530.00	1,090.00	\$6,432.00
	673-2	Walnut Forest #2	41	02		42.00				
	673-3	Walnut Forest #3	59	06	549.96	73.30				
94-01	712	Gateway Estates	114	96	810.00	986.47	345.00	580.00	1,000.00	\$3,721.00
94-02	708	Stoncrest #1	84	96	4,864.66	10,408.34	412.50	1,920.00	7,150.00	\$43,310.00
	708-2	Stoncrest #2	76	97	2,178.56	137.80	195.50			
	708/727-3	Stoncrest #3	38	98	1,250.91	73.30	110.50			
	708/727-4	Stoncrest #4	85	99		92.20	201.00			
	708/727-5	Stoncrest #5	76	01	7,050.00	214.80				
	708/727-6	Stoncrest #6	33	01	2,305.83	99.10	280.25			
	708/727-7	Stoncrest #7	33	02	1,594.32	93.90	75.50			
	708/727-8	Stoncrest #8	67	03	1,083.06	112.00	150.00			
	708/727-9	Stoncrest #9	49	03	1,022.59	91.10	142.00			
94-03	696	Quail Run Est #1	49	96	11,574.96	2,221.09			5,390.00	\$22,879.00
	696-2	Quail Run Est #2	61	98	2,649.96	137.40	216.50	325.00		
	696-3	Quail Run Est #3	60	99		66.40	193.50			
	696-4	Quail Run Est #4	44	00		45.10				
	696-5	Quail Run Est #5	58	01		59.50				

EXHIBIT "B-2"
ESTIMATED DISTRICT MAINTENANCE ASSESSMENT EXPENSES FOR
FISCAL YEAR 2019-20 TAX YEAR

DIST.	TRACT NO.	SUBDIVISIONS	LOTS	INIT. ASMT FY	LANDSCAPE MTGE	DISTRICT ADMIN.	WALL MTGE	EUEC POWER	WATER	FY 20 EST ASMT EXPENSES
97-01	711	Rosewood Estates #1	22	99	450.00	614.62	102.00	271.00	440.00	\$1,900.00
	711-2	Rosewood Estates #2	22	00		22.60				
97-02	742	Summer Field Add #2	30	99	300.00	482.19	113.00	263.00	390.00	\$1,548.00
97-03	743	Country Crossing #1	49	00	7,250.04	4,221.50	440.00	800.00	3,190.00	\$16,480.00
	743-2	Country Crossing #2	46	01		47.20				
	743-3	Country Crossing #3	51	03		57.40	204.75			
	743-4	Country Crossing #4	52	05		57.20	157.25			
	743-5	Country Crossing #5 & (1DR)	53	06		54.30				
98-01	747	Crystal Springs #1	47	01	2,300.04	1,387.07	268.50	293.00	920.00	\$5,250.00
	747-2	Crystal Springs #2	39	03		40.00				
	747-3	Crystal Springs #3	40	04		41.00				
98-02	759	Mountain View Est. #1	38	00	4,800.00	2,819.13	177.50	529.00	1,780.00	\$10,542.00
	759-2	Mountain View Est. #2	9	03		9.20				
	759-3	Mountain View Est. #3	9	04		11.20	77.00			
	759-4	Mountain View Est. #4	28	05		30.90	89.25			
	759-5	Mountain View Est. #5	39	06		43.40	135.50			
	759-6	Mountain View Est. #6	39	08		40.00				
01-01	680	Pacific Grove #1	32	03	1,616.88	1,070.52	142.50	534.00	1,400.00	\$4,883.00
	680/777-2	Pacific Grove #2	30	04		30.80				
	680/777-2/778-3	Pacific Grove #3/N. Pointe	61	05		62.50				
680/777-2/778-4		Pacific Grove #4/N. Pointe	25	07		25.60				
01-02	770	Cambridge Homes #1	64	03	1,940.04	2,620.85	86.25	534.00	550.00	\$7,894.00
	770-2	Cambridge Homes #2	60	04		63.80	90.25			
	770-3	Cambridge Homes #2	74	05	1,640.04	141.10	228.00			
01-03	771	Poppy Hills #1	57	04	1,838.04	985.71	300.00	270.00	920.00	\$4,345.00
	771/796-2	Poppy Hills #2	30	07		30.80				
01-04	769	Silver Oaks #1	103	04	13,489.68	7,352.84	1,640.00	1,591.00	8,090.00	\$34,618.00
	769-2	Silver Oaks #2	119	05		138.90	676.00			
	769-3	Silver Oaks #3	122	06		144.50	777.50			
	769-4	Silver Oaks #4	68	07		79.70	400.00			
	769-5	Silver Oaks #5	77	07		82.80	155.50			
02-01	776	Ashton Park #1	58	04	9,900.00	4,738.73	465.00	532.00	4,580.00	\$20,982.00
	776-2	Ashton Park #2	55	05		63.80	297.00			
	776-3	Ashton Park #3	47	06		52.70	180.25			
	776-4	Ashton Park #4	22	06		26.20	146.50			
03-01	788	Le Parc #1	48	06	1,084.92	2,212.54	295.50	255.00	830.00	\$8,278.00
	788-2	Le Parc #2	40	07	2,978.16	130.30	450.50			
	788-3	Le Parc #3	40	07		41.00				

EXHIBIT "B-2"
ESTIMATED DISTRICT MAINTENANCE ASSESSMENT EXPENSES FOR
FISCAL YEAR 2019-20 TAX YEAR

DIST	TRACT NO.	SUBDIVISIONS	LOTS	INIT. ASSMT FY	LANDSCAPE MTCE	DISTRICT ADMIN.	WALL MTCE	ELEC POWER	WATER	FY 20 EST ASSMT EXPENSES
04-01	810	Sidonia #1	42	07	3,345.96	1,701.98	636.00	474.00	2,020.00	\$8,374.00
	810-2	Sidonia #2	130	07		133.30				
	814	Sidonia Estates II	61	17		62.50				
04-02	799	Cambridge Homes	46	06	4,865.12	4,722.26	1,054.00	2,584.00	3,590.00	\$20,048.00
	799/830	Cambridge Homes/Majesty II, #2	29	08	2,445.52	103.70	683.50			
04-03	795	Cambridge Homes U#1	73	07	9,787.20	12,206.39	410.00	10,484.00	9,930.00	\$59,896.00
	795-2	Cambridge Homes U#2, #2	63	07		70.30	226.50			
	795/825-3	Cambridge Homes U#2	137	07	13,816.44	522.70	812.50			
		Vineyards I#1, #3								
795/825/826-4		Cambridge Homes U#2	64	07		73.00	296.50			
		Vineyards U#1/Cambridge, #4								
795/825/826-5		Cambridge Homes U#2	50	09		78.10	1,072.50			
		Vineyards U#1/Cambridge, #5								
795/825/826-6		Cambridge Homes U#2	37	12		39.70	70.00			
		Vineyards U#1/Cambridge, #6 &								
04-04	802/803	Sierra Heights #1 & #2	16	07	2,500.08	1,273.77	597.50	791.00	1,200.00	\$6,362.00
05-01	812	Mission Park #1	36	07	930.00	528.57	324.50	265.00	690.00	\$2,738.00
	812-2	Mission Park #2	4	20						
05-02	835	Copper Valley	150	08	5,829.12	3,440.19	1,432.00	517.00	2,440.00	\$13,658.00
06-01	794	Quail Park Subdivision	77	16	11,230.04	6,867.87	853.50	7,343.00	6,190.00	\$32,843.00
	794-2	Quail Park Subdivision U#2	67	17		67.00	292.00			
09-01	877	Victory Estates	14	11	931.56	580.76	343.50	522.00	370.00	\$2,748.00
09-02	843	Independence U#1	54	11	14,050.08	4,412.66	1,308.67	5,710.00	4,680.00	\$30,161.00
	843-2	Independence U#2	67	14						
07-02	811	South Gate Addition	35	15	999.96	2,640.97	1,038.00	2,500.00	3,240.00	\$10,419.00
	876	Greenbrier Gardens	98	16						
	902	Live Oak North	1	16						
14-01	843-3	Independence U#3	75	16	3,600.00	6,123.83	2,436.50	3,944.00	6,490.00	\$22,594.00
	843-4	Independence U#4	100	17						
15-01	887	Silver Oaks Addition III Unit I	80	17	34,965.60	12,544.17	1,337.50	3,175.00	5,570.00	\$57,839.00
	887-2	Silver Oaks Addition III Unit II	61	20		61.00	185.50			
15-02	823	The Greens II	34	18	1,625.04	1,314.05	705.50	1,858.00	790.00	6,293.00
16-01	917	Woodside Homes	60	20	5,819.76	834.00	892.50	3,255.00	840.00	11,641.00
16-02	914	Mynderup U#1	68	20	10,977.00	784.80	1,069.00	2,855.00	840.00	\$16,571.00
	914-2	Mynderup U#2	45	20		45.00				
18-01	918	Bella Vista	70	20	32,850.00	1,544.70	300.00	2,321.00	4,800.00	\$41,816.00
		Total	5,879		\$274,363.49	\$124,539.15	\$32,380.67	\$63,404.00	\$111,400.00	\$606,086.00

Note:

Estimated Maintenance Assessment is based on a 12 month period (subsequent calendar year).

Landscape Maintenance is based on the cost per square foot pursuant to the current contract, times the area maintained.

Incidental Cost is derived from the following elements: staff preparation and administration (legal counselor and public works staff), public hearing notice, Kings County collection fee and a delinquency amount.

Wall Maintenance is based on the length of wall times an estimated cost for labor and materials of \$0.25/L.F. except for 93-02, 01-03, 01-04, 03-01, 04-01, 04-02, 04-03, 04-04, 05-01, 05-02, 06-01, 07-02, 09-01, 09-02, 14-01, 15-01, 15-02, 16-01, 16-02, and 18-01 which are \$0.50/L.F.

Assessment District 90-01 Pinecastle includes an estimated cost for landscape maintenance of a Basin/Park facility (approximately 3.8 acres) by City Forces. The estimated Basin/Park landscape maintenance cost is \$7,700 for 90-01.

Assessment District 94-02 Stonecrest includes a contracted cost for maintenance of the top of the Basin/Park (approximately 1.25 acres) in the amount of \$7,050.

Assessment District 94-03 Quail Run includes a contracted cost for maintenance of a Basin/Park facility (approximately 2.08 acres) in the amount of \$11,575.

Assessment District 04-03 Cambridge Homes (Tract 795)/Vineyards (Tract 825)/Cambridge Homes (Tract 826) includes a contracted cost for maintenance of a Park facility (approximately 1.78 acres) in the amount of \$10,986.

Assessment District 06-01 Quail Park includes a contracted cost for shared maintenance of a Basin/Park facility (approximately 2.19 acres) in the amount of \$2,000.

Assessment District 09-02 Independence I & II (Tract 843) includes a contracted cost for maintenance of a Basin/Park facility (approximately 0.5 acres) in the amount of \$7,025.

Assessment District 15-01 Silver Oaks Addition III Units I & II (Tract 887) includes a contracted cost for maintenance of a Basin/Park facility (approximately 2.75 acres) in the amount of \$19,320.

Assessment District 18-01 Bella Vista (Tract 918) includes a contracted cost for maintenance of a Basin/Park facility (approximately 2.0 acres) in the amount of \$26,136.

EXHIBIT "C"**ASSESSMENT ROLL**

A list of the names and addresses of the affected owners of real property, and assessment of the estimated cost of the maintenance of the improvements on each benefited parcel of land in each District, as shown on the last equalized assessment roll for taxes, or as known to the Clerk, is on file at the City Clerk's office.

**METHOD OF APPORTIONMENT OF ASSESSMENT
(PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972)**

ASSESSMENT DISTRICTS

The improvements to be maintained in each District provide special benefits to all of the parcels within each District above and beyond general benefits conferred on parcels located in each District or to the public at large. Specifically, the particular and distinct special benefits include:

1. Reduction of traffic noise level from the street located adjacent to each District;
2. Restriction of unwanted pedestrian access onto the lots and parcels within each District;
3. Enhancement of appearance of the entrance into the subdivision, which is included within each District;
4. Reduction of impact of dust and other particular matter onto the lots and parcels within each District.

The proportionate special benefit to each parcel in each District in relationship to the entirety of the cost to maintain and operate the improvements identified herein is equal to all parcels. The assessment applicable to each lot does not exceed the reasonable cost of the proportional special benefit conferred on each parcel. This is established as follows:

90-01, Pinecastle Addition, Units No. 1, 2, 3, and 4 (Includes 90-01-A, 90-01-B, and 90-01-C, the Final Restructuring of Lots in Original District No. 90-01)

100% of the cost of special benefit divided equally by 352 lots.

90-02, Park Monterey, Units No.1, and 2 (Includes 90-02-A, the Final Restructuring of Lots in Original District No. 90-02)

100% of the cost of special benefit divided equally by 53 lots.

90-03, Mansionette Estates, No. 7, and 8 (Includes 90-03-A, the Final Restructuring of Lots in Original District No. 90-03)

100% of the cost of special benefit divided equally by 84 lots.

90-04, Hyde Park

100% of the cost of special benefit divided equally by 14 lots.

Exhibit "D" Cont. . . .

91-01, Sierra Vista/New Dimensions, No. 1, 2, 3, 4, 5, and 6 (Includes 91-01-A, 91-01-B, 91-01-C, 91-01-D, and 91-01-E, the Final Restructuring of Lots in Original District No. 91-01)

100% of the cost of special benefit divided equally by 285 lots.

92-01, Portofino, No. 1, 2, 3, and 4 (Includes 92-01-A, 92-01-B, and 92-01-C, the Final Restructuring of Lots in Original District No. 92-01)

100% of the cost of special benefit divided equally by 78 lots.

92-02, Cielo En Tierra, No. 1, 2, 3, 4, and 5 (Includes 92-02-A, 92-02-B, 92-02-C, and 92-02-D, the Final Restructuring of Lots in Original District No. 92-02)

100% of the cost of special benefit divided equally by 98 lots.

93-01, Vintage Estates

100% of the cost of special benefit divided equally by 30 lots.

93-02, Walnut Forest, Unit No. 1, 2, and 3 (Includes 93-02-A, and 93-02-B, the Final Restructuring of Lots in Original District No. 93-02)

100% of the cost of special benefit divided equally by 169 lots.

94-01, Gateway Estates

100% of the cost of special benefit divided equally by 114 lots.

94-02, Stonecrest, No. 1, 2, 3, 4, 5, 6, 7, 8, and 9 (Includes 94-02-A, 94-02-B, 94-02-C, 94-02-D, 94-02-E, 94-02-F, 94-02-G, and 94-02-H, the Final Restructuring of Lots in Original District 94-02)

100% of the cost of special benefit divided equally by 541 lots.

94-03, Quail Run Estates, No. 1, 2, 3, 4, and 5 (Includes 94-03-A, 94-03-B, 94-03-C, and 94-03-D, the Final Restructuring of Lots in Original District 94-03).

100% of the cost of special benefit divided equally by 272 lots.

97-01, Rosewood Estates, No. 1, and 2 (Includes 97-01-A, the Final Restructuring of Lots in Original District 97-01)

100% of the cost of special benefit divided equally by 44 lots.

97-02, Summer Field Addition No. 2

100% of the cost of special benefit divided equally by 30 lots.

Exhibit "D" Cont. . . .

97-03, Country Crossing No. 1, 2, 3, 4, and 5 (Includes 97-03-A, 97-03-B, 97-03-C, and 97-03-D, the Fourth Restructuring of Lots in Original District 97-03)

100% of the cost of special benefit divided equally by 251 lots of which one (1) lot is "Designated Remainder" per the Tentative Tract Map for the development.

98-01, Crystal Springs No. 1, 2, and 3 (Includes 98-01-A, and 98-01-B, the Final Restructuring of Lots in Original District 98-01)

100% of the cost of special benefit divided equally by 126 lots.

98-02, Mountain View Estates No. 1, 2, 3, 4, 5, and 6 (Includes 98-02-A, 98-02-B, 98-02-C, 98-02-D, and 98-02-E, the Final Restructuring of Lots in Original District 98-02)

100% of the cost of special benefit divided equally by 162 lots.

01-01, Pacific Grove/North Pointe, No. 1, 2, 3, and 4 (Includes 01-01-A, 01-01-B, and 01-01-C, the Final Restructuring of Lots in Original District 01-01)

100% of the cost of special benefit divided equally by 148 lots.

01-02, Cambridge Homes (Tract 770), No. 1, 2, and 3 (Includes 01-02-A, and 01-02-B, the Final Restructuring of Lots in Original District 01-02)

100% of the cost of special benefit divided equally by 198 lots.

01-03, Poppy Hills No. 1, and 2 (Includes 01-03-A, the Final Restructuring of Lots in Original District 01-03)

100% of the cost of special benefit divided equally by 87 lots.

01-04, Silver Oaks No. 1, 2, 3, 4, and 5 (Includes 01-04-A, 01-04-B, 01-04-C, and 01-04-D, the Final Restructuring of Lots in Original District 01-04)

100% of the cost of special benefit divided equally by 489 lots.

02-01, Ashton Park No. 1, 2, 3, and 4 (Includes 02-01-A, 02-01-B, and 02-01-C, the Final Restructuring of Lots in Original District 02-01)

100% of the cost of special benefit divided equally by 182 lots.

03-01, Le Parc, No. 1, 2, and 3 (Includes 03-01-A, and 03-01-B, the Final Restructuring of Lots in Original District 03-01)

100% of the cost of special benefit divided equally by 128 lots.

Exhibit "D" Cont. . . .

04-01, Sidonia Estates, No. 1 and 2 (Tracts 810 & 814), (Includes 04-01-A, the Final Restructuring of Lots in Original District 04-01, 04-01-B First Annexation of Additional Lots in Original District 04-01-A)

18.03% of the cost of special benefit divided equally between 42 lots in Tract 810 Unit I.
55.79% of the cost of special benefit divided equally between 130 lots in Tract 810 Unit II.
26.18% of the cost of special benefit divided equally between 61 lots in Tract 814.

04-02, Cambridge Homes (Tract 799) /Majesty II (Tract 830), (Includes 04-02-A, the Annexation and Final Restructuring of Lots in Original District 04-02)

100% of the cost of special benefit divided equally by 75 lots.

04-03, Cambridge Homes (Tract 795)/Vineyards (Tract 825)/Cambridge Homes (Tract 826), No. 1, 2, 3, 4, 5, and 6 (Includes 04-03-A, 04-03-B, 04-03-C, 04-03-D, and 04-03-E, the Fifth Restructuring of Lots in Original District 04-03)

100% of the cost of special benefit divided equally by 424 lots of which one (1) lot is "Designated Remainder" per the Tentative Tract Map for the development.

04-04, Sierra Heights (Tracts 802 & 803), No. 1, and 2

100% of the cost of special benefit divided equally by 16 lots.

05-01, Mission Park (Tract 812), (Includes 05-01-A, the first Annexation of Additional Property in Original District 05-01)

92.5% of the cost of special benefit divided equally between 39 lots in Tract 812.
07.5% of the cost of special benefit to be assessed to APN 007-030-019 in Tract 812.

05-02, Copper Valley

100% of the cost of special benefit divided equally by 150 lots.

06-01, Quail Park Subdivision (Tract 794), No. 1 and 2, (Includes 06-01-A, the First Restructuring of Lots in Original District 06-01)

100% of the cost of special benefit divided equally by 144 lots.

07-02, South Gate Addition (Tract 811)/ Greenbrier Gardens (Tract 876)/ Live Oak North (Tract 902), (Includes 07-02-A, the First Annexation of Additional Lots in Original District 07-02)

26.12% of the cost of special benefit divided equally between 35 lots in Tract 811.
73.13% of the cost of special benefit divided equally between 98 lots in Tract 876.
00.75% of the cost of special benefit to be assessed to APN 011-040-016 in Tract 902.

09-01, Victory Estates

100% of the cost of special benefit divided equally by 14 lots.

09-02, Independence (Tract 843), No. 1 and 2, (Includes 09-02-A, the First Restructuring of Lots in Original District 09-02)

100% of the cost of special benefit divided equally by 121 lots.

Exhibit "D" Cont. . . .

14-01, Independence (Tract 843), No. 3 and 4, (Includes 14-01-A, the First Restructuring of Lots in Original District 14-01)

100% of the cost of special benefit divided equally by 175 lots.

15-01, Silver Oaks Addition III (Tract 887), Units I & II, (Includes 15-01-A, the First Restructuring of Lots in Original District 15-01)

100% of the cost of special benefit divided equally by 141 lots.

15-02, The Greens II (Tract 823)

100% of the cost of special benefit divided equally by 34 lots.

16-01, Woodside Homes (Tract 917)

100% of the cost of special benefit divided equally by 60 lots.

16-02, Mynderup (Tract 914), Units I & II, (Includes 16-02-A, the First Restructuring of Lots in Original District 16-02)

100% of the cost of special benefit divided equally by 113 lots.

18-01, Bella Vista (Tract 918)

100% of the cost of special benefit divided equally by 70 lots.

EXHIBIT "E"**DIAGRAM**

A diagram showing all of the parcels of real property within each District, which will have a special benefit conferred upon it and upon which the assessment will be imposed and the identification of the special benefit to each parcel in each District. The diagram is keyed to Exhibit "C" by assessment number, is a part of this report and is included in it by reference, and is on file at the City Clerk's office.

RESOLUTION NO. 19-16-R**RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF HANFORD APPROVING ANNUAL
ENGINEER'S REPORT AND DECLARING ITS
INTENTION TO LEVY AND COLLECT ASSESSMENTS**

At a regular meeting of the City Council of the City of Hanford duly called and held on June 17, 2019, at 7:00 p.m., it was moved by Council Member _____, seconded by Council Member _____, and duly carried that the following resolution be adopted:

WHEREAS, pursuant to the California Landscaping & Lighting Act of 1972 ("Act"), the City of Hanford has established the following landscape and lighting assessment districts within the City limits of the City of Hanford.

ASSESSMENT DISTRICTS

- 90-01 Pinecastle Addition, Unit No. 1, 2, 3 and 4 – (Located East of 10th Avenue and North of Fargo Avenue)
- 90-02 Park Monterey, Unit No. 1 and 2 – (Located West of Douty Street and North of Sherwood Drive)
- 90-03 Mansionette Estates, No. 7 and 8 – (Located West of Douty Street and North Encore Drive)
- 90-04 Hyde Park – (Located East of 12th Avenue and North of Hanford-Armona Road)
- 91-01 Sierra Vista (Tract 641)/New Dimensions (Tract 703/713), No. 1, 2, 3, 4, 5 and 6 – (Located West of 11th Avenue and South of Hanford-Armona Road)
- 92-01 Portofino, No. 1, 2, 3 and 4 – (Located East of Neill Way and South of Fargo Avenue)
- 92-02 Cielo En Tierra, No. 1, 2, 3, 4 and 5 – (Located West of 11th Avenue and South of Fargo Avenue)
- 93-01 Vintage Estates – (Located West of 12th Avenue and North of Grangeville Boulevard)
- 93-02 Walnut Forest, No. 1, 2 and 3 – (Located West of 11th Avenue and North of Hume Avenue)
- 94-01 Gateway Estates – (Located West of 10th Avenue and North of Encore Drive)
- 94-02 Stonecrest, No. 1, 2, 3, 4, 5, 6, 7, 8 and 9 – (Located West of 11th Avenue and North of Fargo Avenue)
- 94-03 Quail Run Estates, No. 1, 2, 3, 4 and 5 – (Located East of 11th Avenue and North of Pepper Drive)
- 97-01 Rosewood Estates, No. 1 and 2 – (Located East of 12th Avenue and South of Grangeville Boulevard)
- 97-02 Summer Field Addition, No. 2 – (Located West 9^{1/4} Avenue and South of Florinda Street)
- 97-03 Country Crossing, No. 1, 2, 3, 4 and 5 – (Located West of Centennial Drive and North of Lacey Boulevard)
- 98-01 Crystal Springs, No. 1, 2 and 3 – (Located West of 9^{1/4} Avenue and North of Grangeville Boulevard)

- 98-02 Mountain View Estates, No. 1, 2, 3, 4, 5 and 6 – (Located West of 11th Avenue and North of Houston Avenue)
- 01-01 Pacific Grove (Tract 680/777)/N. Pointe (Tract 778), No. 1, 2, 3 and 4 – (Located East of 12th Avenue and North of Grangeville Boulevard)
- 01-02 Cambridge Homes (Tract 770), No. 1, 2 and 3 – (Located West of 11th Avenue and North of Pepper Drive)
- 01-03 Poppy Hills, No. 1 and 2 – (Located West of 11th Avenue and North of Pepper Drive)
- 01-04 Silver Oaks, No. 1, 2, 3, 4 and 5 – (Located West of 12th Avenue and North of Grangeville Boulevard)
- 02-01 Ashton Park, No. 1, 2, 3 and 4 – (Located West of 12th Avenue and North of Lacey Boulevard)
- 03-01 La Parc, No. 1, 2 and 3 – (Located West of 11th Avenue and South of Fargo Avenue)
- 04-01 Sidonia Estates, No. 1 and 2 (Tract 810)/Sidonia Estates II (Tract 814) – (Located East of 12th Avenue and North of Hume Avenue)
- 04-02 Cambridge Homes (Tract 799)/Majesty II (Tract 830) – (Located East of 11th Avenue and South of Flint Avenue)
- 04-03 Cambridge Homes (Tract 795/826)/Vineyards (Tract 825), No. 1, 2, 3, 4, 5 and 6 – (Located East of 12th Avenue and South of Fargo Avenue)
- 04-04 Sierra Heights (Tract 802/803), No. 1 and 2 – (Located West of 9th Avenue and North of Fargo Avenue)
- 05-01 Mission Park (Tract 812) – (Located West of Highway 43 and South of Flint Avenue)
- 05-02 Copper Valley – (Located West of 12th Avenue and South of Fargo Avenue)
- 06-01 Quail Park Subdivision – (Tract 794), No. 1 and 2, Located West of 11th Avenue and South of Flint Avenue)
- 07-02 South Gate Addition – (Tract 811)/Greenbrier Gardens (876)/ Live Oak North (902) - (Located West of 12th Avenue and South of Hanford-Armona Road)
- 09-01 Victory Estates – (Located West of University Avenue and North of Grangeville Boulevard)
- 09-02 Independence (Tract 843), No. 1 and 2 - (Located West of 12th Avenue and North of Greenfield Avenue)
- 14-01 Independence (Tract 843), No. 3 and 4 - (Located West of 12th Avenue and North of Merritt Street)
- 15-01 Silver Oaks Addition III (Tract 887), No. 1 and 2 - (Located West of Centennial Drive and North of West Berkshire Lane)
- 15-02 The Greens II (Tract 823) - (Located West of 9 ¼ Avenue and North of Grangeville Boulevard)
- 16-01 Woodside Homes (Tract 917) - (Located West of Centennial Drive and South of Grangeville Boulevard)
- 16-02 Mynderup (Tract 914), No. 1 and 2 - (Located East of 12th Avenue and North of Hume Avenue)
- 18-01 Bella Vista (Tract 918) - (Located West of Centennial Drive and South of Fargo Avenue)

(collectively "Districts").

WHEREAS, pursuant to the Act, it is necessary that the City Council review an annual report prepared by the City Engineer for the City of Hanford ("Engineer's Report"), which sets forth a full and detailed description of the improvements and boundaries of each District and any

zones therein and the proposed annual assessments to be levied upon assessable lots and parcels of land within each District;

WHEREAS, the City Engineer for the City of Hanford has prepared and filed with the City Clerk, an Engineer's Report which includes: (1) a full and detailed description of the improvements and boundaries of each District and any zones therein; (2) identifies the proposed annual assessments upon assessable lots and parcels of land within each District; (3) identifies all parcels of real property which will have a special benefit conferred upon them and upon which the assessment will be imposed; (4) determines the proportionate special benefit derived by each parcel of real property in relationship to the entirety of the cost of maintenance of the public improvements; (5) identifies the special benefit conferred on each parcel of real property; and (6) establishes that the assessment imposed on each parcel of real property does not exceed the reasonable cost of the proportionate special benefit conferred on that parcel of real property.

WHEREAS, the Report identifies a decrease or no change in the annual assessment from the previous year for the following Districts:

- (a) 90-01 Pinecastle Addition, Unit No. 1, 2, 3 and 4
- (b) 90-02 Park Monterey, Unit No. 1 and 2
- (c) 90-03 Mansionette Estates, No. 7 and 8
- (d) 90-04 Hyde Park
- (e) 91-01 Sierra Vista (Tract 641)/New Dimensions (Tract 703/713) No. 1, 2, 3, 4, 5 & 6
- (f) 92-01 Portofino, No. 1, 2, 3 and 4
- (g) 92-02 Cielo En Tierra, No. 1, 2, 3, 4 and 5
- (h) 93-01 Vintage Estates
- (i) 94-01 Gateway Estates
- (j) 94-02 Stonecrest, No. 1, 2, 3, 4, 5, 6, 7, 8 and 9
- (k) 94-03 Quail Run Estates, No. 1, 2, 3, 4 and 5
- (l) 97-01 Rosewood Estates, No. 1 and 2
- (m) 97-02 Summer Field Addition No. 2
- (n) 97-03 Country Crossing, No. 1, 2, 3, 4, and 5
- (o) 98-01 Crystal Springs, No. 1, 2 and 3
- (p) 98-02 Mountain View Estates, No. 1, 2, 3, 4, 5 and 6
- (q) 05-01 Mission Park (Tract 812)
- (r) 15-01 Silver Oaks Addition III (Tract 887), No. 1 and 2
- (s) 16-01 Woodside Homes (Tract 917)
- (t) 16-02 Mynderup (Tract 914), No. 1 and 2
- (u) 18-01 Bella Vista (Tract 918)

WHEREAS, the Report identifies the annual assessment amounts for each affected parcel in Districts with an increase in the assessment amount based on the imposition of 3.3% Standard Annual CPI Increase (December 2018) in accordance with California Government Code section 53739(b)(1) is as follows:

- (a) 93-02 Walnut Forest, Unit No. 1, 2 and 3
- (b) 01-01 Pacific Grove (Tract 680/777)/N. Pointe (Tract 778), No. 1, 2, 3 and 4
- (c) 01-02 Cambridge Homes (Tract 770), No. 1, 2, and 3
- (d) 01-03 Poppy Hills (Tract 771/796), No. 1 and 2
- (e) 01-04 Silver Oaks, No. 1, 2, 3, 4 and 5
- (f) 02-01 Ashton Park, No. 1, 2, 3 and 4
- (g) 03-01 Le Parc, No. 1, 2 and 3
- (h) 04-01 Sidonia Estates, No. 1 and 2 (Tract 810)/Sidonia Estates II (Tract 814)
- (i) 04-02 Cambridge Homes (Tract 799)/Majesty II (Tract 830)
- (j) 04-03 Cambridge Homes (Tract 795/826)/Vineyards (Tract 825), No. 1, 2, 3, 4, 5, 6
- (k) 04-04 Sierra Heights (Tract 802/803), No. 1 and 2
- (l) 05-02 Copper Valley
- (m) 06-01 Quail Park Subdivision (Tract 794), No. 1 and 2
- (n) 07-02 South Gate Addition (Tract 811)/Greenbrier Gardens (Tract 876)/Live Oak North (Tract 902)
- (o) 09-01 Victory Estates
- (p) 09-02 Independence (Tract 843), No. 1 and 2
- (q) 14-01 Independence (Tract 843), No. 3 and 4
- (r) 15-02 The Greens II (Tract 823)

WHEREAS, the existing improvements within each District include decorative block fencing, landscaping and irrigation systems;

WHEREAS, interested parties should refer to the Engineer's Report, a copy of which is on file with the City Clerk for the City of Hanford, for a full and detailed description of the improvements, the boundaries of the assessment district and any zones therein, and the proposed assessments upon assessable lots and parcels of land within the district;

WHEREAS, there are no substantial changes proposed to the existing improvements in any District; and

WHEREAS, Streets and Highways Code Section 22624(e) requires the City Council of the City of Hanford to give notice of the time and place for hearing by the City's legislative body on the levy of the proposed assessments.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Hanford approves the Engineer's Report as submitted for each District;

RESOLVED FURTHER, that the City Council of the City of Hanford declares its intention to levy and collect the assessments for each respective District and each lot thereof, as set forth in the Engineer's Report for the fiscal year 2019-2020.

RESOLVED FURTHER, that the City Council of the City of Hanford shall hold a public hearing on the levy of the proposed assessments set forth in the Engineer's Report, which public hearing shall occur on August 6, 2019, at the hour of 7:00 p.m., in the City Council Chambers of the Civic Auditorium in Hanford, California. At such public hearing, affected property owners will be afforded an opportunity to give oral testimony and submit written comments regarding the proposed assessments.

I HEREBY CERTIFY that the foregoing Resolution was passed and adopted by the Council of the City of Hanford at a regular meeting thereof held on June 17, 2019, by the following vote:

COUNCIL MEMBERS: BRIENO, DEVINE, DRAXLER, RAMIREZ, SORENSON

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

SARAH MARTINEZ
CITY CLERK
of the Council of the City of Hanford

APPROVED

SUE SORENSON
MAYOR of the City of Hanford

U:\DMRebelo\LAD\LAD DOC Files\FY20 June 17-2019 Agenda Items\2020 RESO_Intention to Levy_Incr,Decr & Same ASSMT_6-17-2019.doc



AGENDA STAFF REPORT

MEETING DATE: 6/17/2019	AGENDA SECTION: K
--------------------------------	--------------------------

SUBJECT:

Utilities & Engineering: Adopt Resolutions 19-17-R and 19-18-R regarding Tract No.916, Pacific Grove Addition No. 2, Initiation of Landscape Assessment District Proceedings (12th Avenue and Bristol Lane)

RECOMMENDATION:

That the City Council, by motion:

1. Adopt the attached Resolution 19-17-R initiating proceedings for the creation of Assessment District 19-01, pursuant to the Landscape and Lighting Act of 1972.
2. Adopt the attached Resolution 19-18-R Intention to Levy Assessments and Confirmation of Engineer's Report for Assessment District No. 19-01

BACKGROUND:

The developer of Tract No. 916 (Pacific Grove Addition No. 2), Daley Homes, has requested that the City form a Landscape Assessment District pursuant to the Landscape and Lighting Act of 1972, to fund the continued maintenance of the following: (Refer to map included in attached Engineer's Report.)

1. The maintenance of decorative block fencing, landscaping, and irrigation system improvements along 12th Avenue and Bristol Lane located adjacent to Tract No. 916.

3. Interior street lighting within Tract No. 916.

Provisions in the Landscaping and Lighting Act stipulate that a public hearing must be held to allow for written and oral public comments prior to action being taken to create a new district. Also required is an election in which property owners may vote to support or oppose the formation of the district, and the levy and collection of annual assessments.

Attached are the resolutions to initiate proceedings to form a new district, and establishing August 6, 2019 as the date, time, and place for the required public hearing. A copy of the Engineer's Report is also attached for Council review.

The landscape district and subdivision are being developed by Daley Homes.

FISCAL IMPACT:

There will be no financial impact to the City of Hanford.

ATTACHMENTS:

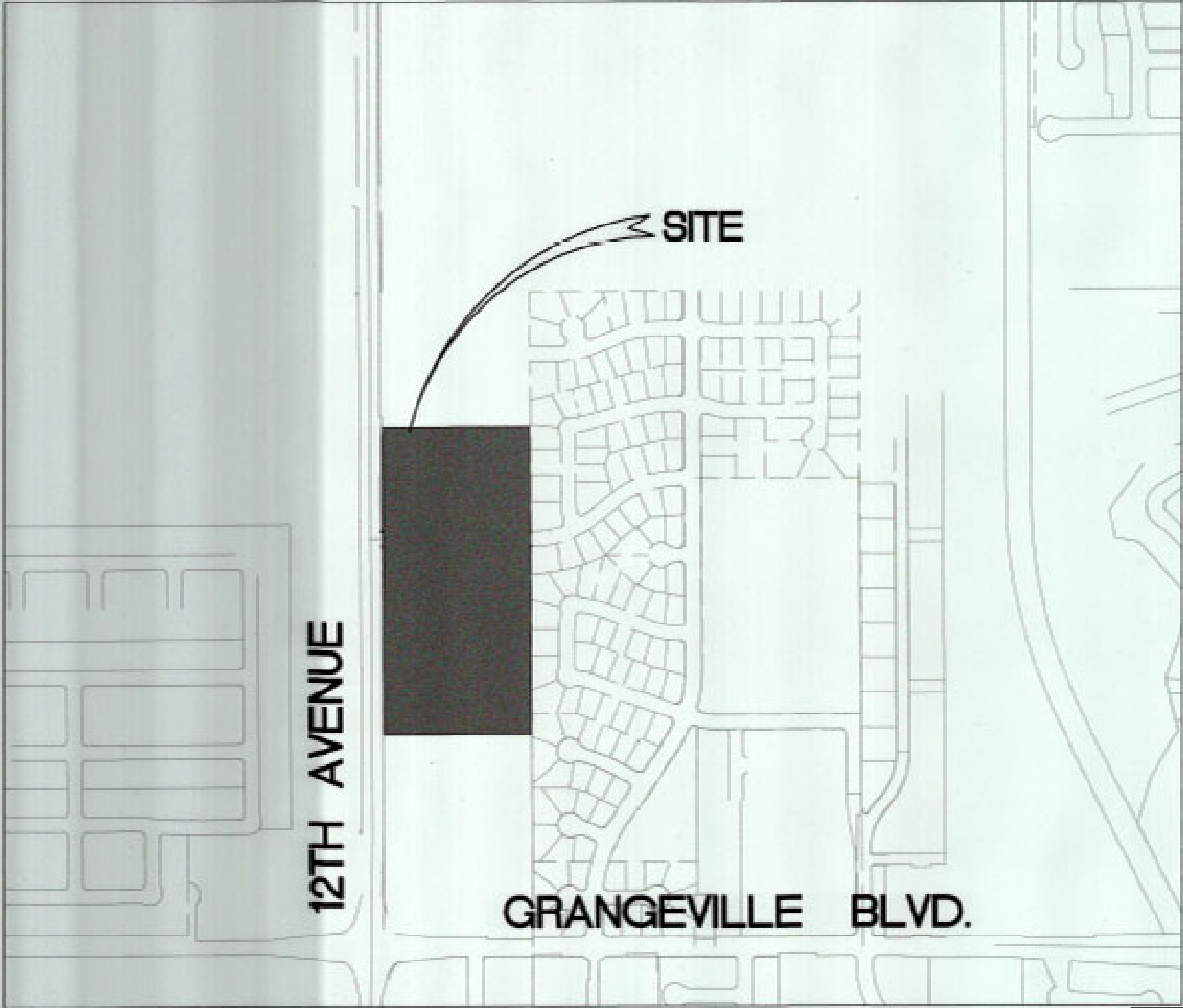
Tract 916 Location Map

LAD Engineer Report TR 916

LAD Exhibits

RESO 19-17-R TR. 916 LAD 19-01 - Reso. Initiating Proceedings

RESO 19-18-R TR. 916 LAD 19-01 - Intention to Levy Reso



ATTACHMENT "A"

ENGINEER'S REPORT
ASSESSMENT DISTRICT NO. 19-01
(Pursuant to the Landscaping and Lighting Act of 1972)

Tract No. 916 – Pacific Grove Addition No. 2 Subdivision – 12th Avenue & Bristol Lane

Johnathan L. Doyel, P.E., P.L.S., Deputy Public Works Director/City Engineer and Engineer of Work for Landscape Assessment District 18-01, City of Hanford, Kings County, California, makes this report as directed by City Council, pursuant to Section 22585 of the Streets and Highways Code (Landscaping and Lighting Act of 1972).

The improvements to be constructed and maintained in the District provide special benefits to all of the parcels within the District about and beyond general benefits conferred on parcels located in the District or to the public at large. Specifically, the particular and distinct special benefits include:

1. Reduction of traffic noise level from the street located adjacent to the District;
2. Restriction of unwanted pedestrian access onto the lots and parcels within the District;
3. Enhancement of appearance of the entrance into the subdivision which is included within the District;
4. Reduction of impact of dust and other particulate matter onto the lots and parcels within the District;

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

1. Decorative masonry block fencing, and landscaping & irrigation system improvements located along 12th Avenue adjacent to Tract No. 916.
2. Interior street lighting with Tract No. 916

This report consists of six parts as follows:

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

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

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

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

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

ATTACHMENT “A” continued...

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

Respectfully submitted,

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

ENGINEER'S REPORT

ASSESSMENT DISTRICT NO. 19-01
(Pursuant to the Landscaping and Lighting Act of 1972)

Tract No. 916 – Pacific Grove Addition No. 2 Subdivision

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

DATED: _____

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

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

Sarah Martinez
City of Hanford
Kings County, California

By _____

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

Sarah Martinez
City of Hanford
Kings County, California

By _____

Attachment: LAD Engineer Report TR 916 (UE: Tract No. 916, Pacific Grove Addition No. 2 (LAD))

EXHIBIT "A"

ASSESSMENT DISTRICT NO. 19-01
(Pursuant to the Landscaping and Lighting Act of 1972)

Tract No. 916 – Pacific Grove Addition No. 2 Subdivision

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

Attachment: LAD Engineer Report TR 916 (UE: Tract No. 916, Pacific Grove Addition No. 2 (LAD))

EXHIBIT "B"

CITY OF HANFORD
ENGINEER'S REPORTASSESSMENT DISTRICT NO. 19-01
FISCAL YEAR 2020-2021ESTIMATED ASSESSMENTS
Tract No. 916 – Pacific Grove Addition No. 2 Subdivision

ITEM NO.	DESCRIPTION	FY 2019-2020 ESTIMATE UNITS	RATE	AMOUNT
A. MAINTENANCE COSTS				
1.	Landscape and Irrigation System along 12 th Ave & Bristol Ln. (Labor and Materials)	13,128 SF ±	\$ 0.30/SF	\$ 3,938.40
2.	Decorative Block Walls along 12 th Ave & Bristol Ln. (Labor and Materials)	962 LF ±	\$ 0.50/LF	\$ 481.00
3.	Water Usage (\$200/mo./Service x 12 = \$2400.00/Service)	Two services	\$ 2,400.00/ea	\$ 4,800.00
4.	Electricity Usage (\$30/mo./Meter x 12 = \$360.00/Meter)	One meter	\$ 360.00/ea	\$ 360.00
5.	Street Light Usage (\$13/Lt./Mo. x 12 = \$156.00/Lt./Yr.)	6 St. Lights	\$ 156.00/Lt./Yr	\$ 936.00
B. INCIDENTAL COSTS/FORMATION COSTS				
1.	Staff Preparation of Documents		\$ 325.00	\$ 325.00
2.	Notice of Public Hearing		\$ 75.00	\$ 75.00
3.	Collection of Assessment		\$ 121.00	\$ 121.00
TOTAL ANNUAL SUBDIVISION ASSESSMENT AMOUNT				<u>\$ 11,036.40</u>
TRACT NO. 916, LOTS 1 THROUGH 18, PARCELS "A", "B", "C", AND "D". SHALL BE ASSESSED:				<u>\$ 501.65</u>

Attachment: LAD Engineer Report TR 916 (UE: Tract No. 916, Pacific Grove Addition No. 2 (LAD))

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

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

Commencing with the calendar year 2020-2021, and January 1 of each calendar year (“Adjustment Date”) thereafter during the life of the District, the Total Annual Subdivision Assessment Amount for the next fiscal year shall be an amount equal to the greater of:

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

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

EXHIBIT "C"

ASSESSMENT ROLL AND
ESTIMATED ASSESSMENTS

Tract No. 916 – Pacific Grove Addition No. 2 Subdivision

<u>SPECIAL ASSESSMENT NUMBER</u>	<u>AMOUNT OF ASSESSMENT</u>	<u>PROPERTY DESCRIPTION OR ASSESSOR PARCEL NUMBER</u>
1	\$501.65	Tract 916, Lot 1
2	\$501.65	Tract 916, Lot 2
3	\$501.65	Tract 916, Lot 3
4	\$501.65	Tract 916, Lot 4
5	\$501.65	Tract 916, Lot 5
6	\$501.65	Tract 916, Lot 6
7	\$501.65	Tract 916, Lot 7
8	\$501.65	Tract 916, Lot 8
9	\$501.65	Tract 916, Lot 9
10	\$501.65	Tract 916, Lot 10
11	\$501.65	Tract 916, Lot 11
12	\$501.65	Tract 916, Lot 12
13	\$501.65	Tract 916, Lot 13
14	\$501.65	Tract 916, Lot 14
15	\$501.65	Tract 916, Lot 15
16	\$501.65	Tract 916, Lot 16
17	\$501.65	Tract 916, Lot 17
18	\$501.65	Tract 916, Lot 18
19	\$501.65	Tract 916, Parcel A
20	\$501.65	Tract 916, Parcel B
21	\$501.65	Tract 916, Parcel C
22	\$501.65	Tract 916, Parcel D

* Notes: Assessment amount for Lots 1 Thru 22 are based on lots as shown on Tentative Subdivision Map No. 916, Pacific Grove Addition No. 2

Attachment: LAD Engineer Report TR 916 (UE: Tract No. 916, Pacific Grove Addition No. 2 (LAD))

EXHIBIT "D"

METHOD OF APPORTIONMENT OF ASSESSMENT

ASSESSMENT DISTRICT NO. 19-01
(Pursuant to the Landscaping and Lighting Act of 1972)

Tract No. 916 – Pacific Grove Addition No. 2 Subdivision

This proportionate special benefit to each parcel in the District in relationship to the entirety of the cost to maintain and operate the improvements identified herein is equal to all parcels. The assessment applicable to each lot does not exceed the reasonable cost of the proportional special benefit conferred on each parcel. This established as follows:

Total cost of special benefit is \$11,036.40

Cost of proportional special benefit conferred on each lot is \$501.65

EXHIBIT “E”

PROPERTY OWNERS LIST

ASSESSMENT DISTRICT NO. 19-01

Tract No. 916 – Pacific Grove Addition No. 2 Subdivision

ASSESSMENT NUMBERS	PROPERTY DESCRIPTIONS	OWNERS NAME AND ADDRESS
1 through 22	Lots 1 through 18, Parcel “A”, “B”, “C”, & “D”	Daley Enterprises INC. 1356 East Tulare Ave Tulare, CA 93274

Attachment: LAD Engineer Report TR 916 (UE: Tract No. 916, Pacific Grove Addition No. 2 (LAD))

AREA TO BE ASSESSED

EXHIBIT "F-1A"

All that portion of the West Half of the West Half of the Southwest Quarter of Section 23, Township 18 South, Range 21 East, Mount Diablo Base Meridian, in the City of Hanford, County of Kings, State of California, according to the approved government township plats thereof, described as follows:

Beginning at the Northeast Corner of Parcel 4 as shown on a map recorded in Book 18 at Page 57 of Parcel Maps in the Office of the Kings County Recorder, said Point of Beginning being on the East line, of the West Half, of the West Half of the Southwest Quarter of said Section;

Thence South 00°03'10" East, along the last said East line, of the West Half, of the West Half, of the Southwest Quarter of said Section, also being the east line of said Parcel 4, a distance of 236.35 feet to the Southeast corner of said Parcel 4, also being the Northeast Corner of Parcel 2, as shown on a map Recorded in Book 5 at Page 98 of Parcel Maps in the Office of the Kings County Recorder;

Thence South 00°03'10" East, along said East line, of the West Half, of the West Half, of the Southwest Quarter, also being the East line of said Parcel 2, a distance of 236.35 feet to the Southeast corner of said Parcel 2, also being the Northeast Corner of the Designated Remainder of Tract 615 as shown on a map recorded in Book 14 at Page 83 of Licensed Surveyors' Plats in the Office of the Kings County Recorder;

Thence South 00°03'10" East, along said East line, of the West Half, of the West Half, of the Southwest Quarter also being the East line of said Designated Remainder, a distance of 136.10 feet to the Southeast Corner of the Northerly 136.10 feet of said Remainder;

Thence North 89°55'34" West, along the South line of said Northerly 136.10 feet, a distance of 604.72 feet to the West line of the 12th Avenue Right of Way being 50 feet Easterly of the West line of said Southwest Quarter;

Thence North 00°03'07" West, along last said Right of Way, parallel and 50 feet Easterly of the West line of said Southwest Quarter, a distance of 136.10 feet to the Southwest Corner of last said Parcel 2;

Thence South 89°55'34" East, along the South line of said Parcel 2, a distance of 8 feet;

Thence North 00°03'07" West, along a line parallel with and 58 feet Easterly of last said West line, a distance of 194.93 feet;

Thence North 44°56'53" East, a distance of 2.83 feet;

Thence North 00°03'07" West, a distance of 39.00 feet to a point on the South line of Parcel 1 as shown on a map recorded in Book 18 at Page 57 of Parcel Maps in the Office of the Kings County Recorder;

Thence South $89^{\circ}57'56''$ East, along last said South line, a distance of 222.72 feet to the Southeast corner of said Parcel 1;

Thence North $00^{\circ}03'10''$ West, along the East line of said Parcel 1, a distance of 236.21 feet to the Northeast corner of said Parcel 1;

Thence South $89^{\circ}59'13''$ East, along the North line of Parcels 2, 3, and 4 as shown on a map recorded in Book 18 at Page 57 of Parcel Maps in the Office of the Kings County Recorder, a distance of 372.00 feet to the Point of Beginning;

Containing 7.14 acres, more or less.



EXHIBIT "F-1A"

W. ¼ COR. OF SEC. 23 18 21 FD. A
2" B.C., FLUSH IN CONC. STAMPED
LS 4375, PER K.C.C.R. 1723

NORTHEAST
CORNER OF PARCEL
4 PER PM 18-57 K.C.R.

BRISTOL LANE

S89° 59' 13"E 372.00'

P.O.B.

N00° 03' 10"W 236.21'

PARCEL 2
P.M. 18-57, K.C.R.

PARCEL 3
P.M. 18-57, K.C.R.

PARCEL 4
P.M. 18-57, K.C.R.

S00° 03' 10"E 236.35'

S89° 57' 56"E 222.72'

N00° 03' 07"W 39.00'

60.00'

N44° 56' 53"E 2.83'

AREA "A"
AREA TO BE ASSESSED
7.12 ACRES

PARCEL 2
P.M. 5-98, K.C.R.

PACIFIC GROVE
L.S.P. 19-66, K.C.R.

S00° 03' 10"E 236.35'

S00° 03' 10"E 136.10'

58.00'

N00° 03' 07"W 194.93'

S89° 55' 34"E 8.00'

50.00'

N00° 03' 07"W 136.10'

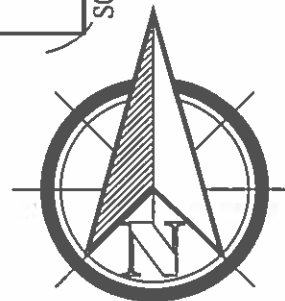
NORTHERLY 136.10 FEET OF THE DESIGNATED
REMAINDER, L.S.P. 14-83, K.C.R.



N89° 55' 34"W 604.72'

PARCEL 4
P.M. 5-17, K.C.R.

SW COR. OF SEC. 23 18 21 FD. A
2" B.C. IN A MON. WELL, STAMPED
LS 4375, PER K.C.C.R. 3363



SCALE: 1"=100'

CIVIL ENGINEERS
**ZUMWALT
HANSEN & ASSOCIATES**
LAND SURVEYORS

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

AREA TO BE ASSESSED
FOR
TRACT 916

Job No. 0637414
Drawn By: JTZ
Checked By: JZ
Indexed By:
Date: 01/15/2019

Sheet No.

1 of 5

AREA TO BE MAINTAINED

EXHIBIT "F-2A"

All that portion of the West Half of the West Half of the Southwest Quarter of Section 23, Township 18 South, Range 21 East, Mount Diablo Base Meridian, in the City of Hanford, County of Kings, State of California, according to the approved government township plats thereof, described as follows:

Beginning at the Northeast Corner of Parcel 4 as shown on a map recorded in Book 18 at Page 57 of Parcel Maps in the Office of the Kings County Recorder;

Thence South $00^{\circ}03'10''$ East, along the East line of said Parcel 4, a distance of 10.00 feet;

Thence North $89^{\circ}59'13''$ West, along the Westerly extension of the line that is parallel with and 10.00 feet Southerly of the North line of said Parcel 4, a distance of 151.63 feet;

Thence South $45^{\circ}00'46''$ West, a distance of 14.14 feet;

Thence North $89^{\circ}59'13''$ West, along a line that is parallel with and 20.00 feet Southerly of said North line of Parcel 4, a distance of 21.50 feet;

Thence North $00^{\circ}03'10''$ West, a distance of 9.98 feet;

Thence along a Tangent Curve to the Right, concave Southeasterly, with a Radius of 19.50 feet, through a Central Angle of $90^{\circ}03'55''$, an Arc Length of 30.65 feet;

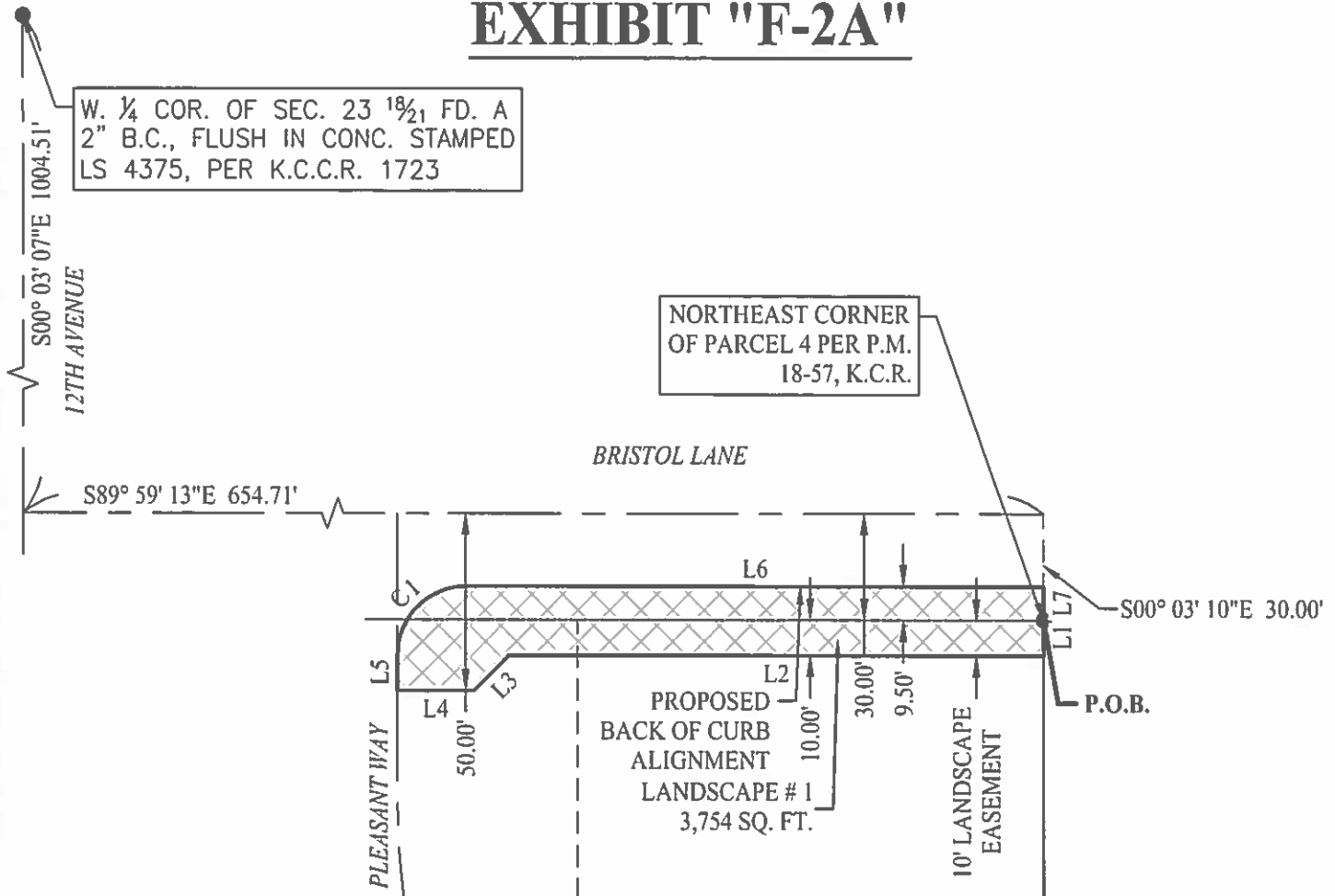
Thence along a Tangent South $89^{\circ}59'13''$ East, along the Westerly extension of the line that is parallel with and 9.50 feet Northerly of the North line of said Parcel 4, a distance of 163.62 feet to a point on the Northerly prolongation of the East line of said Parcel 4;

Thence South $00^{\circ}03'10''$ East, along last said prolongation, a distance of 9.50 feet to the Point of Beginning;

Containing 3,754 square feet, more or less.

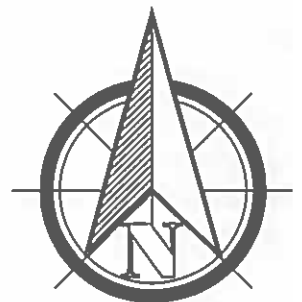


EXHIBIT "F-2A"



Line Table		
Line #	Length	Bearing
L1	10.00'	S00° 03' 10"E
L2	151.63'	N89° 59' 13"W
L3	14.14'	S45° 00' 46"W
L4	21.50'	N89° 59' 13"W
L5	9.98'	N00° 03' 10"W
L6	163.62'	S89° 59' 13"E
L7	9.50'	S00° 03' 10"E

Curve Table			
Curve #	Length	Radius	Delta
C1	30.65'	19.50'	90° 03' 55"



SCALE: 1"=50'

CIVIL ENGINEERS
**ZUMWALT
HANSEN &**
LAND SURVEYORS

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

AREA TO BE MAINTAINED
FOR
TRACT 916

Job No. 0637414
Drawn By: JTZ
Checked By: JZ
Indexed By:
Date: 01/15/2019

Sheet No.

2 of 5

AREA TO BE MAINTAINED

EXHIBIT "F-3A"

All that portion of the West Half of the West Half of the Southwest Quarter of Section 23, Township 18 South, Range 21 East, Mount Diablo Base Meridian, in the City of Hanford, County of Kings, State of California, according to the approved government township plats thereof, described as follows:

Beginning the Northwest Corner of Parcel 2 as shown on a map recorded in Book 18 at Page 57 of Parcel Maps in the Office of the Kings County Recorder;

Thence North $00^{\circ}03'10''$ West, along the Northerly extension of the West line of said Parcel 2, a distance of 9.50 feet;

Thence South $89^{\circ}59'13''$ East, along the line that is parallel with and 9.50 feet Northerly of the North line of said Parcel 2, a distance of 132.38 feet;

Thence along a Tangent Curve to the Right, concave Southwesterly, with a Radius of 19.50 feet, through a Central Angle of $89^{\circ}56'05''$, an Arc Length of 30.61 feet;

Thence along a Tangent South $00^{\circ}03'10''$ East, a distance of 10.02 feet;

Thence North $89^{\circ}59'13''$ West, along the line that is parallel with and 20.00 feet Southerly of the North line of said Parcel 2, a distance of 21.50 feet;

Thence North $45^{\circ}01'12''$ West, a distance of 14.15 feet;

Thence North $89^{\circ}59'13''$ West, along the line that is parallel with and 10.00 feet Southerly of the North line of said Parcel 2, a distance of 120.36 feet to a point on the West line of said Parcel 2;

Thence North $00^{\circ}03'10''$ West, along said West line, a distance of 10.00 feet to the Point of Beginning;

Containing 3,145 square feet, more or less.



AREA TO BE MAINTAINED

EXHIBIT "F-4A"

All that portion of the West Half of the West Half of the Southwest Quarter of Section 23, Township 18 South, Range 21 East, Mount Diablo Base Meridian, in the City of Hanford, County of Kings, State of California, according to the approved government township plats thereof, described as follows:

Beginning at a point on the North Line of Parcel 2 as shown on a map recorded in Book 5 at Page 98 of Parcel Maps in the Office of the Kings County Recorder, which is 0.50 feet Easterly of the Northwest Corner thereof;

Thence South $89^{\circ}57'56''$ East, along the North Line of Said Parcel 2, a distance of 17.50 feet;

Thence South $00^{\circ}03'07''$ East, along a line parallel with and 68.00 feet Easterly of the West line of Said Section 23, also being 18.00 feet Easterly of the West line of said Parcel 2, a distance of 136.03 feet;

Thence South $44^{\circ}59'20''$ East, a distance of 14.16 feet;

Thence South $00^{\circ}03'07''$ East, along a line parallel with and 78.00 feet Easterly of said West line of Section 23, a distance of 21.50 feet;

Thence North $89^{\circ}55'34''$ West, a distance of 8.04 feet,

Thence on a Tangent Curve to the Right, concave Northeasterly, with a radius of 19.50 feet, through a Central Angle of $89^{\circ}52'27''$, an Arc Length of 30.59 feet;

Thence on a Tangent North $00^{\circ}03'07''$ West, along a line parallel with and 50.50 feet Easterly of the West Line of Said Section 23, a distance of 148.06 feet to the Point of Beginning;

Containing 3,115 square feet, more or less.



EXHIBIT

W. 1/4 COR. OF SEC. 23 18 21 FD. A
2" B.C., FLUSH IN CONC. STAMPED
LS 4375, PER K.C.C.R. 1723

S00° 03' 07"E 1270.61'

N89° 57' 56"W 50.00'
P.O.B.

L15

9.50'

7.50'

8.00'

10.00'

10' LANDSCAPE
EASEMENT

L16

L17

LANDSCAPE # 2
3,115 SQ. FT.

PROPOSED
BACK OF CURB
ALIGNMENT

50.50'

58.00'

78.00'

L18

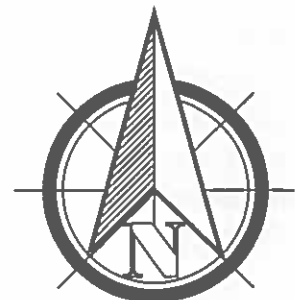
L19

L21

12TH AVENUE

BERKSHIRE LANE

Curve Table			
Curve #	Length	Radius	Delta
C3	30.59'	19.50'	89° 52' 27"



CIVIL ENGINEERS
ZUMWALT
HANSEN &
LAND SURVEYORS

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

**AREA TO BE MAINTAINED
FOR
TRACT 916**

Job No. 0637414
 Drawn By: JTZ
 Checked By: JZ
 Indexed By:
 Date: 01/15/2019

Sheet No.

4 of 5

AREA TO BE MAINTAINED

EXHIBIT "F-5A"

All that portion of the West Half of the West Half of the Southwest Quarter of Section 23, Township 18 South, Range 21 East, Mount Diablo Base Meridian, in the City of Hanford, County of Kings, State of California, according to the approved government township plats thereof, described as follows:

Beginning at a point on the South line of the Northerly 136.10 feet of the Designated Remainder as shown on a map recorded in Book 14 at Page 83 of Licensed Surveyor Plats in the Office of the Kings County Recorder, which is 0.50 feet Easterly of the Southwest Corner thereof;

Thence North $00^{\circ}03'07''$ West, along a line parallel with and 0.50 feet Easterly of the West line of said Designated Remainder, also being 50.50 feet Easterly of the West line of Said Section, a distance of 136.10 feet to a point on the North line of said Designated Remainder;

Thence North $00^{\circ}03'07''$ West, along the Northerly extension of the line that is parallel with and 0.50 feet Easterly of the West line of said Designated Remainder, a distance of 11.87 feet;

Thence on a Tangent Curve to the Right, concave Southeasterly, a Radius of 19.50 feet, through a Central Angle of $90^{\circ}07'33''$, an Arc Length of 30.67 feet;

Thence on a Tangent South $89^{\circ}55'34''$ East, a distance of 7.96 feet;

Thence South $00^{\circ}03'07''$ East, along a line parallel with and 28.00 feet Easterly of the West line of said Designated Remainder, a distance of 21.50 feet;

Thence South $45^{\circ}14'54''$ West, a distance of 14.07 feet;

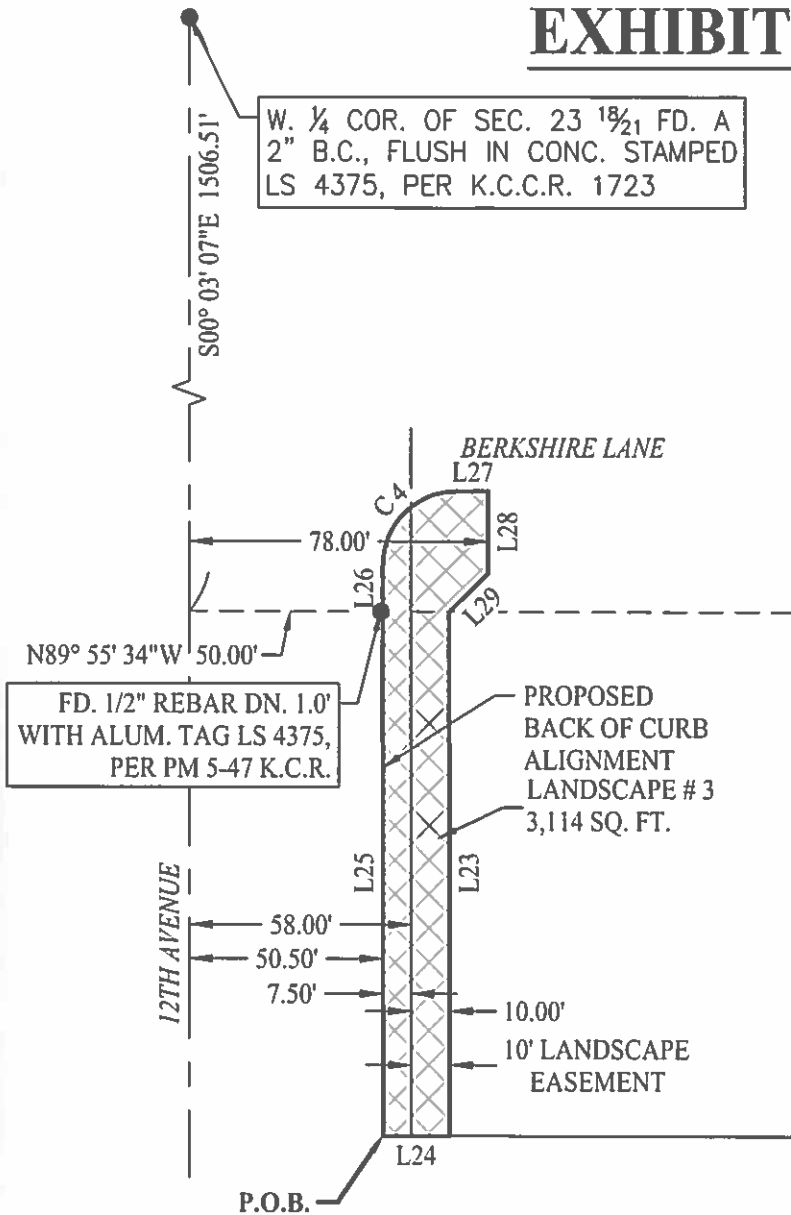
Thence South $00^{\circ}03'07''$ East, along a line parallel with and 18.00 feet Easterly of last said West line, a distance of 136.10 feet to a point on said South line.

Thence North $89^{\circ}55'34''$ West, along said South line, a distance of 17.50 feet to the Point of Beginning;

Containing 3,114 square feet, more or less.



EXHIBIT "F-5A"

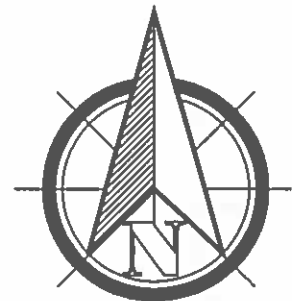


Line Table

Line #	Length	Bearing
L23	136.10'	S00° 03' 07"E
L24	17.50'	N89° 55' 34"W
L25	136.10'	N00° 03' 07"W
L26	11.87'	N00° 03' 07"W
L27	7.96'	S89° 55' 34"E
L28	21.50'	S00° 03' 07"E
L29	14.07'	S45° 14' 54"W

Curve Table

Curve #	Length	Radius	Delta
C4	30.67'	19.50'	90° 07' 33"



SCALE: 1"=50'

CIVIL ENGINEERS
**ZUMWALT
HANSEN & ASSOCIATES**
LAND SURVEYORS

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

AREA TO BE MAINTAINED
FOR
TRACT 916

Job No. 0637414
Drawn By: JTZ
Checked By: JZ
Indexed By:
Date: 01/15/2019

Sheet No.

5 of 5

RECORDING REQUESTED BY:

CITY OF HANFORD

WHEN RECORDED RETURN TO:

Sarah Martinez
 CITY OF HANFORD
 319 North Douty Street
 Hanford, California 93230

RESOLUTION NO. 19-17-R

**RESOLUTION OF THE CITY COUNCIL OF
 THE CITY OF HANFORD INITIATING PROCEEDINGS
 FOR THE CREATION OF ASSESSMENT DISTRICT NO.19-01
 PURSUANT TO THE LANDSCAPE AND LIGHTING ACT OF 1972
 FOR TRACT NO. 916 – PACIFIC GROVE ADDITION NO. 2.**

At a regular meeting of the City Council of the City of Hanford, duly called and held on June 17, 2019, at 7:00 p.m., it was moved by Council Member

_____, seconded by Council Member _____, and duly carried that the following resolutions be adopted:

WHEREAS, a determination has been made that it is necessary to create an assessment district for Tract No. 916 – Pacific Grove Addition No. 2 located within the City of Hanford, California for the purpose of maintenance of certain improvements related to said subdivision.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Hanford proposes to form an assessment district pursuant to the Landscaping and Lighting Act of 1972, for the purpose of maintaining the following improvements:

1. Decorative masonry block fencing, landscaping & irrigation systems improvements located along 12th Avenue and Bristol Lane adjacent to Tract 916.

2. Interior street lighting within Tract 916;

RESOLVED FURTHER, that the proposed assessment district shall be designated Assessment District No.19-01, City of Hanford, Kings County, California and shall include the land shown on the map designated "Assessment Diagram, Assessment District No. 19-01, City of Hanford, Kings County, California" which map is on file with the City Clerk for the City of Hanford and which map is hereby approved.

RESOLVED FURTHER, that the City Engineer of the City of Hanford is hereby designated engineer for the purpose of the formation of the Assessment District. The City Council hereby directs the engineer to prepare and file with the City Clerk a report in accordance with Section 22565, et. seq., of the California Streets and Highway Code.

Passed and adopted at a regular meeting of the City Council of the City of Hanford on June 17, 2019, by the following vote:

AYES: Council Member _____

NOES: Council Member _____

ABSTAIN: Council Member _____

ABSENT: Council Member _____

APPROVED: _____

City Clerk

I, SARAH MARTINEZ, 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 17th day of June, 2019.

Dated: _____, 2019 _____
City Clerk

RECORDING REQUESTED BY:

CITY OF HANFORD

WHEN RECORDED RETURN TO:

Sarah Martinez
 CITY OF HANFORD
 319 North Douty Street
 Hanford, California 93230

RESOLUTION NO. 19-18-R

**RESOLUTIONS OF THE CITY COUNCIL OF THE
 CITY OF HANFORD OF INTENTION TO LEVY
 ASSESSMENT AND CONFIRMATION OF ENGINEER'S REPORT**

At a regular meeting of the City Council of the City of Hanford, duly called and held on June 17, 2019, at 7:00 p.m., it was moved by Council Member _____, seconded by Council Member _____, and duly carried that the following resolutions be adopted:

WHEREAS, on June 17, 2019, the City Council of the City of Hanford adopted a resolution initiating proceedings for the creation of Assessment District No. 19-01 pursuant to the Landscape and Lighting Act of 1972 ("District") for Tract No. 916 – Pacific Grove Addition No. 2 ("Subdivision") and directing the preparation and filing of the Engineer's Report for the formation of the District;

WHEREAS, the City Engineer has prepared and filed with the City Clerk, an Engineer's Report which includes a full and detailed description of the improvements and boundaries of the District and any zones therein, and also sets forth proposed annual assessments upon assessable lots and parcels of land within the District;

WHEREAS, the Engineer's Report establishes that: (1) each lot or parcel of real property which is within the District and which is subject to the levy of the assessment

1 is receiving a special benefit from the public improvements identified in the Engineer's
2 Report and the maintenance thereof, above and beyond any general benefit to the
3 general public; and (2) the special benefit is proportionate to the amount of the
4 assessment;

5 WHEREAS, the improvements within the District include:

- 6 1. Decorative masonry block fencing, landscaping & irrigation systems
7 improvements located along 12th Avenue and Bristol Lane adjacent to
8 Tract 916.
- 9 2. Interior street lighting within Tract 916;

10 WHEREAS, the City Council of the City of Hanford reviewed the Engineer's
11 Report and intends to levy and collect the assessment for the District as set forth in the
12 Engineer's Report for the fiscal year 2020-2021;

13 NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of
14 Hanford approves the Engineer's Report as submitted for District;

15 RESOLVED FURTHER, that the City Council for the City of Hanford shall
16 hold a public hearing on its intention to form the District and levy the proposed
17 assessment for the District as set forth in the Engineer's Report, which public hearing
18 shall be held on August 6, 2019, at the hour of 7:00 p.m. in the City Council Chambers
19 of the Civic Auditorium in Hanford, California. At such public hearing, affected
20 property owners will be afforded an opportunity to give oral testimony and submit
21 written ballots identifying the affected property owners' support or opposition to the
22 proposed formation of the District and the levy of assessments for the District.

23 Passed and adopted at a regular meeting of the City Council of the City of
24 Hanford on June 17, 2019, by the following vote:

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

AYES: Council Member _____

 NOES: Council Member _____
 ABSTAIN: Council Member _____
 ABSENT: Council Member _____
 APPROVED: _____

ATTEST: _____
 City Clerk

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

I, SARAH MARTINEZ, 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 17th day of June, 2019.

Dated: _____, 2019 _____
 City Clerk



**AGENDA
STAFF REPORT**

MEETING DATE: 6/17/2019

AGENDA SECTION: L

SUBJECT:

Finance: Warrant Register

RECOMMENDATION:

Approve warrant register for \$1,594,690.75.

BACKGROUND:

FISCAL IMPACT:

ATTACHMENTS:

WARRANT REGISTER-DIVISION ORDER 6-17-19

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
001 GENERAL FUND	1155 PREPAID EXPENSE	6/4/19	134245	RAMUNDSEN SUPERIOR HOLDINGS LLC DBA SUPERION LLC	4,524.90	239755	MSK/ANNL MTC	
	1155 PREPAID EXPENSE	6/4/19	134245	RAMUNDSEN SUPERIOR HOLDINGS LLC DBA SUPERION LLC	54,419.58	239166	PENTAMATION/ANNL MTC	
	4120 SALES TAX	6/10/19	134365	MUNI SERVICES, LLC MUNI SERVICES, LLC	500.00	INV06-00601	STARS CY18 QTR4	
	1155 PREPAID EXPENSE	6/10/19	134381	RAMUNDSEN SUPERIOR HOLDINGS LLC DBA SUPERION LLC	11,223.62	238608	TRAKIT/ANNL MTCE	
	1480 REVOLVING POSTAGE	6/10/19	134384	MAILROOM FINANCE INC DBA TOTAL FUNDS	3,000.00	011679274	2019-06 CMRS-METER	
Division Total 001 GENERAL FUND					73,668.10			
1100 CITY COUNCIL	7770 TRAINING/TRAVEL/MEETING	6/4/19	134198	KINGS CO ASSOC OF GOVERNMENTS KINGS CO ASSOC OF GOVERNMENTS	100.00	108	A BRIENO SJV POLICY C	
	Division Total 1100 CITY COUNCIL				100.00			
1110 CITY MANAGER-CITY CLERK	7560 ADVERTISING & PUBLIC REL	6/4/19	134181	HANFORD SENTINEL CLASSIFIED HANFORD SENTINEL CLASSIFIED	138.56	89464-1	AD#89464-1	
	7560 ADVERTISING & PUBLIC REL	6/4/19	134181	HANFORD SENTINEL CLASSIFIED HANFORD SENTINEL CLASSIFIED	152.06	89465-1	AD#89465-1	
	7560 ADVERTISING & PUBLIC REL	6/4/19	134181	HANFORD SENTINEL CLASSIFIED HANFORD SENTINEL CLASSIFIED	161.31	89499-1	AD#89499-1	
	7495 PROF AND SPEC SERVICES	6/4/19	134227	QUALITY CODE PUBLISHING LLC QUALITY CODE PUBLISHING LLC	1,765.75	2019-160	HFD MUNI CODE SUPLM	
	7320 COMMUNICATIONS	6/4/19	134246	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	59.10	116872458-C	2019-05	
	7460 DUPLICATING EXPENSE	6/4/19	134262	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	29.44	2103675	2018-05	

Attachment: WARRANT REGISTER-DIVISION ORDER 6-17-19 (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	7770 TRAINING/TRAVEL/MEETING	6/6/19	134270	DARREL L PYLE DARREL L PYLE	61.50	TR PYLE34	ADV/SACTO 6/12-13	
	7560 ADVERTISING & PUBLIC REL	6/10/19	134344	HANFORD SENTINEL CLASSIFIED HANFORD SENTINEL CLASSIFIED	174.81	90636	AD#90636	
	7440 OFFICE EXPENSE	6/10/19	134368	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	75.05	11617359	BLANKET PURCHASE ORDER	
	Division Total 1110 CITY MANAGER-CITY CLERK				2,617.58			
1111 PERSONNEL	7495 PROF AND SPEC SERVICES	6/4/19	134166	JOSHUA R CHAVEZ CHAVEZ, JOSHUA R	269.99		TUITION	
	7495 PROF AND SPEC SERVICES	6/4/19	134232	ROLANDO JAIME ROLANDO JAIME	295.00		TUITION	
	7320 COMMUNICATIONS	6/4/19	134246	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	49.16	116872458-0	2019-05	
	7460 DUPLICATING EXPENSE	6/4/19	134262	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	41.45	2103675	2018-05	
	7496 GRP INSUR ADM EXPENSE	6/6/19	134263	FRANK ALVISO ALVISO, FRANK	119.00		RETIREE INSUR/CITY COST	
	7496 GRP INSUR ADM EXPENSE	6/6/19	134264	RICHARD BUTTS BUTTS, RICHARD	119.00		RETIREE INSUR/CITY COST	
	7496 GRP INSUR ADM EXPENSE	6/6/19	134265	JOHN M CAIN CAIN, JOHN M	119.00		RETIREE INSUR/CITY COST	
	7496 GRP INSUR ADM EXPENSE	6/6/19	134266	NICHOLAS CARDARAS CARDARAS, NICHOLAS	119.00		RETIREE INSUR/CITY COST	
	7496 GRP INSUR ADM EXPENSE	6/6/19	134267	TERRY CARR CARR, TERRY	119.00		RETIREE INSUR/CITY COST	
	7496 GRP INSUR ADM EXPENSE	6/6/19	134268	DEBORAH CASSERA CASSERA, DEBORAH	119.00		RETIREE INSUR/CITY COST	
	7496 GRP INSUR ADM EXPENSE	6/6/19	134269	JERRY CHOW CHOW, JERRY	119.00		RETIREE INSUR/CITY COST	

Attachment: WARRANT REGISTER-DIVISION ORDER 6-17-19 (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	6/6/19	134271	BRIAN DECUIR	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			DECUIR, BRIAN				
	7496	6/6/19	134272	DOLORES GALLEGOS	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			GALLEGOS, DOLORES				
	7496	6/6/19	134273	DAVID E GARCIA	119.00		RETIREE INCUR/CITY COST	
	GRP INSUR ADM EXPENSE			GARCIA, DAVID E				
	7496	6/6/19	134275	JOHN L GOMES	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			GOMES, JOHN L				
	7496	6/6/19	134276	DON GREEN	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			GREEN, DON				
	7496	6/6/19	134277	CATHY GREGORY	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			GREGORY, CATHY				
	7496	6/6/19	134278	ROBERT HERNANDEZ	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			HERNANDEZ, ROBERT				
	7496	6/6/19	134279	CHRIS JORDAN	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			JORDAN, CHRIS				
	7496	6/6/19	134280	ARTHUR KNIGHT	119.00		RETIREE INSUR/CITY COST	
	GRP INSUR ADM EXPENSE			KNIGHT, ARTHUR				
	7495	6/6/19	134281	LIEBERT CASSIDY WHITMORE	600.00	1470092	LEGAL SERVICES	
	PROF AND SPEC SERVICES			LIEBERT CASSIDY WHITMORE				
	7495	6/6/19	134281	LIEBERT CASSIDY WHITMORE	296.00	1471588	LEGAL SERVICES	
	PROF AND SPEC SERVICES			LIEBERT CASSIDY WHITMORE				
	7495	6/6/19	134281	LIEBERT CASSIDY WHITMORE	111.00	1473020	LEGAL SERVICES	
	PROF AND SPEC SERVICES			LIEBERT CASSIDY WHITMORE				
	7495	6/6/19	134281	LIEBERT CASSIDY WHITMORE	481.00	1474501	LEGAL SERVICES	
	PROF AND SPEC SERVICES			LIEBERT CASSIDY WHITMORE				
	7495	6/6/19	134281	LIEBERT CASSIDY WHITMORE	111.00	1475991	LEGAL SERVICES	
	PROF AND SPEC SERVICES			LIEBERT CASSIDY WHITMORE				
	7495	6/6/19	134281	LIEBERT CASSIDY WHITMORE	1,036.00	1477600	LEGAL SERVICES	
	PROF AND SPEC SERVICES			LIEBERT CASSIDY WHITMORE				

Attachment: WARRANT REGISTER-DIVISION ORDER 6-17-19 (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	6/6/19	134282	JOHN LOBOA LOBOA, JOHN	119.00		RETIREE INSUR/CITY COST	
	7496 GRP INSUR ADM EXPENSE	6/6/19	134283	GLORIA LOPEZ LOPEZ, GLORIA	119.00		RETIREE INSUR/CITY COST	
	7496 GRP INSUR ADM EXPENSE	6/6/19	134284	MANUEL MEDRANO MEDRANO, MANUEL	119.00		RETIREE INSUR/CITY COST	
	7496 GRP INSUR ADM EXPENSE	6/6/19	134285	PETER M MOES MOES, PETER M	119.00		RETIREE INSUR/CITY COST	
	7496 GRP INSUR ADM EXPENSE	6/6/19	134286	LUIS M NAVARRO NAVARRO, LUIS M	119.00		RETIREE INSUR/CITY COST	
	7496 GRP INSUR ADM EXPENSE	6/6/19	134288	JOE H RAMSEY RAMSEY, JOE H	119.00		RETIREE INSUR/CITY COST	
	7496 GRP INSUR ADM EXPENSE	6/6/19	134289	DAVID REBELO REBELO, DAVID	119.00		RETIREE INSUR/CITY COST	
	7496 GRP INSUR ADM EXPENSE	6/6/19	134290	JERRY REED REED, JERRY	119.00		RETIREE INSUR/CITY COST	
	7496 GRP INSUR ADM EXPENSE	6/6/19	134291	JAN REYNOLDS REYNOLDS, JAN	119.00		RETIREE INSUR/CITY COST	
	7496 GRP INSUR ADM EXPENSE	6/6/19	134293	GEORGE SEPEDA SEPEDA, GEORGE	119.00		RETIREE INSUR/CITY COST	
	7496 GRP INSUR ADM EXPENSE	6/6/19	134294	WES YEARY YEARY, WES	119.00		RETIREE INSUR/CITY COST	
	7495 PROF AND SPEC SERVICES	6/10/19	134313	AMY RODRIGUEZ AMY RODRIGUEZ	138.00		TUITION	
	7495 PROF AND SPEC SERVICES	6/10/19	134326	CHANDLER HARRIS CHANDLER HARRIS	500.00		REISSUE CK# 132397	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134330	CRESTLINE SPECIALTIES INC CRESTLINE SPECIALTIES INC	384.52	3828177	PROMO ITEMS	
	7496 GRP INSUR ADM EXPENSE	6/10/19	134339	JOHN L GOMES GOMES, JOHN L	119.00		REISSUE CK# 132576	

Attachment: WARRANT REGISTER-DIVISION ORDER 6-17-19 (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	7440	6/10/19	134368	OFFICE DEPOT (CONTRACT)	170.45	11617359	BLANKET PURCHASE ORDER	
	OFFICE EXPENSE			OFFICE DEPOT				
	7440	6/10/19	134388	UNITED STATES TREASURY	423.85		PCORI FEES 2019	
	OFFICE EXPENSE			UNITED STATES TREASURY				
Division Total 1111 PERSONNEL					8,239.42			
1201 FINANCE-ACCOUNTING	7320	6/4/19	134246	U S TELEPACIFIC CORP DBA	59.10	116872458-	2019-05	
	COMMUNICATIONS			T P X COMMUNICATIONS				
	7999	6/4/19	134252	U S BANK CORPORATE PAYMENT SYSTEM	21,564.91		CAL CARD 2019-05	
	CAL CARD CLEARING			U S BANK CORP - CAL CARD				
	7460	6/4/19	134262	ZOOM IMAGING SOLUTIONS INC	292.86	2103675	2018-05	
	DUPLICATING EXPENSE			ZOOM IMAGING SOLUTIONS INC				
	7956-001	6/6/19	134287	PINNACLE POINTE, LLC	89,638.75		CY19 Q1 COSTCO PMT	
	COSTCO PINNACLE AGT			PINNACLE POINTE, LLC				
	7440	6/10/19	134368	OFFICE DEPOT (CONTRACT)	611.33	11617359	BLANKET PURCHASE ORDER	
	OFFICE EXPENSE			OFFICE DEPOT				
Division Total 1201 FINANCE-ACCOUNTING					112,166.95			
1210 FINANCE-UTILITY BILLING	7495	6/4/19	134177	GARDA CL WEST INC	635.18	10489453	2019-06	
	PROF AND SPEC SERVICES			GARDA CL WEST INC				
	7455	6/4/19	134208	MAILFINANCE INC	1,039.64	N7740822	MAIL/FOLDER FY20 QTR1	
	POSTAGE AND FREIGHT			MAILFINANCE INC				
	7455	6/4/19	134226	REBECCA KOZLOWSKI DBA	20.16	410062449	05/13-05/17/19	
	POSTAGE AND FREIGHT			PRESORT CENTER OF FRESNO, LLC				
	7455	6/4/19	134226	REBECCA KOZLOWSKI DBA	16.75	410062666	05/20-05/24/19	
	POSTAGE AND FREIGHT			PRESORT CENTER OF FRESNO, LLC				
7320	6/4/19	134246	U S TELEPACIFIC CORP DBA	59.10	116872458-	2019-05		
	COMMUNICATIONS			T P X COMMUNICATIONS				

Attachment: WARRANT REGISTER-DIVISION ORDER 6-17-19 (FIN: WARRANT REGISTER)

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1210 FINANCE-UTILITY BILLING	7440 OFFICE EXPENSE	6/4/19	134262	ZOOM IMAGING SOLUTIONS INC	109.36	2103675	2018-05	
				ZOOM IMAGING SOLUTIONS INC				
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134360	LOWE'S	41.83		BLANKET PURCHASE ORDER	
	7440 OFFICE EXPENSE	6/10/19	134368	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	306.04	11617359	BLANKET PURCHASE ORDER	
Division Total 1210 FINANCE-UTILITY BILLING					2,228.06			
1300 CITY ATTORNEY/LEGAL SVCS	7490 CONTRACTED LEGAL SERVICE	6/10/19	134340	GRISWOLD, LASALLE, COBB, DOWD & GIN	401.50		AGENCIES/COMM	
				GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7490 CONTRACTED LEGAL SERVICE	6/10/19	134340	GRISWOLD, LASALLE, COBB, DOWD & GIN	302.05		CITY CLERK	
				GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7490 CONTRACTED LEGAL SERVICE	6/10/19	134340	GRISWOLD, LASALLE, COBB, DOWD & GIN	171.25		CITY MGR MATTERS	
				GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7490 CONTRACTED LEGAL SERVICE	6/10/19	134340	GRISWOLD, LASALLE, COBB, DOWD & GIN	506.25		CODE ENFORCEMENT	
				GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7490 CONTRACTED LEGAL SERVICE	6/10/19	134340	GRISWOLD, LASALLE, COBB, DOWD & GIN	1,073.50		COMMUNITY DEVELOP	
				GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7490 CONTRACTED LEGAL SERVICE	6/10/19	134340	GRISWOLD, LASALLE, COBB, DOWD & GIN	25.00		COUNCIL ADMIN	
				GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7490 CONTRACTED LEGAL SERVICE	6/10/19	134340	GRISWOLD, LASALLE, COBB, DOWD & GIN	1,842.04		ENG & UTIL	
				GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7490 CONTRACTED LEGAL SERVICE	6/10/19	134340	GRISWOLD, LASALLE, COBB, DOWD & GIN	424.35		FINANCE	
				GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7490 CONTRACTED LEGAL SERVICE	6/10/19	134340	GRISWOLD, LASALLE, COBB, DOWD & GIN	2,053.75		FIRE	
				GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7490 CONTRACTED LEGAL SERVICE	6/10/19	134340	GRISWOLD, LASALLE, COBB, DOWD & GIN	9,138.95		MEETINGS	
				GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7490 CONTRACTED LEGAL SERVICE	6/10/19	134340	GRISWOLD, LASALLE, COBB, DOWD & GIN	1,200.95		POLICE	
				GRISWOLD, LASALLE, COBB, DOWD & GIN				

Attachment: WARRANT REGISTER-DIVISION ORDER 6-17-19 (FIN: WARRANT REGISTER)

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1300 CITY ATTORNEY/LEGAL SVCS	7490 CONTRACTED LEGAL SERVICE	6/10/19	134340	GRISWOLD, LASALLE, COBB, DOWD & GIN	31.00		PROPERTY MGMT	
				GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7490 CONTRACTED LEGAL SERVICE	6/10/19	134340	GRISWOLD, LASALLE, COBB, DOWD & GIN	420.00		PUBLIC WORKS	
				GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7490 CONTRACTED LEGAL SERVICE	6/10/19	134340	GRISWOLD, LASALLE, COBB, DOWD & GIN	373.50		RECREATION	
				GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7518 SPECIAL LEGAL SERVICES	6/10/19	134340	GRISWOLD, LASALLE, COBB, DOWD & GIN	133.50		COSTCO	
				GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7518 SPECIAL LEGAL SERVICES	6/10/19	134340	GRISWOLD, LASALLE, COBB, DOWD & GIN	177.50		EDA GRANT	
				GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7518 SPECIAL LEGAL SERVICES	6/10/19	134340	GRISWOLD, LASALLE, COBB, DOWD & GIN	1,344.50		HOMELESS	
				GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7518 SPECIAL LEGAL SERVICES	6/10/19	134340	GRISWOLD, LASALLE, COBB, DOWD & GIN	1,670.15		LABOR FIRE CAPT/FF	
				GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7518 SPECIAL LEGAL SERVICES	6/10/19	134340	GRISWOLD, LASALLE, COBB, DOWD & GIN	22.50		LABOR GENERAL UNIT	
				GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7518 SPECIAL LEGAL SERVICES	6/10/19	134340	GRISWOLD, LASALLE, COBB, DOWD & GIN	16,776.40		LITIG HELENA	
				GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7518 SPECIAL LEGAL SERVICES	6/10/19	134340	GRISWOLD, LASALLE, COBB, DOWD & GIN	467.47		LITIG HSR ED	
				GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7518 SPECIAL LEGAL SERVICES	6/10/19	134340	GRISWOLD, LASALLE, COBB, DOWD & GIN	86.10		LITIG SJVEDC	
				GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7518 SPECIAL LEGAL SERVICES	6/10/19	134340	GRISWOLD, LASALLE, COBB, DOWD & GIN	5,794.45		PFA ENER SOLUTIONS	
				GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7518 SPECIAL LEGAL SERVICES	6/10/19	134340	GRISWOLD, LASALLE, COBB, DOWD & GIN	1,953.68		REAL ESTATE	
				GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7518 SPECIAL LEGAL SERVICES	6/10/19	134340	GRISWOLD, LASALLE, COBB, DOWD & GIN	2,400.70		RMA	
				GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7519 LIABILITY RISK MANAGEMENT	6/10/19	134340	GRISWOLD, LASALLE, COBB, DOWD & GIN	209.25		LITIG AVALOS	
				GRISWOLD, LASALLE, COBB, DOWD & GIN				

Attachment: WARRANT REGISTER-DIVISION ORDER 6-17-19 (FIN: WARRANT REGISTER)

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1300 CITY ATTORNEY/LEGAL SVCS	7519 LIABILITY RISK MANAGEMENT	6/10/19	134340	GRISWOLD, LASALLE, COBB, DOWD & GIN	66.00		LITIG BASTILLE LEASE	
				GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7519 LIABILITY RISK MANAGEMENT	6/10/19	134340	GRISWOLD, LASALLE, COBB, DOWD & GIN	332.95		LITIG MEDINA	
				GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7519 LIABILITY RISK MANAGEMENT	6/10/19	134340	GRISWOLD, LASALLE, COBB, DOWD & GIN	307.80		LITIG PEREZ	
				GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7519 LIABILITY RISK MANAGEMENT	6/10/19	134340	GRISWOLD, LASALLE, COBB, DOWD & GIN	620.15		LITIG TAFOLLA	
				GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7519 LIABILITY RISK MANAGEMENT	6/10/19	134340	GRISWOLD, LASALLE, COBB, DOWD & GIN	16,860.34		LITIG VALDEZ	
				GRISWOLD, LASALLE, COBB, DOWD & GIN				
	7519 LIABILITY RISK MANAGEMENT	6/10/19	134340	GRISWOLD, LASALLE, COBB, DOWD & GIN	921.80		LITIG WOUNDED SOLDIER	
				GRISWOLD, LASALLE, COBB, DOWD & GIN				
Division Total 1300 CITY ATTORNEY/LEGAL SVCS					68,109.33			
1309 LIABILITY INSURANCE	7333 INSUR-LIABILITY DEDUCT	5/29/19	134137	STEVEN TE DBA	950.00		SETTLEMENT OF CLAIM	
				A & W RESTAURANT				
	7330 LIABILITY INSURANCE	6/10/19	134321	PRIME ACTUARIAL CONSULTING LLC DBA	4,250.00	27091	ACTUARIAL/LIABILITY	
				BICKMORE ACTUARIAL				
	7330 LIABILITY INSURANCE	6/10/19	134321	PRIME ACTUARIAL CONSULTING LLC DBA	4,250.00	27091	ACTUARIAL/WCOMP	
				BICKMORE ACTUARIAL				
	7330 LIABILITY INSURANCE	6/10/19	134321	PRIME ACTUARIAL CONSULTING LLC DBA	(2,000.00)	27091	LESS CSAC SUBSIDY	
				BICKMORE ACTUARIAL				
	7330 LIABILITY INSURANCE	6/10/19	134321	PRIME ACTUARIAL CONSULTING LLC DBA	(2,000.00)	27091	LESS CSAC SUBSIDY	
				BICKMORE ACTUARIAL				
	7330 LIABILITY INSURANCE	6/10/19	134393	YORK RISK SERVICES GROUP, INC	4,534.60		2019-05 SVC FEE	
				YORK RISK SERVICES GROUP, INC-LIAB				
Division Total 1309 LIABILITY INSURANCE					9,984.60			

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1315 COMPUTER MAINTENANCE	7320 COMMUNICATIONS	6/4/19	134246	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	39.40	116872458-0	2019-05	
	7495 PROF AND SPEC SERVICES	6/10/19	134328	COMPUTER SYSTEMS PLUS INC COMPUTER SYSTEMS PLUS INC	1,752.25	97621	2019-05 SCAN/HOSTING	
	7495 PROF AND SPEC SERVICES	6/10/19	134382	SWAGIT PRODUCTIONS, LLC SWAGIT PRODUCTIONS, LLC	50.00	13017	2019-05 AUD STREAM	
	Division Total 1315 COMPUTER MAINTENANCE				1,841.65			
1411 PLANNING	7320 COMMUNICATIONS	6/4/19	134246	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	39.40	116872458-0	2019-05	
	7460 DUPLICATING EXPENSE	6/4/19	134262	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	7.83	2103675	2018-05	
	7560 ADVERTISING & PUBLIC REL	6/10/19	134345	HANFORD SENTINEL 234-60007669 HANFORD SENTINEL LEGAL	167.31	90590	BLANKET PURCHASE ORDER	
	7440 OFFICE EXPENSE	6/10/19	134368	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	124.89	11617359	BLANKET PURCHASE ORDER	
	Division Total 1411 PLANNING				339.43			
1412 BUILDING INSPECTION	7320 COMMUNICATIONS	6/4/19	134246	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	108.35	116872458-0	2019-05	
	7460 DUPLICATING EXPENSE	6/4/19	134262	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	65.24	2103675	2018-05	
	7495 PROF AND SPEC SERVICES	6/10/19	134350	INTERWEST CONSULTING GROUP INC INTERWEST CONSULTING GROUP INC	4,055.71	49772	PROF SVCS 4/1-30	
	7440 OFFICE EXPENSE	6/10/19	134368	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	57.77	11617359	BLANKET PURCHASE ORDER	
	Division Total 1412 BUILDING INSPECTION				4,287.07			

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1413 CITY HFD PUBLIC HSG AUTH	7320 COMMUNICATIONS	6/4/19	134246	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	29.55	116872458-0	2019-05	
	7460 DUPLICATING EXPENSE	6/4/19	134262	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	11.90	2103675	2018-05	
	7440 OFFICE EXPENSE	6/10/19	134368	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	471.74	11617359	BLANKET PURCHASE ORDER	
Division Total 1413 CITY HFD PUBLIC HSG AUTH					513.19			
1450-018 CDBG ENTITLEMENT 2018/19	7531-001 HOUSING REHAB	5/29/19	134139	ALEX A BURGOS DBA BURGOS AIR CONDITIONING & HEATING	1,000.00	5537	HVAC 10884 MALTA ST	
Division Total 1450-018 CDBG ENTITLEMENT 2018/19					1,000.00			
1460-001 HOME REVOLVING REUSE FUND	7945-002 HOUSING LOANS-REUSE FUN	5/29/19	134140	CHICAGO TITLE CO CHICAGO TITLE CO	75,000.00		GMS4408 1425 BENGSTON	
	7945-002 HOUSING LOANS-REUSE FUN	5/29/19	134140	CHICAGO TITLE CO CHICAGO TITLE CO	(75,000.00)		GMS4408 1425 BENGSTON	Y
Division Total 1460-001 HOME REVOLVING REUSE FUND					0.00			
1511 POLICE-SUPPORT SERVICE	7770 TRAINING/TRAVEL/MEETING	5/29/19	134142	NANCY GALLEGOS GALLEGOS, NANCY	458.00	TR GALLEG	ADV/PIGEON 6/22-29	
	7770 TRAINING/TRAVEL/MEETING	5/29/19	134142	NANCY GALLEGOS GALLEGOS, NANCY	1,294.26	TR GALLEG	LDG/PIGEON 6/22-29	
	7770 TRAINING/TRAVEL/MEETING	5/29/19	134144	STEPHANIE HUDDLESTON HUDDLESTON, STEPHANIE	458.00	TR HUDDLE	ADV/PIGEON 6/22-29	
	7770 TRAINING/TRAVEL/MEETING	5/29/19	134144	STEPHANIE HUDDLESTON HUDDLESTON, STEPHANIE	405.44	TR HUDDLE	CAR/PIGEON 6/22-29	
	7770 TRAINING/TRAVEL/MEETING	5/29/19	134144	STEPHANIE HUDDLESTON HUDDLESTON, STEPHANIE	1,294.26	TR HUDDLE	LDG/PIGEON 6/22-29	

Attachment: WARRANT REGISTER-DIVISION ORDER 6-17-19 (FIN: WARRANT REGISTER)

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1511 POLICE-SUPPORT SERVICE	7580	6/4/19	134151	AMERIPRIDE UNIFORM SERVICE	71.69	1502366317	RUGS	
	RENTS AND LEASES-EQUIP			AMERIPRIDE UNIFORM SERVICE				
	7580	6/4/19	134151	AMERIPRIDE UNIFORM SERVICE	71.69	1502377552	RUGS	
	RENTS AND LEASES-EQUIP			AMERIPRIDE UNIFORM SERVICE				
	7770	6/4/19	134163	RUBEN A CANO	379.50	TR CANO10	ADV/CAMARILLO 6/9-14	
	TRAINING/TRAVEL/MEETING			CANO, RUBEN A				
	7770	6/4/19	134163	RUBEN A CANO	678.00	TR CANO10	LDG/CAMARILLO 6/9-14	
	TRAINING/TRAVEL/MEETING			CANO, RUBEN A				
	7495	6/4/19	134167	COMCAST CABLE COMMUNICATIONS, INC	199.95	0695141 5/1	INV INTERNET	
	PROF AND SPEC SERVICES			COMCAST CABLE COMMUNICATIONS, INC				
	7495	6/4/19	134168	COMCAST CABLE COMMUNICATIONS, INC	249.95	0704471 6/1	PAL INTERNET	
	PROF AND SPEC SERVICES			COMCAST CABLE COMMUNICATIONS, INC				
	7770	6/4/19	134175	FRESNO POLICE REGIONAL TRNG CTR	406.00	5380	REG/LEEDS 4/9-11	
	TRAINING/TRAVEL/MEETING			FRESNO POLICE REGIONAL TRNG CTR				
	7770	6/4/19	134216	MEDEIROS, CHAD	99.00	EXP 3/26-28	EXP/FRESNO 3/26-28	
	TRAINING/TRAVEL/MEETING			MEDEIROS, CHAD				
	7770	6/4/19	134216	MEDEIROS, CHAD	85.00	EXP 4/15-19	EXP/FRESNO 4/15-19	
	TRAINING/TRAVEL/MEETING			MEDEIROS, CHAD				
	7785	6/4/19	134238	SOUTHERN CALIF GAS CO	47.67		2019-05	
	UTILITIES-GAS			SOUTHERN CALIF GAS CO				
	7580	6/4/19	134239	STERICYCLE, INC	33.43	3004701696	WASTE DISPOSAL	
	RENTS AND LEASES-EQUIP			STERICYCLE, INC				
	7770	6/4/19	134240	JASON STINGLEY	99.00	EXP 1/15-17	EXP/FRESNO 1/15-17	
	TRAINING/TRAVEL/MEETING			STINGLEY, JASON				
	7320	6/4/19	134246	U S TELEPACIFIC CORP DBA	544.43	116872458-0	2019-05	
	COMMUNICATIONS			T P X COMMUNICATIONS				
	7770	6/10/19	134311	CHAD ALLEN	99.00	EXP 5/28-30	EXP/FRESNO 5/28-30	
	TRAINING/TRAVEL/MEETING			ALLEN, CHAD				
	7770	6/10/19	134337	NANCY GALLEGOS	99.00	EXP 5/28-30	EXP/FRESNO 5/28-30	
	TRAINING/TRAVEL/MEETING			GALLEGOS, NANCY				

Attachment: WARRANT REGISTER-DIVISION ORDER 6-17-19 (FIN: WARRANT REGISTER)

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1511 POLICE-SUPPORT SERVICE	7603 SWAT	6/10/19	134372	PROFORCE LAW ENFORCEMENT PROFORCE LAW ENFORCEMENT	37.27	374870	511 TDU MULTI PANT SM SH	
	7603 SWAT	6/10/19	134372	PROFORCE LAW ENFORCEMENT PROFORCE LAW ENFORCEMENT	74.54	374870	511 TDU MULTI PANT LG SHO	
	7603 SWAT	6/10/19	134372	PROFORCE LAW ENFORCEMENT PROFORCE LAW ENFORCEMENT	274.26	374870	511 TDU MULTI RA SHIRT LG	
	7785 UTILITIES-GAS	6/10/19	134379	SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	14.79		2019-05	
	7495 PROF AND SPEC SERVICES	6/10/19	134385	TRANSUNION RISK & ALTERNATIVE DATA TRANSUNION RISK & ALTERNATIVE DATA	66.85	47911 5/19	ACCT 47911 SEARCH/RPTS/12	
Division Total 1511 POLICE-SUPPORT SERVICE					7,540.98			
1512-1 POLICE-RECORDS	7460 DUPLICATING EXPENSE	6/4/19	134210	MARLIN LEASING CORP DBA MARLIN BUSINESS BANK	610.14	17003153	LEASE -KYOCERA 401-12174	
	7455 POSTAGE AND FREIGHT	6/4/19	134224	PITNEY BOWES INC PITNEY BOWES INC (61701)	167.97	3103143805	POSTAGE MACHINE	
	7460 DUPLICATING EXPENSE	6/4/19	134262	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	306.31	2103675	2018-05	
	7440 OFFICE EXPENSE	6/10/19	134368	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	1,381.18	11617359	BLANKET PURCHASE ORDER	
	7460 DUPLICATING EXPENSE	6/10/19	134368	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	375.27	11617359	BLANKET PURCHASE ORDER	
	7455 POSTAGE AND FREIGHT	6/10/19	134369	EXPRESS MESSENGER SYSTEMS DBA ON TRAC	13.93	8936421	SHIPPING AXON	
	7455 POSTAGE AND FREIGHT	6/10/19	134371	PITNEY BOWES / PURCHASE POWER PITNEY BOWES / PURCHASE POWER	420.99		2019-05 POSTAGE	
Division Total 1512-1 POLICE-RECORDS					3,275.79			

Attachment: WARRANT REGISTER-DIVISION ORDER 6-17-19 (FIN: WARRANT REGISTER)

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1512-2 POLICE-COMMUNICATIONS	7770 TRAINING/TRAVEL/MEETINGS	5/29/19	134145	JANET GIBBS JANET GIBBS	57.38	EXP 3/10-13	EXP/SANDIEGO 3/10-13	
Division Total 1512-2 POLICE-COMMUNICATIONS					57.38			
1513 POLICE-OPERATIONS	7533 GRAFFITI CONTROL	6/4/19	134174	SHERWIN WILLIAMS COMPANY DBA FRAZEE INDUSTRIES	9.57	1961914005	PAINT & SUPPLIES	
	7412 EQUIPMENT MAINTENANCE	6/10/19	134329	COOK'S COMMUNICATIONS CORP COOK'S COMMUNICATIONS CORP	125.00	140381	COMPUTER SWAP	
	7412 EQUIPMENT MAINTENANCE	6/10/19	134329	COOK'S COMMUNICATIONS CORP COOK'S COMMUNICATIONS CORP	208.66	140773	K9 DOOR POP ISSUE	
	7495 PROF AND SPEC SERVICES	6/10/19	134346	HANFORD VETERINARY HOSPITAL, INC HANFORD VETERINARY HOSPITAL, INC	18.50	1115494	K9 NICO EXAM	
	7495 PROF AND SPEC SERVICES	6/10/19	134346	HANFORD VETERINARY HOSPITAL, INC HANFORD VETERINARY HOSPITAL, INC	73.53	1116082	K9 POKER FOOD	
	7495 PROF AND SPEC SERVICES	6/10/19	134346	HANFORD VETERINARY HOSPITAL, INC HANFORD VETERINARY HOSPITAL, INC	36.77	1115505	K9 TIG FOOD	
Division Total 1513 POLICE-OPERATIONS					472.03			
1518 POLICE-ANIMAL CONTROL	7495 PROF AND SPEC SERVICES	6/10/19	134346	HANFORD VETERINARY HOSPITAL, INC HANFORD VETERINARY HOSPITAL, INC	370.94	1115142	EMERGENCY EXAM	
	7495 PROF AND SPEC SERVICES	6/10/19	134346	HANFORD VETERINARY HOSPITAL, INC HANFORD VETERINARY HOSPITAL, INC	90.05	1115175	EMERGENCY EXAM	
	7495 PROF AND SPEC SERVICES	6/10/19	134346	HANFORD VETERINARY HOSPITAL, INC HANFORD VETERINARY HOSPITAL, INC	90.05	1116152	EMERGENCY EXAM	
	7495 PROF AND SPEC SERVICES	6/10/19	134346	HANFORD VETERINARY HOSPITAL, INC HANFORD VETERINARY HOSPITAL, INC	90.05	1116167	EMERGENCY EXAM	
Division Total 1518 POLICE-ANIMAL CONTROL					641.09			

Attachment: WARRANT REGISTER-DIVISION ORDER 6-17-19 (FIN: WARRANT REGISTER)

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1610 FIRE-ADMIN/SUPPRESSION	7770 TRAINING/TRAVEL/MEETING	6/4/19	134157	JARED BRACY BRACY, JARED	62.50	TR BRACY1	ADV/WI 6/5-8	
	7770 TRAINING/TRAVEL/MEETING	6/4/19	134173	FRANCISCO ETULAIN FRANCISCO ETULAIN	62.50	TR ETULAIN	ADV/WI 6/5-8	
	7600 SPECIAL DEPARTMENTAL EX	6/4/19	134185	HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE- SUPPLYWORKS	84.98		BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	6/4/19	134201	KINGS INDUSTRIAL OCCUP MEDICAL CTR KINGS INDUSTRIAL OCCUP MEDICAL CTR	875.00	60288	RES QUESTNRE 2019	
	7600-016 SDE-AMBULANCE FINES	6/4/19	134220	MOTOROLA SOLUTIONS, INC MOTOROLA SOLUTIONS, INC	13.92	16052760	1/4 WAVE ROOF TOP 150.8-16	
	7600-016 SDE-AMBULANCE FINES	6/4/19	134220	MOTOROLA SOLUTIONS, INC MOTOROLA SOLUTIONS, INC	1,739.83	16052760	APX6500VHF RADIO	
	7600-016 SDE-AMBULANCE FINES	6/4/19	134220	MOTOROLA SOLUTIONS, INC MOTOROLA SOLUTIONS, INC	367.52	16052760	ASTRO DIGITAL CAI OPERATI	
	7600-016 SDE-AMBULANCE FINES	6/4/19	134220	MOTOROLA SOLUTIONS, INC MOTOROLA SOLUTIONS, INC	42.82	16052760	AUXILARY SPKR 7.5 WATT	
	7600-016 SDE-AMBULANCE FINES	6/4/19	134220	MOTOROLA SOLUTIONS, INC MOTOROLA SOLUTIONS, INC	356.81	16052760	CONVENTIONAL OP APX6500	
	7600-016 SDE-AMBULANCE FINES	6/4/19	134220	MOTOROLA SOLUTIONS, INC MOTOROLA SOLUTIONS, INC	89.20	16052760	DASH MOUNT	
	7600-016 SDE-AMBULANCE FINES	6/4/19	134220	MOTOROLA SOLUTIONS, INC MOTOROLA SOLUTIONS, INC	288.38	16052760	ESTIMATED SHIPPING/HANDLI	
	7600-016 SDE-AMBULANCE FINES	6/4/19	134220	MOTOROLA SOLUTIONS, INC MOTOROLA SOLUTIONS, INC	308.29	16052760	O5 CONTROL HEAD	
	7600-016 SDE-AMBULANCE FINES	6/4/19	134220	MOTOROLA SOLUTIONS, INC MOTOROLA SOLUTIONS, INC	51.38	16052760	STD PALM MICROPHONE	
	7785 UTILITIES-GAS	6/4/19	134238	SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	80.38		2019-05 STA#2	
	7785 UTILITIES-GAS	6/4/19	134238	SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	36.32		2019-05 STA#3	

Attachment: WARRANT REGISTER-DIVISION ORDER 6-17-19 (FIN: WARRANT REGISTER)

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1610 FIRE-ADMIN/SUPPRESSION	7320 COMMUNICATIONS	6/4/19	134246	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	226.55	116872458-C	2019-05	
	7455 POSTAGE AND FREIGHT	6/4/19	134251	TWO EAGER DREAMS INC DBA U P S STORE #3921	26.16	1926	BLANKET PURCHASE ORDER	
	7455 POSTAGE AND FREIGHT	6/4/19	134251	TWO EAGER DREAMS INC DBA U P S STORE #3921	118.43	6359	BLANKET PURCHASE ORDER	
	7320 COMMUNICATIONS	6/4/19	134257	VERIZON WIRELESS VERIZON WIRELESS	166.76	9830269635	342019390 DATA PORTS	
	7770 TRAINING/TRAVEL/MEETING	6/4/19	134258	DEREK WEISSER WEISSER, DEREK	62.50	TR WEISSEI	ADV/WI 6/5-8	
	7460 DUPLICATING EXPENSE	6/4/19	134262	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	57.34	2103675	2018-05	
	7010 REGULAR EMPLOYEES	6/7/19	134307	THOMAS LEE THOMAS LEE	2,854.20		CY19 PP012 NO DIR DEP	
	Division Total 1610 FIRE-ADMIN/SUPPRESSION				7,971.77			
1611 FIRE-FIRE PREVENTION	7770 TRAINING/TRAVEL/MEETING	6/4/19	134213	GABRIEL MARTINEZ MARTINEZ GABRIEL	305.00	TR MARTINI	ADV/SLO 6/23-28	
Division Total 1611 FIRE-FIRE PREVENTION				305.00				
1710 PARKS & REC-ADMIN	7450 PUBLICATIONS AND DUES	6/4/19	134162	CALIF PARK & RECREATION SOCIETY CALIF PARK & RECREATION SOCIETY	170.00	017286 5/19	MILLER 9/1/19-8/31/20	
	7320 COMMUNICATIONS	6/4/19	134246	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	39.40	116872458-C	2019-05	
	7440 OFFICE EXPENSE	6/10/19	134368	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	325.61	11617359	BLANKET PURCHASE ORDER	
Division Total 1710 PARKS & REC-ADMIN				535.01				

Attachment: WARRANT REGISTER-DIVISION ORDER 6-17-19 (FIN: WARRANT REGISTER)

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1711 PARKS & REC-SPORTS	7600 SPECIAL DEPARTMENTAL EX	6/4/19	134186	HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE- SUPPLYWORKS	98.73	488684614	RESTROOM SUPPLIES	
	7780 UTILITIES-ELECTRICITY	6/4/19	134237	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	2,837.06		2019-04	
	7495 PROF AND SPEC SERVICES	6/10/19	134316	GEORGE AUSTIN AUSTIN, GEORGE	24.00		SFTBL OFCL 6/3	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134318	B S N SPORTS, INC B S N SPORTS, INC	98.65	905299033	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	6/10/19	134320	MATHEW BERTAINA BERTAINA MATHEW	258.00		SFTBL OFCL 5/25-26	
	7495 PROF AND SPEC SERVICES	6/10/19	134333	LELAND DIHEL DIHEL, LELAND	258.00		SFTBL OFCL 5/25-26	
	7495 PROF AND SPEC SERVICES	6/10/19	134334	TERRY GENE DUNCIL DUNCIL TERRY GENE	12.00		SFTBL OFCL 6/3	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134347	HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE- SUPPLYWORKS	108.08	492171368	COMPLEX RESTRM SUPPL	
	7495 PROF AND SPEC SERVICES	6/10/19	134359	RODNEY LAWRENCE LAWRENCE, RODNEY	46.00		SFTBL OFCL 6/3	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134360	LOWE'S LOWE'S	181.84		BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	6/10/19	134361	TONI MARIN MARIN, TONI	12.00		SFTBL OFCL 5/30	
	7495 PROF AND SPEC SERVICES	6/10/19	134363	RYAN MERCER MERCER, RYAN	23.00		SFTBL OFCL 5/30	
	7495 PROF AND SPEC SERVICES	6/10/19	134376	ANTHONY SANCHEZ SANCHEZ, ANTHONY	306.00		SFTBL OFCL 5/25-26	
	7495 PROF AND SPEC SERVICES	6/10/19	134376	ANTHONY SANCHEZ SANCHEZ, ANTHONY	336.00		SFTBL OFCL 5/27-6/7	
	7495 PROF AND SPEC SERVICES	6/10/19	134378	STEPHEN SMITH SMITH, STEPHEN	246.00		SFTBL OFCL 5/25-26	

Attachment: WARRANT REGISTER-DIVISION ORDER 6-17-19 (FIN: WARRANT REGISTER)

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
Division Total 1711 PARKS & REC-SPORTS					4,845.36			
1713 PARKS & REC-LONGFIELD	7785 UTILITIES-GAS	6/4/19	134238	SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	14.30		2019-05	
Division Total 1713 PARKS & REC-LONGFIELD					14.30			
1714 PARKS & REC-POOL/SKATE	7412 EQUIPMENT MAINTENANCE	6/4/19	134185	HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE- SUPPLYWORKS	10.68		DRAIN PIT HARDWRE	
	7600 SPECIAL DEPARTMENTAL EX	6/4/19	134185	HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE- SUPPLYWORKS	20.25		BLANKET PURCHASE ORDER	
	7650 CHEMICALS	6/4/19	134185	HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE- SUPPLYWORKS	26.47		CHLORINE	
	7785 UTILITIES-GAS	6/4/19	134238	SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	996.11		2019-05	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134356	PHILLIP J GAPEN DBA KINGS CO MOBILE LOCKSMITH SVC	14.75	4644	PLUNGE KEYS	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134360	LOWE'S LOWE'S	132.24		PLUNGE CHAIRS	
Division Total 1714 PARKS & REC-POOL/SKATE					1,200.50			
1719 PARKS & REC-YOUTH SERV	7495 PROF AND SPEC SERVICES	5/29/19	134141	DIRECTV LLC DIRECTV LLC	84.49	8628712157	014877658 BLNKT PO	
	7495 PROF AND SPEC SERVICES	5/29/19	134143	RONALD D GUILL GUILL, RONALD DEAN	200.00		ANML PRESENTN CAMP	
	7495 PROF AND SPEC SERVICES	6/4/19	134184	JORDAN SLAUTER DBA HERO ALLIANCE	275.00		SIZZLIN CAMP ENTERTMN	
	7320 COMMUNICATIONS	6/4/19	134246	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	19.70	116872458-C	2019-05	

Attachment: WARRANT REGISTER-DIVISION ORDER 6-17-19 (FIN: WARRANT REGISTER)

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1719 PARKS & REC-YOUTH SERV	5017-701 TR-CONTRACTED CLASSES	6/10/19	134364	RAQUEL MIJANGOS MIJANGOS RAQUEL	80.00	2003461	RFD A AGUIRRE SS#2	
	7560 ADVERTISING & PUBLIC REL	6/10/19	134366	NATIONAL PEN CORPORATION NATIONAL PEN CORPORATION	423.26	110819153	700 PR INK PENS	
	7440 OFFICE EXPENSE	6/10/19	134368	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	178.21	11617359	BLANKET PURCHASE ORDER	
	Division Total 1719 PARKS & REC-YOUTH SERV				1,260.66			
1720 PARKS & REC-ADULT/SPCL	7320 COMMUNICATIONS	6/4/19	134246	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	9.85	116872458-0	2019-05	
	Division Total 1720 PARKS & REC-ADULT/SPCL				9.85			
1721 PARKS & REC-COMM PROM/EVT	7495 PROF AND SPEC SERVICES	6/4/19	134171	GARY FEINSTEIN FEINSTEIN, GARY	150.00		PHOTOS FOOD TRK EVENT	
	7320 COMMUNICATIONS	6/4/19	134246	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	9.85	116872458-0	2019-05	
	7440 OFFICE EXPENSE	6/4/19	134262	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	35.57	2103675	2018-05	
	Division Total 1721 PARKS & REC-COMM PROM/EVT				195.42			
1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EX	5/29/19	134138	BIG STATE INDUSTRIAL SUPPLY INC BIG STATE INDUSTRIAL SUPPLY INC	1,257.07	1339726	GRINDNG WHEELS/GLOVES	
	7600 SPECIAL DEPARTMENTAL EX	6/4/19	134185	HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE- SUPPLYWORKS	335.96		BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	6/4/19	134187	HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE- SUPPLYWORKS	571.36	490271202	RESTROOM SUPPLIES	
	7600 SPECIAL DEPARTMENTAL EX	6/4/19	134190	HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE- SUPPLYWORKS	563.06	491944112	RESTROOM SUPPLIES	

Attachment: WARRANT REGISTER-DIVISION ORDER 6-17-19 (FIN: WARRANT REGISTER)

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EX	6/4/19	134217	MILLER'S RENTALAND MILLER'S RENTALAND	250.00	767963	BLANKET PURCHASE ORDER	
	7550 OTHER CONTRACTUAL SERV	6/4/19	134230	RICHARD K GONZALES DBA RICHARD'S TREE SERVICE	9,250.00	1488A	FINAL PALM TREE REMOV	
	7320 COMMUNICATIONS	6/4/19	134246	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	19.70	116872458-C	2019-05	
	7600 SPECIAL DEPARTMENTAL EX	6/4/19	134260	WEST VALLEY SUPPLY INC WEST VALLEY SUPPLY INC	123.98	96502	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	6/4/19	134260	WEST VALLEY SUPPLY INC WEST VALLEY SUPPLY INC	26.50	96524	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	6/4/19	134260	WEST VALLEY SUPPLY INC WEST VALLEY SUPPLY INC	8.32	96532	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	6/4/19	134260	WEST VALLEY SUPPLY INC WEST VALLEY SUPPLY INC	20.27	96562	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	6/4/19	134260	WEST VALLEY SUPPLY INC WEST VALLEY SUPPLY INC	103.24	96568	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	6/4/19	134260	WEST VALLEY SUPPLY INC WEST VALLEY SUPPLY INC	4.98	96607	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	6/4/19	134260	WEST VALLEY SUPPLY INC WEST VALLEY SUPPLY INC	1,446.35	96643	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	6/4/19	134260	WEST VALLEY SUPPLY INC WEST VALLEY SUPPLY INC	85.14	96678	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	6/4/19	134260	WEST VALLEY SUPPLY INC WEST VALLEY SUPPLY INC	31.38	96728	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	6/4/19	134260	WEST VALLEY SUPPLY INC WEST VALLEY SUPPLY INC	132.99	96729	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	6/4/19	134260	WEST VALLEY SUPPLY INC WEST VALLEY SUPPLY INC	10.42	96773	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	6/4/19	134260	WEST VALLEY SUPPLY INC WEST VALLEY SUPPLY INC	20.27	96780	BLANKET PURCHASE ORDER	

Attachment: WARRANT REGISTER-DIVISION ORDER 6-17-19 (FIN: WARRANT REGISTER)

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
1722 PARKS & REC-PARKS	7600 SPECIAL DEPARTMENTAL EX	6/4/19	134260	WEST VALLEY SUPPLY INC WEST VALLEY SUPPLY INC	11.58	96785	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	6/4/19	134260	WEST VALLEY SUPPLY INC WEST VALLEY SUPPLY INC	53.63	96804	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	6/4/19	134260	WEST VALLEY SUPPLY INC WEST VALLEY SUPPLY INC	67.92	96819	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134358	KINGS CO PIPE EMPIRE BLUE TARP KINGS CO PIPE EMPIRE BLUE TARP	13.92	1905-K8126	FLUSH VALVE RPR KIT	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134362	CONSOLIDATED ELEC DIST, INC DBA MEDALLION SUPPLY	88.56	2877-48422	BLANKET PURCHASE ORDER	
Division Total 1722 PARKS & REC-PARKS					14,496.60			
2010 PW-ADMINISTRATION & ENGR	7440 OFFICE EXPENSE	6/4/19	134160	C F S PRODUCTS INC C F S PRODUCTS INC	17.78	395179	SCEW POST, 5/8" ALUM	
	7440 OFFICE EXPENSE	6/4/19	134160	C F S PRODUCTS INC C F S PRODUCTS INC	21.00	395179	SCREW POST, 1" ALUM	
	7440 OFFICE EXPENSE	6/4/19	134160	C F S PRODUCTS INC C F S PRODUCTS INC	8.89	395179	SCREW POST, 1/2" ALUM	
	7440 OFFICE EXPENSE	6/4/19	134160	C F S PRODUCTS INC C F S PRODUCTS INC	14.25	395179	SCREW POST, 2" ALUM	
	7440 OFFICE EXPENSE	6/4/19	134160	C F S PRODUCTS INC C F S PRODUCTS INC	18.00	395179	SCREW POST, 3/4", ALUM	
	7495 PROF AND SPEC SERVICES	6/4/19	134219	MOORE TWINING ASSOCIATES, INC MOORE TWINING ASSOCIATES, INC	922.00	0055087	PROF SVCS 3/1-31	
	7320 COMMUNICATIONS	6/4/19	134246	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	177.30	116872458	2019-05	
	7460 DUPLICATING EXPENSE	6/4/19	134262	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	9.11	2103675	2018-05	
	7440 OFFICE EXPENSE	6/10/19	134368	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	716.73	11617359	BLANKET PURCHASE ORDER	

Attachment: WARRANT REGISTER-DIVISION ORDER 6-17-19 (FIN: WARRANT REGISTER)

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2010 PW-ADMINISTRATION & ENGR	7460 DUPLICATING EXPENSE	6/10/19	134368	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	187.63	11617359	BLANKET PURCHASE ORDER	
Division Total 2010 PW-ADMINISTRATION & ENGR					2,092.69			
2011 PW-STREET MAINTENANCE	7780 UTILITIES-ELECTRICITY	5/29/19	134146	P G & E P G & E	317.67		2019-04 6899346425-1	
	7600 SPECIAL DEPARTMENTAL EX	6/4/19	134154	RON BARKER ENTERPRISES INC DBA ASPHALT COATING & SUPPLIES	153.22	6905	45 GALLONS EMULSION	
	7600 SPECIAL DEPARTMENTAL EX	6/4/19	134185	HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE- SUPPLYWORKS	2.45		BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	6/4/19	134236	D L H TOOLS INC DBA SIGNMAX	273.49	0031860-IN	BRACKETS	
	7320 COMMUNICATIONS	6/4/19	134246	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	19.70	116872458-0	2019-05	
	7600 SPECIAL DEPARTMENTAL EX	6/4/19	134253	UNITED PARCEL SERVICE UNITED PARCEL SERVICE	29.82	F7476V209	BID PACKET SHIPPING	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134331	DASSEL'S PETROLEUM, INC DASSEL'S PETROLEUM, INC	92.66	50750	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134331	DASSEL'S PETROLEUM, INC DASSEL'S PETROLEUM, INC	91.63	51745	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134331	DASSEL'S PETROLEUM, INC DASSEL'S PETROLEUM, INC	70.01	51913	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134331	DASSEL'S PETROLEUM, INC DASSEL'S PETROLEUM, INC	81.68	784392	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134335	VOGEL TRAFFIC SERVICES DBA EZ-LINER INDUSTRIES	147.97	065546	PAINT HOSES	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134360	LOWE'S LOWE'S	100.24		BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134377	SCHAUB RENTAL AND SALES INC SCHAUB RENTAL AND SALES INC	29.26	415	BLANKET PURCHASE ORDER	

Attachment: WARRANT REGISTER-DIVISION ORDER 6-17-19 (FIN: WARRANT REGISTER)

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2011 PW-STREET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134377	SCHAUB RENTAL AND SALES INC SCHAUB RENTAL AND SALES INC	21.00	416	BLANKET PURCHASE ORDER	
Division Total 2011 PW-STREET MAINTENANCE					1,430.80			
2020 AIRPORT-OPERATING	7495 PROF AND SPEC SERVICES	6/4/19	134149	RYAN KING DBA AGRISERV	1,950.00	551	WEED CONTROL ARPT	
	7433 FUEL AND LUBE MAINTENANC	6/4/19	134156	W BANKS MOORE, INC DBA BANKS & CO	804.52	WO-7867	FUEL SYS DIAGNOSIS	
	7600 SPECIAL DEPARTMENTAL EX	6/4/19	134192	HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE- SUPPLYWORKS	27.47	492426127	AIRPORT OFFICE WP STR	
	7320 COMMUNICATIONS	6/4/19	134255	UNWIRED BROADBAND INC UNWIRED BROADBAND INC	79.99	INV0068596	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134347	HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE- SUPPLYWORKS	457.72	494132343	AIRPORT BATH EX FANS	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134347	HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE- SUPPLYWORKS	234.68	493926968	AIRPORT BATH LIGHTS	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134347	HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE- SUPPLYWORKS	115.40	493926992	AIRPORT BATH VALVE	
	7785 UTILITIES-GAS	6/10/19	134379	SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	1.98		2019-05	
Division Total 2020 AIRPORT-OPERATING					3,671.76			
2031 REFUSE	819604 CORP YARD WASH BAY RENC	6/4/19	134165	CARVALHO CONSTRUCTION INC CARVALHO CONSTRUCTION INC	52,250.00		#02 03/15-05/22/19	
	7412 EQUIPMENT MAINTENANCE	6/4/19	134185	HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE- SUPPLYWORKS	482.57		BLANKET PURCHASE ORDER	
	7320 COMMUNICATIONS	6/4/19	134246	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	39.40	116872458-C	2019-05	

Attachment: WARRANT REGISTER-DIVISION ORDER 6-17-19 (FIN: WARRANT REGISTER)

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void		
2031 REFUSE	7300 UNIFORM EXPENSE	6/10/19	134315	ARAMARK UNIFORM SERVICES, INC ARAMARK UNIFORM SERVICES, INC	172.52	21638151	FY19 PT UNIFORMS			
	819604 CORP YARD WASH BAY RENC	6/10/19	134347	HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE- SUPPLYWORKS	159.63	494582554	BATH MIRRORS			
	819604 CORP YARD WASH BAY RENC	6/10/19	134347	HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE- SUPPLYWORKS	(159.63)	494132335	CREDIT			
	819604 CORP YARD WASH BAY RENC	6/10/19	134347	HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE- SUPPLYWORKS	32.35	493537310	NEW WASH BAY EQUIP			
	819604 CORP YARD WASH BAY RENC	6/10/19	134347	HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE- SUPPLYWORKS	86.64	493699961	NEW WASH BAY EQUIP			
	819604 CORP YARD WASH BAY RENC	6/10/19	134347	HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE- SUPPLYWORKS	853.26	493926976	NEW WASH BAY EQUIP			
	819604 CORP YARD WASH BAY RENC	6/10/19	134347	HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE- SUPPLYWORKS	275.03	493926984	NEW WASH BAY EQUIP			
	819604 CORP YARD WASH BAY RENC	6/10/19	134367	NEW PIG CORPORATION NEW PIG CORPORATION	460.41	4855754-00	CORP WASH BAY			
	819604 CORP YARD WASH BAY RENC	6/10/19	134367	NEW PIG CORPORATION NEW PIG CORPORATION	90.56	22773836-00	CORP WASH BAY BARS			
	7440 OFFICE EXPENSE	6/10/19	134368	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	54.28	11617359	BLANKET PURCHASE ORDER			
	7412 EQUIPMENT MAINTENANCE	6/10/19	134390	VALLEY OXYGEN, INC VALLEY OXYGEN, INC	(15.55)	134038	BLANKET PURCHASE ORDER			
	7412 EQUIPMENT MAINTENANCE	6/10/19	134390	VALLEY OXYGEN, INC VALLEY OXYGEN, INC	24.18	406645	BLANKET PURCHASE ORDER			
	7412 EQUIPMENT MAINTENANCE	6/10/19	134390	VALLEY OXYGEN, INC VALLEY OXYGEN, INC	24.39	406691	BLANKET PURCHASE ORDER			
	Division Total 2031 REFUSE					54,830.04				
	2032 REFUSE-STREET CLEANING	7300 UNIFORM EXPENSE	6/4/19	134195	J H TACKETT INC DBA J H TACKETT MARKETING	21.45	2243		PW JKTS	

Attachment: WARRANT REGISTER-DIVISION ORDER 6-17-19 (FIN: WARRANT REGISTER)

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2032 REFUSE-STREET CLEANING	7300	6/4/19	134261	WORKINGMAN'S STORE INC	42.90	101195	NEW EMP JKT VANG	
	UNIFORM EXPENSE			WORKINGMAN'S STORE INC				
	7300	6/10/19	134391	WORKINGMAN'S STORE INC	160.00	101310	FY19 BOOTS T VANG	
	UNIFORM EXPENSE			WORKINGMAN'S STORE INC				
Division Total 2032 REFUSE-STREET CLEANING					224.35			
2040 FLEET MAINTENANCE	7495	6/4/19	134147	A & E WELDING & MACHINE, INC	4,413.51	3759	RPR UNIT #343	
	PROF AND SPEC SERVICES			A & E WELDING & MACHINE, INC				
	7495	6/4/19	134153	MARCO A RODRIGUEZ DBA	1,257.01	2836	LABOR - FRONTEND ACCIDENT	
	PROF AND SPEC SERVICES			ANTHONY'S AUTO DETAIL & PAINT				
	7600	6/4/19	134153	MARCO A RODRIGUEZ DBA	546.24	2836	PARTS - FRONTEND ACCIDENT	
	SPECIAL DEPARTMENTAL EX			ANTHONY'S AUTO DETAIL & PAINT				
	7433	6/4/19	134158	BUFORD OIL COMPANY INC	23,142.59	70458	FUEL BLANKET PO	
	FUEL AND LUBE MAINTENANC			BUFORD OIL COMPANY INC				
	7412	6/4/19	134179	HANFORD AUTO & TRUCK PARTS, INC	792.58	221457	DEFTPP120 PUMP ASSY FOR	
	EQUIPMENT MAINTENANCE			HANFORD AUTO & TRUCK PARTS, INC				
	7600	6/4/19	134180	HANFORD MOTORS, LLC DBA	410.63	85332CHW	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			HANFORD CHRYSLER DODGE JEEP RAM				
	7600	6/4/19	134180	HANFORD MOTORS, LLC DBA	43.44	85338CHW	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			HANFORD CHRYSLER DODGE JEEP RAM				
	7600	6/4/19	134180	HANFORD MOTORS, LLC DBA	346.63	85612CHW	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			HANFORD CHRYSLER DODGE JEEP RAM				
	7600	6/4/19	134180	HANFORD MOTORS, LLC DBA	(266.41)	CM85030CH	BLANKET PURCHASE ORDER	
	SPECIAL DEPARTMENTAL EX			HANFORD CHRYSLER DODGE JEEP RAM				
	7433	6/4/19	134194	J C LANSDOWNE DIST INC	1,612.61	8297H	BLANKET PURCHASE ORDER	
	FUEL AND LUBE MAINTENANC			J C LANSDOWNE DIST INC				
	7495	6/4/19	134228	QUINN COMPANY	480.00	WO0000859	ROAD CALL RPR #181	
	PROF AND SPEC SERVICES			QUINN COMPANY				
	7785	6/4/19	134238	SOUTHERN CALIF GAS CO	122.64		2019-05	
	UTILITIES-GAS			SOUTHERN CALIF GAS CO				

Attachment: WARRANT REGISTER-DIVISION ORDER 6-17-19 (FIN: WARRANT REGISTER)

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2040 FLEET MAINTENANCE	7320 COMMUNICATIONS	6/4/19	134246	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	19.70	116872458-C	2019-05	
	7495 PROF AND SPEC SERVICES	6/6/19	134274	GEORGE HILLS COMPANY INC GEORGE HILLS COMPANY INC	1,812.24	INV1015490	GHC0023861 1/7/19	
	7433 FUEL AND LUBE MAINTENANCE	6/6/19	134292	ROE OIL COMPANY ROE OIL COMPANY	366.54	177736CT	ROE OIL MAY	
	7495 PROF AND SPEC SERVICES	6/10/19	134310	CESAR RODRIGUEZ DBA A A A RADIATOR & MUFFLER	50.00	435518	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EXPENSE	6/10/19	134310	CESAR RODRIGUEZ DBA A A A RADIATOR & MUFFLER	37.54	435518	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	6/10/19	134312	AMERICAN STEAMWAY INC AMERICAN STEAMWAY INC	399.24	29956	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	6/10/19	134312	AMERICAN STEAMWAY INC AMERICAN STEAMWAY INC	360.00	29993	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EXPENSE	6/10/19	134312	AMERICAN STEAMWAY INC AMERICAN STEAMWAY INC	202.60	29956	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EXPENSE	6/10/19	134312	AMERICAN STEAMWAY INC AMERICAN STEAMWAY INC	855.11	29993	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	6/10/19	134314	MARCO A RODRIGUEZ DBA ANTHONY'S AUTO DETAIL & PAINT	555.00	14	LBR RPR #233	
	7600 SPECIAL DEPARTMENTAL EXPENSE	6/10/19	134314	MARCO A RODRIGUEZ DBA ANTHONY'S AUTO DETAIL & PAINT	1,070.78	14	PTS RPR #233	
	7434 TIRES AND TUBES	6/10/19	134319	BADASCI TIRE CO, INC BADASCI TIRE CO, INC	172.54	151745	BLANKET PURCHASE ORDER	
	7434 TIRES AND TUBES	6/10/19	134319	BADASCI TIRE CO, INC BADASCI TIRE CO, INC	584.26	151899	BLANKET PURCHASE ORDER	
	7434 TIRES AND TUBES	6/10/19	134319	BADASCI TIRE CO, INC BADASCI TIRE CO, INC	3,444.18	152199	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EXPENSE	6/10/19	134322	BURTON'S FIRE, INC BURTON'S FIRE, INC	229.19	S45069	BLANKET PURCHASE ORDER	

Attachment: WARRANT REGISTER-DIVISION ORDER 6-17-19 (FIN: WARRANT REGISTER)

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2040 FLEET MAINTENANCE	7495 PROF AND SPEC SERVICES	6/10/19	134332	DAVID WILLIAM ZANDT DBA DAVE'S UPHOLSTERY	195.00	163079	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134343	HANFORD AUTO & TRUCK PARTS, INC HANFORD AUTO & TRUCK PARTS, INC	12.82	218963	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134343	HANFORD AUTO & TRUCK PARTS, INC HANFORD AUTO & TRUCK PARTS, INC	34.82	219195	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134343	HANFORD AUTO & TRUCK PARTS, INC HANFORD AUTO & TRUCK PARTS, INC	8.74	219283	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134343	HANFORD AUTO & TRUCK PARTS, INC HANFORD AUTO & TRUCK PARTS, INC	225.10	219289	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134343	HANFORD AUTO & TRUCK PARTS, INC HANFORD AUTO & TRUCK PARTS, INC	7.73	219324	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134343	HANFORD AUTO & TRUCK PARTS, INC HANFORD AUTO & TRUCK PARTS, INC	6.48	219519	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134343	HANFORD AUTO & TRUCK PARTS, INC HANFORD AUTO & TRUCK PARTS, INC	2.21	219535	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134343	HANFORD AUTO & TRUCK PARTS, INC HANFORD AUTO & TRUCK PARTS, INC	16.72	219582	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134343	HANFORD AUTO & TRUCK PARTS, INC HANFORD AUTO & TRUCK PARTS, INC	32.82	219666	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134343	HANFORD AUTO & TRUCK PARTS, INC HANFORD AUTO & TRUCK PARTS, INC	206.89	219724	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134343	HANFORD AUTO & TRUCK PARTS, INC HANFORD AUTO & TRUCK PARTS, INC	28.74	219834	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134343	HANFORD AUTO & TRUCK PARTS, INC HANFORD AUTO & TRUCK PARTS, INC	8.12	219846	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134343	HANFORD AUTO & TRUCK PARTS, INC HANFORD AUTO & TRUCK PARTS, INC	15.78	219916	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134343	HANFORD AUTO & TRUCK PARTS, INC HANFORD AUTO & TRUCK PARTS, INC	13.23	219919	BLANKET PURCHASE ORDER	
				HANFORD AUTO & TRUCK PARTS, INC				

Attachment: WARRANT REGISTER-DIVISION ORDER 6-17-19 (FIN: WARRANT REGISTER)

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134343	HANFORD AUTO & TRUCK PARTS, INC	26.47	220011	BLANKET PURCHASE ORDER	
				HANFORD AUTO & TRUCK PARTS, INC				
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134343	HANFORD AUTO & TRUCK PARTS, INC	31.55	220126	BLANKET PURCHASE ORDER	
				HANFORD AUTO & TRUCK PARTS, INC				
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134343	HANFORD AUTO & TRUCK PARTS, INC	11.86	220414	BLANKET PURCHASE ORDER	
				HANFORD AUTO & TRUCK PARTS, INC				
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134343	HANFORD AUTO & TRUCK PARTS, INC	25.98	220441	BLANKET PURCHASE ORDER	
				HANFORD AUTO & TRUCK PARTS, INC				
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134343	HANFORD AUTO & TRUCK PARTS, INC	30.91	220463	BLANKET PURCHASE ORDER	
				HANFORD AUTO & TRUCK PARTS, INC				
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134343	HANFORD AUTO & TRUCK PARTS, INC	4.79	220504	BLANKET PURCHASE ORDER	
				HANFORD AUTO & TRUCK PARTS, INC				
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134343	HANFORD AUTO & TRUCK PARTS, INC	27.21	220549	BLANKET PURCHASE ORDER	
				HANFORD AUTO & TRUCK PARTS, INC				
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134343	HANFORD AUTO & TRUCK PARTS, INC	63.81	220551	BLANKET PURCHASE ORDER	
				HANFORD AUTO & TRUCK PARTS, INC				
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134343	HANFORD AUTO & TRUCK PARTS, INC	41.13	220570	BLANKET PURCHASE ORDER	
				HANFORD AUTO & TRUCK PARTS, INC				
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134343	HANFORD AUTO & TRUCK PARTS, INC	48.21	220571	BLANKET PURCHASE ORDER	
				HANFORD AUTO & TRUCK PARTS, INC				
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134343	HANFORD AUTO & TRUCK PARTS, INC	(11.86)	220667	BLANKET PURCHASE ORDER	
				HANFORD AUTO & TRUCK PARTS, INC				
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134343	HANFORD AUTO & TRUCK PARTS, INC	791.03	220729	BLANKET PURCHASE ORDER	
				HANFORD AUTO & TRUCK PARTS, INC				
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134343	HANFORD AUTO & TRUCK PARTS, INC	29.73	220733	BLANKET PURCHASE ORDER	
				HANFORD AUTO & TRUCK PARTS, INC				
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134343	HANFORD AUTO & TRUCK PARTS, INC	99.48	220813	BLANKET PURCHASE ORDER	
				HANFORD AUTO & TRUCK PARTS, INC				
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134343	HANFORD AUTO & TRUCK PARTS, INC	9.72	220876	BLANKET PURCHASE ORDER	
				HANFORD AUTO & TRUCK PARTS, INC				

Attachment: WARRANT REGISTER-DIVISION ORDER 6-17-19 (FIN: WARRANT REGISTER)

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134343	HANFORD AUTO & TRUCK PARTS, INC	37.84	221058	BLANKET PURCHASE ORDER	
				HANFORD AUTO & TRUCK PARTS, INC				
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134343	HANFORD AUTO & TRUCK PARTS, INC	24.32	221063	BLANKET PURCHASE ORDER	
				HANFORD AUTO & TRUCK PARTS, INC				
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134343	HANFORD AUTO & TRUCK PARTS, INC	31.95	221084	BLANKET PURCHASE ORDER	
				HANFORD AUTO & TRUCK PARTS, INC				
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134343	HANFORD AUTO & TRUCK PARTS, INC	81.66	221096	BLANKET PURCHASE ORDER	
				HANFORD AUTO & TRUCK PARTS, INC				
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134343	HANFORD AUTO & TRUCK PARTS, INC	82.13	221356	BLANKET PURCHASE ORDER	
				HANFORD AUTO & TRUCK PARTS, INC				
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134343	HANFORD AUTO & TRUCK PARTS, INC	26.19	221376	BLANKET PURCHASE ORDER	
				HANFORD AUTO & TRUCK PARTS, INC				
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134343	HANFORD AUTO & TRUCK PARTS, INC	6.76	221455	BLANKET PURCHASE ORDER	
				HANFORD AUTO & TRUCK PARTS, INC				
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134343	HANFORD AUTO & TRUCK PARTS, INC	16.36	221485	BLANKET PURCHASE ORDER	
				HANFORD AUTO & TRUCK PARTS, INC				
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134343	HANFORD AUTO & TRUCK PARTS, INC	11.26	221493	BLANKET PURCHASE ORDER	
				HANFORD AUTO & TRUCK PARTS, INC				
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134343	HANFORD AUTO & TRUCK PARTS, INC	397.97	221589	BLANKET PURCHASE ORDER	
				HANFORD AUTO & TRUCK PARTS, INC				
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134343	HANFORD AUTO & TRUCK PARTS, INC	52.66	221637	BLANKET PURCHASE ORDER	
				HANFORD AUTO & TRUCK PARTS, INC				
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134343	HANFORD AUTO & TRUCK PARTS, INC	56.30	221808	BLANKET PURCHASE ORDER	
				HANFORD AUTO & TRUCK PARTS, INC				
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134343	HANFORD AUTO & TRUCK PARTS, INC	10.10	222282	BLANKET PURCHASE ORDER	
				HANFORD AUTO & TRUCK PARTS, INC				
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134343	HANFORD AUTO & TRUCK PARTS, INC	13.58	222332	BLANKET PURCHASE ORDER	
				HANFORD AUTO & TRUCK PARTS, INC				
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134343	HANFORD AUTO & TRUCK PARTS, INC	17.59	222386	BLANKET PURCHASE ORDER	
				HANFORD AUTO & TRUCK PARTS, INC				

Attachment: WARRANT REGISTER-DIVISION ORDER 6-17-19 (FIN: WARRANT REGISTER)

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134343	HANFORD AUTO & TRUCK PARTS, INC	119.79	222476	BLANKET PURCHASE ORDER	
				HANFORD AUTO & TRUCK PARTS, INC				
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134343	HANFORD AUTO & TRUCK PARTS, INC	96.42	222715	BLANKET PURCHASE ORDER	
				HANFORD AUTO & TRUCK PARTS, INC				
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134347	HOME DEPOT U S A INC DBA	141.06	492168513	GRITTY FOAM SOAP	
				HOME DEPOT STORES, THE- SUPPLYWORKS				
	7433 FUEL AND LUBE MAINTENANC	6/10/19	134348	INTER STATE OIL COMPANY	540.33	0683010-IN	FUEL-BLANKET PO	
				INTER STATE OIL COMPANY				
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134349	INTERSTATE BATTERY SYSTEMS	372.85	11034030	BLANKET PURCHASE ORDER	
				INTERSTATE BATTERY SYSTEMS				
	7495 PROF AND SPEC SERVICES	6/10/19	134351	J V A C INC DBA	1,456.00	648448	BLANKET PURCHASE ORDER	
				KELLER FORD LINCOLN				
	7495 PROF AND SPEC SERVICES	6/10/19	134351	J V A C INC DBA	35.90	648830	BLANKET PURCHASE ORDER	
				KELLER FORD LINCOLN				
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134351	J V A C INC DBA	20.18	50133588	BLANKET PURCHASE ORDER	
				KELLER FORD LINCOLN				
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134351	J V A C INC DBA	519.60	50133687	BLANKET PURCHASE ORDER	
				KELLER FORD LINCOLN				
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134351	J V A C INC DBA	83.20	50133737	BLANKET PURCHASE ORDER	
				KELLER FORD LINCOLN				
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134351	J V A C INC DBA	83.20	50133742	BLANKET PURCHASE ORDER	
				KELLER FORD LINCOLN				
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134351	J V A C INC DBA	(64.35)	50134308	BLANKET PURCHASE ORDER	
				KELLER FORD LINCOLN				
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134351	J V A C INC DBA	509.03	50134474	BLANKET PURCHASE ORDER	
				KELLER FORD LINCOLN				
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134351	J V A C INC DBA	441.55	648448	BLANKET PURCHASE ORDER	
				KELLER FORD LINCOLN				
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134351	J V A C INC DBA	18.60	648830	BLANKET PURCHASE ORDER	
				KELLER FORD LINCOLN				

Attachment: WARRANT REGISTER-DIVISION ORDER 6-17-19 (FIN: WARRANT REGISTER)

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2040 FLEET MAINTENANCE	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134352	KELLER MOTORS OF HANFORD KELLER MOTORS OF HANFORD	73.97	5077818	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134352	KELLER MOTORS OF HANFORD KELLER MOTORS OF HANFORD	92.99	5078120	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134352	KELLER MOTORS OF HANFORD KELLER MOTORS OF HANFORD	56.64	5078163	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	6/10/19	134354	KINGS CO GLASS KINGS CO GLASS	45.00	1067100	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134370	O'REILLY AUTOMOTIVE STORES INC DBA O'REILLY AUTO PARTS	475.58	3632-255457	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134370	O'REILLY AUTOMOTIVE STORES INC DBA O'REILLY AUTO PARTS	475.58	3632-255773	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134374	RUCKSTELL CALIF SALES CO RUCKSTELL CALIF SALES CO	179.74	705604	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134374	RUCKSTELL CALIF SALES CO RUCKSTELL CALIF SALES CO	254.82	705609	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134374	RUCKSTELL CALIF SALES CO RUCKSTELL CALIF SALES CO	376.53	705622	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134374	RUCKSTELL CALIF SALES CO RUCKSTELL CALIF SALES CO	1,196.90	705632	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134374	RUCKSTELL CALIF SALES CO RUCKSTELL CALIF SALES CO	1,221.07	705638	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134374	RUCKSTELL CALIF SALES CO RUCKSTELL CALIF SALES CO	91.11	705662	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134374	RUCKSTELL CALIF SALES CO RUCKSTELL CALIF SALES CO	44.05	705668	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134374	RUCKSTELL CALIF SALES CO RUCKSTELL CALIF SALES CO	105.68	705699	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	6/10/19	134375	SAN JOAQUIN VALLEY AIR POLLUTION SAN JOAQUIN VALLEY AIR POLLUTION	277.00	C293409	CY19/20 PERMIT #224	

Attachment: WARRANT REGISTER-DIVISION ORDER 6-17-19 (FIN: WARRANT REGISTER)

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2040 FLEET MAINTENANCE	7495 PROF AND SPEC SERVICES	6/10/19	134375	SAN JOAQUIN VALLEY AIR POLLUTION SAN JOAQUIN VALLEY AIR POLLUTION	136.00	C293489	CY19/20 PERMIT #263	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134386	TURF STAR INC TURF STAR INC	1,713.54	7063390-00	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134386	TURF STAR INC TURF STAR INC	188.57	7063390-01	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134390	VALLEY OXYGEN, INC VALLEY OXYGEN, INC	42.58	406702	BLANKET PURCHASE ORDER	
	7433 FUEL AND LUBE MAINTENANC	6/10/19	134392	WEX BANK DBA WRIGHT EXPRESS FSC	808.61	59636686	2019-05 GAS CARD	
Division Total 2040 FLEET MAINTENANCE					58,201.60			
2050 FLEET REPLACEMENT RESERVE	819304 1-TRUCK (REPL #71)	6/4/19	134161	CALIFORNIA INDUSTRIAL RUBBER CALIF INDUSTRIAL RUBBER	622.71	T-010158	24" RUNNER (65 FT) MATTIN	
Division Total 2050 FLEET REPLACEMENT RESERVE					622.71			
2061 STORM DRAINAGE-OPERATING	819303 1-TRUCK, UTILITY(SR MTC)	6/4/19	134178	GRAINGER, INC GRAINGER, INC	203.78	9183110221	FLUKE DIGITAL CLAMP METER	
	819303 1-TRUCK, UTILITY(SR MTC)	6/4/19	134206	M V P TRUCK & AUTO ACCESSORIES M V P TRUCK & AUTO ACESSORIES	740.03	68430	COVER CRAFT SEAT COVERS	
	7780 UTILITIES-ELECTRICITY	6/4/19	134237	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	3,360.66		2019-04	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134360	LOWE'S LOWE'S	145.62		BLANKET PURCHASE ORDER	
Division Total 2061 STORM DRAINAGE-OPERATING					4,450.09			
2062 STORM DRAINAGE-CAPITAL	816627 GRGV STORM DR TRENCH RE	6/4/19	134214	MATTOS UNDERGROUND CONST, INC MATTOS UNDERGROUND CONST, INC	6,312.84		5% RETAINAGE	

Attachment: WARRANT REGISTER-DIVISION ORDER 6-17-19 (FIN: WARRANT REGISTER)

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2062 STORM DRAINAGE-CAPITAL	817635 FLAT GRATE CONVERSION	6/4/19	134248	J T 2 INC DBA TODD COMPANIES	36,690.71		#02 03/05-04/29/19	
Division Total 2062 STORM DRAINAGE-CAPITAL					43,003.55			
2071 WASTEWATER OPERATING	7450 PUBLICATIONS AND DUES	6/4/19	134150	ALL MAX SOFTWARE INC ALL MAX SOFTWARE INC	959.20	24210	ANTERO SFTWRD-MNT/SUPP-AN	
	7550-001 OTHER CONTR-SOLAR SYSTE	6/4/19	134170	ENGIE SERVICES US INC ENGIE SERVICES US INC	20,420.78	14731	M&V YR 4	
	7550-001 OTHER CONTR-SOLAR SYSTE	6/4/19	134170	ENGIE SERVICES US INC ENGIE SERVICES US INC	30,186.58	14732	O&M YR 4	
	7600 SPECIAL DEPARTMENTAL EX	6/4/19	134185	HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE- SUPPLYWORKS	104.11		BLANKET PURCHASE ORDER	
	7650 CHEMICALS	6/4/19	134194	J C LANSDOWNE DIST INC J C LANSDOWNE DIST INC	936.46	37193	BLANKET PURCHASE ORDER	
	7412 EQUIPMENT MAINTENANCE	6/4/19	134209	MALCO PRODUCTS INC MALCO PRODUCTS INC	993.71	05-3776	CONTRLLR SCRW PUMP#2	
	7495 PROF AND SPEC SERVICES	6/4/19	134229	RESOURCE COMPLIANCE INC RESOURCE COMPLIANCE INC	650.00	011365	CL2 UPDATE PRGM	
	7785 UTILITIES-GAS	6/4/19	134238	SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	686.82		2019-05	
	7320 COMMUNICATIONS	6/4/19	134246	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	88.65	116872458-0	2019-05	
	7550-001 OTHER CONTR-SOLAR SYSTE	6/4/19	134255	UNWIRED BROADBAND INC UNWIRED BROADBAND INC	69.95	INV0068451	WIRELESS-BLANKET PO	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134324	CALIFORNIA INDUSTRIAL RUBBER CALIF INDUSTRIAL RUBBER	586.51	T-006122	BLANKET PURCHASE ORDER	
	7770 TRAINING/TRAVEL/MEETING	6/10/19	134327	COLE WOODS COLE WOODS	295.00		GRD 2 OP CERT REIMB	
	7495 PROF AND SPEC SERVICES	6/10/19	134336	FRUIT GROWERS LABORATORY, INC DBA F G L ENVIRONMENTAL	159.00	941604A	BLANKET PURCHASE ORDER	

Attachment: WARRANT REGISTER-DIVISION ORDER 6-17-19 (FIN: WARRANT REGISTER)

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2071 WASTEWATER OPERATING	7495 PROF AND SPEC SERVICES	6/10/19	134336	FRUIT GROWERS LABORATORY, INC DBA F G L ENVIRONMENTAL	68.00	941922A	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	6/10/19	134336	FRUIT GROWERS LABORATORY, INC DBA F G L ENVIRONMENTAL	79.00	941974A	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	6/10/19	134336	FRUIT GROWERS LABORATORY, INC DBA F G L ENVIRONMENTAL	79.00	941975A	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	6/10/19	134336	FRUIT GROWERS LABORATORY, INC DBA F G L ENVIRONMENTAL	79.00	941976A	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	6/10/19	134336	FRUIT GROWERS LABORATORY, INC DBA F G L ENVIRONMENTAL	79.00	941977A	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	6/10/19	134336	FRUIT GROWERS LABORATORY, INC DBA F G L ENVIRONMENTAL	79.00	941978A	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	6/10/19	134336	FRUIT GROWERS LABORATORY, INC DBA F G L ENVIRONMENTAL	79.00	941979A	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	6/10/19	134336	FRUIT GROWERS LABORATORY, INC DBA F G L ENVIRONMENTAL	79.00	941980A	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	6/10/19	134336	FRUIT GROWERS LABORATORY, INC DBA F G L ENVIRONMENTAL	79.00	941981A	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	6/10/19	134336	FRUIT GROWERS LABORATORY, INC DBA F G L ENVIRONMENTAL	79.00	941982A	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	6/10/19	134336	FRUIT GROWERS LABORATORY, INC DBA F G L ENVIRONMENTAL	79.00	941983A	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	6/10/19	134336	FRUIT GROWERS LABORATORY, INC DBA F G L ENVIRONMENTAL	79.00	941984A	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	6/10/19	134336	FRUIT GROWERS LABORATORY, INC DBA F G L ENVIRONMENTAL	79.00	941985A	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	6/10/19	134336	FRUIT GROWERS LABORATORY, INC DBA F G L ENVIRONMENTAL	79.00	941986A	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	6/10/19	134336	FRUIT GROWERS LABORATORY, INC DBA F G L ENVIRONMENTAL	79.00	941987A	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	6/10/19	134336	FRUIT GROWERS LABORATORY, INC DBA F G L ENVIRONMENTAL	79.00	941987A	BLANKET PURCHASE ORDER	

Attachment: WARRANT REGISTER-DIVISION ORDER 6-17-19 (FIN: WARRANT REGISTER)

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2071 WASTEWATER OPERATING	7495 PROF AND SPEC SERVICES	6/10/19	134336	FRUIT GROWERS LABORATORY, INC DBA F G L ENVIRONMENTAL	79.00	941988A	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	6/10/19	134336	FRUIT GROWERS LABORATORY, INC DBA F G L ENVIRONMENTAL	79.00	941993A	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	6/10/19	134336	FRUIT GROWERS LABORATORY, INC DBA F G L ENVIRONMENTAL	79.00	941994A	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	6/10/19	134341	HACH COMPANY HACH COMPANY	130.63	11450430	LAB CHEMICALS	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134343	HANFORD AUTO & TRUCK PARTS, INC HANFORD AUTO & TRUCK PARTS, INC	23.43	219767	BLANKET PURCHASE ORDER	
	7440 OFFICE EXPENSE	6/10/19	134368	OFFICE DEPOT (CONTRACT) OFFICE DEPOT	114.89	11617359	BLANKET PURCHASE ORDER	
	7300 UNIFORM EXPENSE	6/10/19	134380	STADRI EMBLEMS STADRI EMBLEMS	200.00	377607	UTILITIES CRESCENT	
	7550 OTHER CONTRACTUAL SERV	6/10/19	134383	TOTAL FILTRATION SERVICES, INC TOTAL FILTRATION SERVICES, INC	52.14	PSV1918369	BLANKET PURCHASE ORDER	
	7440 OFFICE EXPENSE	6/10/19	134387	UNITED PARCEL SERVICE UNITED PARCEL SERVICE	39.75	F747476V21	SHIPPING	
	7412 EQUIPMENT MAINTENANCE	6/10/19	134390	VALLEY OXYGEN, INC VALLEY OXYGEN, INC	52.97	406140	BLANKET PURCHASE ORDER	
	7412 EQUIPMENT MAINTENANCE	6/10/19	134390	VALLEY OXYGEN, INC VALLEY OXYGEN, INC	17.37	406208	BLANKET PURCHASE ORDER	
	7412 EQUIPMENT MAINTENANCE	6/10/19	134390	VALLEY OXYGEN, INC VALLEY OXYGEN, INC	64.34	407024	BLANKET PURCHASE ORDER	
Division Total 2071 WASTEWATER OPERATING					58,243.29			
2072 SANITARY SEWER COLLECTION	7780 UTILITIES-ELECTRICITY	5/29/19	134146	P G & E P G & E	210.01		2019-05 6359810294-3	
	7600 SPECIAL DEPARTMENTAL EX	6/4/19	134185	HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE- SUPPLYWORKS	77.17		BLANKET PURCHSE ORDER	

Attachment: WARRANT REGISTER-DIVISION ORDER 6-17-19 (FIN: WARRANT REGISTER)

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2072 SANITARY SEWER COLLECTION	7320 COMMUNICATIONS	6/4/19	134246	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	19.70	116872458-C	2019-05	
	7650 CHEMICALS	6/10/19	134323	CA BIOLOGICAL SOLUTIONS INC CA BIOLOGICAL SOLUTIONS INC	3,582.69	7333	GREASE TRMNT BUCKETS	
	7300 UNIFORM EXPENSE	6/10/19	134380	STADRI EMBLEMS STADRI EMBLEMS	80.50	377607	UTILITIES CRESCENT	
Division Total 2072 SANITARY SEWER COLLECTION					3,970.07			
2081 WATER-OPERATIONS	7600 SPECIAL DEPARTMENTAL EXPENSE	6/4/19	134185	HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE- SUPPLYWORKS	34.06		BLANKET PURCHASE ORDER	
	7320 COMMUNICATIONS	6/4/19	134246	U S TELEPACIFIC CORP DBA T P X COMMUNICATIONS	39.40	116872458-C	2019-05	
	7650 CHEMICALS	6/4/19	134254	UNIVAR UNIVAR	460.66	FO904845	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	6/4/19	134254	UNIVAR UNIVAR	571.86	FO904846	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	6/4/19	134254	UNIVAR UNIVAR	587.76	FO904847	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	6/4/19	134254	UNIVAR UNIVAR	301.81	FO904848	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	6/4/19	134254	UNIVAR UNIVAR	222.38	FO904849	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	6/4/19	134254	UNIVAR UNIVAR	444.79	FO904991	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	6/4/19	134254	UNIVAR UNIVAR	381.24	FO904992	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	6/4/19	134254	UNIVAR UNIVAR	47.66	FO904993	BLANKET PURCHASE ORDER	
	7440 OFFICE EXPENSE	6/4/19	134262	ZOOM IMAGING SOLUTIONS INC ZOOM IMAGING SOLUTIONS INC	28.84	2103675	2018-05	

Attachment: WARRANT REGISTER-DIVISION ORDER 6-17-19 (FIN: WARRANT REGISTER)

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2081 WATER-OPERATIONS	7495 PROF AND SPEC SERVICES	6/10/19	134317	B S K & ASSOCIATES INC B S K & ASSOCIATES INC	157.50	A912238	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	6/10/19	134317	B S K & ASSOCIATES INC B S K & ASSOCIATES INC	210.00	A912666	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	6/10/19	134317	B S K & ASSOCIATES INC B S K & ASSOCIATES INC	640.00	A913450	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	6/10/19	134317	B S K & ASSOCIATES INC B S K & ASSOCIATES INC	45.00	A913657	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	6/10/19	134355	KINGS CO HEALTH DEPT KINGS CO HEALTH DEPT	1,880.00	IN0050468	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134360	LOWE'S LOWE'S	132.10		BLANKET PURCHASE ORDER	
	7412 EQUIPMENT MAINTENANCE	6/10/19	134362	CONSOLIDATED ELEC DIST, INC DBA MEDALLION SUPPLY	132.99	2877-484065	BLANKET PURCHASE ORDER	
	7495 PROF AND SPEC SERVICES	6/10/19	134375	SAN JOAQUIN VALLEY AIR POLLUTION SAN JOAQUIN VALLEY AIR POLLUTION	277.00	C293410	CY19/20 PERMIT #C2847	
	7495 PROF AND SPEC SERVICES	6/10/19	134375	SAN JOAQUIN VALLEY AIR POLLUTION SAN JOAQUIN VALLEY AIR POLLUTION	698.00	C293411	CY19/20 PERMIT #C2849	
	7650 CHEMICALS	6/10/19	134389	UNIVAR UNIVAR	365.36	FO905125	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	6/10/19	134389	UNIVAR UNIVAR	206.51	FO905126	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	6/10/19	134389	UNIVAR UNIVAR	587.76	FO905127	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	6/10/19	134389	UNIVAR UNIVAR	119.13	FO905128	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	6/10/19	134389	UNIVAR UNIVAR	598.03	FO905233	BLANKET PURCHASE ORDER	
	7650 CHEMICALS	6/10/19	134389	UNIVAR UNIVAR	524.20	FO905234	BLANKET PURCHASE ORDER	

Attachment: WARRANT REGISTER-DIVISION ORDER 6-17-19 (FIN: WARRANT REGISTER)

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2081 WATER-OPERATIONS	7650 CHEMICALS	6/10/19	134389	UNIVAR	166.80	FO905235	BLANKET PURCHASE ORDER	
				UNIVAR				
	7650 CHEMICALS	6/10/19	134389	UNIVAR	468.60	FO905236	BLANKET PURCHASE ORDER	
				UNIVAR				
Division Total 2081 WATER-OPERATIONS					10,329.44			
2091 INTERMODAL-OPERATING	7780 UTILITIES-ELECTRICITY	6/4/19	134237	SOUTHERN CALIF EDISON CO	324.95		2019-04	
				SOUTHERN CALIF EDISON CO				
Division Total 2091 INTERMODAL-OPERATING					324.95			
2100 BUILDING MAINTENANCE	7600 SPECIAL DEPARTMENTAL EXPENSE	6/4/19	134188	HOME DEPOT U S A INC DBA	74.88	491240370	CIVIC COOLER PLUMBING	
				HOME DEPOT STORES, THE- SUPPLYWORKS				
	7600 SPECIAL DEPARTMENTAL EXPENSE	6/4/19	134189	HOME DEPOT U S A INC DBA	12.21	491277463	CIVIC COOLER PLUMBING	
				HOME DEPOT STORES, THE- SUPPLYWORKS				
	7600 SPECIAL DEPARTMENTAL EXPENSE	6/4/19	134191	HOME DEPOT U S A INC DBA	1,111.72	492168505	BI WEEKLY SUPPLY ORDR	
				HOME DEPOT STORES, THE- SUPPLYWORKS				
	7550 OTHER CONTRACTUAL SERVICES	6/4/19	134231	ROBERT S MARKS PLUMBING INC	5,821.57	87262	SEWER VENTS REPLCE CH	
				ROBERT S MARKS PLUMBING INC				
	7780 UTILITIES-ELECTRICITY	6/4/19	134237	SOUTHERN CALIF EDISON CO	482.12		2019-04	
				SOUTHERN CALIF EDISON CO				
	7785 UTILITIES-GAS	6/4/19	134238	SOUTHERN CALIF GAS CO	42.45		2019-05	
				SOUTHERN CALIF GAS CO				
	7320 COMMUNICATIONS	6/4/19	134246	U S TELEPACIFIC CORP DBA	29.55	116872458-0	2019-05	
				T P X COMMUNICATIONS				
	7550 OTHER CONTRACTUAL SERVICES	6/10/19	134315	ARAMARK UNIFORM SERVICES, INC	50.99	602150933	OUTDOOR MATS	
				ARAMARK UNIFORM SERVICES, INC				
	7600 SPECIAL DEPARTMENTAL EXPENSE	6/10/19	134315	ARAMARK UNIFORM SERVICES, INC	14.00	602129346	OUTSIDE MATS	
				ARAMARK UNIFORM SERVICES, INC				

Attachment: WARRANT REGISTER-DIVISION ORDER 6-17-19 (FIN: WARRANT REGISTER)

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2100 BUILDING MAINTENANCE	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134347	HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE- SUPPLYWORKS	803.41	494421399	BI WEEKLY SUPPLY ORDR	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134347	HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE- SUPPLYWORKS	(45.47)	492581822	CREDIT	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134358	KINGS CO PIPE EMPIRE BLUE TARP KINGS CO PIPE EMPIRE BLUE TARP	130.03	1902-161540	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134358	KINGS CO PIPE EMPIRE BLUE TARP KINGS CO PIPE EMPIRE BLUE TARP	45.58	1905-178274	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134358	KINGS CO PIPE EMPIRE BLUE TARP KINGS CO PIPE EMPIRE BLUE TARP	4.82	1905-178276	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134358	KINGS CO PIPE EMPIRE BLUE TARP KINGS CO PIPE EMPIRE BLUE TARP	63.28	1905-178288	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134358	KINGS CO PIPE EMPIRE BLUE TARP KINGS CO PIPE EMPIRE BLUE TARP	11.26	1905-178323	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134358	KINGS CO PIPE EMPIRE BLUE TARP KINGS CO PIPE EMPIRE BLUE TARP	13.92	1905-182396	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134360	LOWE'S LOWE'S	465.18		BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134362	CONSOLIDATED ELEC DIST, INC DBA MEDALLION SUPPLY	76.38	2877-484382	BLANKET PURCHASE ORDER	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134362	CONSOLIDATED ELEC DIST, INC DBA MEDALLION SUPPLY	88.18	2877-484652	BLANKET PURCHASE ORDER	
	7785 UTILITIES-GAS	6/10/19	134379	SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	101.18		2019-05	
	7550 OTHER CONTRACTUAL SERV	6/10/19	134383	TOTAL FILTRATION SERVICES, INC TOTAL FILTRATION SERVICES, INC	82.51	PSV1918368	BLANKET PURCHASE ORDER	
Division Total 2100 BUILDING MAINTENANCE					9,479.75			
2131 COURTHOUSE SQUARE-OPERTNG	7780 UTILITIES-ELECTRICITY	6/4/19	134237	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	1,318.35		2019-04	

Attachment: WARRANT REGISTER-DIVISION ORDER 6-17-19 (FIN: WARRANT REGISTER)

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
2131 COURTHOUSE SQUARE-OPERTNG	7785 UTILITIES-GAS	6/4/19	134238	SOUTHERN CALIF GAS CO SOUTHERN CALIF GAS CO	80.64		2019-05	
Division Total 2131 COURTHOUSE SQUARE-OPERTNG 1,398.99								
2181 TRANSPORTN FACLT IMP FEE	819621 TRAF SIG/GRGVL & 13TH AVE	6/10/19	134325	CALIF STATE WATER RESOURCE CTL BRD CALIF STATE WATER RESOURCE CTL BRD	200.00	509480	13TH/GRNG EROSIVITY W	
Division Total 2181 TRANSPORTN FACLT IMP FEE 200.00								
2182 FIRE PROTECTION IMP FEE	818605 FIRE 3 EQUIP & FURNISHING	6/10/19	134338	GLOBAL C T I GROUP INC GLOBAL C T I GROUP INC	240.00	135440	TELEPHONE INTSTALL	
Division Total 2182 FIRE PROTECTION IMP FEE 240.00								
240 LAD 90-1 T606 PINECASTLE	7780 UTILITIES-ELECTRICITY	6/4/19	134237	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	53.15		2019-04	
Division Total 240 LAD 90-1 T606 PINECASTLE 53.15								
242 LAD 90-3 T595 MANS #7 & 8	7780 UTILITIES-ELECTRICITY	6/4/19	134237	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	8.08		2019-04	
Division Total 242 LAD 90-3 T595 MANS #7 & 8 8.08								
247 LAD 93-1 T634 VINTAGE EST	7780 UTILITIES-ELECTRICITY	6/4/19	134237	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	13.42		2019-04	
Division Total 247 LAD 93-1 T634 VINTAGE EST 13.42								
251 LAD 94-3 T696 QUAIL RUN	7780 UTILITIES-ELECTRICITY	6/4/19	134237	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	9.37		2019-04	

Attachment: WARRANT REGISTER-DIVISION ORDER 6-17-19 (FIN: WARRANT REGISTER)

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
Division Total 251 LAD 94-3 T696 QUAIL RUN					9.37			
252 LAD 97-1 T711 ROSEWOOD	7780 UTILITIES-ELECTRICITY	6/4/19	134237	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	11.20		2019-04	
Division Total 252 LAD 97-1 T711 ROSEWOOD					11.20			
259 LAD 01-3 T771 POPPY HILL	7780 UTILITIES-ELECTRICITY	6/4/19	134237	SOUTHERN CALIF EDISON CO SOUTHERN CALIF EDISON CO	10.52		2019-04	
	7600 SPECIAL DEPARTMENTAL EX	6/10/19	134373	RICHARD K GONZALES DBA RICHARD'S TREE SERVICE	400.00	1500	TREE REMOVAL	
Division Total 259 LAD 01-3 T771 POPPY HILL					410.52			
2672 CMAQ FUNDS	819655 TRAF SIG H/A & IRWIN CONS	6/10/19	134309	A A A QUALITY SERVICES, INC DBA A A A QUALITY SERVICES, INC DBA	3,855.48	00106760	HAR/IRWIN TEMP ST LGT	
Division Total 2672 CMAQ FUNDS					3,855.48			
274 LAD 15-01 T887 SLVER OAK3	7600 SPECIAL DEPARTMENTAL EX	6/4/19	134185	HOME DEPOT U S A INC DBA HOME DEPOT STORES, THE- SUPPLYWORKS	16.06		TRASH CAN	
	7600 SPECIAL DEPARTMENTAL EX	6/4/19	134260	WEST VALLEY SUPPLY INC WEST VALLEY SUPPLY INC	1,728.25	334102	IRRIG CABINET REPLCE	
Division Total 274 LAD 15-01 T887 SLVER OAK3					1,744.31			
2910 WATER-CAPITAL	819644 ARSENIC TREATMNT/WELL 50	6/4/19	134148	AEDGE WATER TECHNOLOGIES LLC AEDGE WATER TECHNOLOGIES LLC	607,709.50	71531	WELL 50 ARSENIC TREATMENT	
	817649 AMR SYS UPGRADE/REPL	6/4/19	134259	WEST VALLEY CONSTRUCTION CO INC WEST VALLEY CONSTRUCTION CO INC	4,000.00		PRE PLAN TRAING	
	817649 AMR SYS UPGRADE/REPL	6/4/19	134259	WEST VALLEY CONSTRUCTION CO INC WEST VALLEY CONSTRUCTION CO INC	172,198.00		RMV/RPL EXISTING REGISTER	

Attachment: WARRANT REGISTER-DIVISION ORDER 6-17-19 (FIN: WARRANT REGISTER)

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
Division Total 2910 WATER-CAPITAL					783,907.50			
306 REFUSE	1155 PREPAID EXPENSE	6/4/19	134245	RAMUNDSEN SUPERIOR HOLDINGS LLC DBA SUPERION LLC	453.78	239755	MSK/ANNL MTC	
	1155 PREPAID EXPENSE	6/4/19	134245	RAMUNDSEN SUPERIOR HOLDINGS LLC DBA SUPERION LLC	5,457.48	239166	PENTAMATION/ANNL MTC	
Division Total 306 REFUSE					5,911.26			
310 CITY HFD PUBLIC HSG AUTH	1155 PREPAID EXPENSE	6/4/19	134245	RAMUNDSEN SUPERIOR HOLDINGS LLC DBA SUPERION LLC	41.94	239755	MSK/ANNL MTC	
	1155 PREPAID EXPENSE	6/4/19	134245	RAMUNDSEN SUPERIOR HOLDINGS LLC DBA SUPERION LLC	504.46	239166	PENTAMATION/ANNL MTC	
Division Total 310 CITY HFD PUBLIC HSG AUTH					546.40			
358 STORM DRAINAGE	1155 PREPAID EXPENSE	6/4/19	134245	RAMUNDSEN SUPERIOR HOLDINGS LLC DBA SUPERION LLC	77.39	239755	MSK/ANNL MTC	
	1155 PREPAID EXPENSE	6/4/19	134245	RAMUNDSEN SUPERIOR HOLDINGS LLC DBA SUPERION LLC	930.80	239166	PENTAMATION/ANNL MTC	
Division Total 358 STORM DRAINAGE					1,008.19			
361 WASTEWATER OPERATION	1155 PREPAID EXPENSE	6/4/19	134245	RAMUNDSEN SUPERIOR HOLDINGS LLC DBA SUPERION LLC	280.08	239755	MSK/ANNL MTC	
	1155 PREPAID EXPENSE	6/4/19	134245	RAMUNDSEN SUPERIOR HOLDINGS LLC DBA SUPERION LLC	3,368.48	239166	PENTAMATION/ANNL MTC	
Division Total 361 WASTEWATER OPERATION					3,648.56			
390 WATER-OPERATIONS	2020-002 UNAPPLIED CREDITS FOR UB	6/4/19	134152	ANDERSON, HARLAN E ANDERSON, HARLAN E	653.93	REFUND	UB REFUND	

Attachment: WARRANT REGISTER-DIVISION ORDER 6-17-19 (FIN: WARRANT REGISTER)

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
390 WATER-OPERATIONS	2020-002	6/4/19	134155	AYALA JR, LARRY	12.23	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			AYALA JR, LARRY				
	2020-002	6/4/19	134159	BURTON JR, ISAAC	124.82	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			BURTON JR, ISAAC				
	2020-002	6/4/19	134164	CARRIKER, MARGUERITE	70.00	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			CARRIKER, MARGUERITE				
	2020-002	6/4/19	134169	CONWAY ENTERPRISES	46.58	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			CONWAY ENTERPRISES				
	2020-002	6/4/19	134172	FLORES JR, FRANK J	116.43	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			FLORES JR, FRANK J				
	2020-002	6/4/19	134176	GARCIA, JULIE	22.16	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			GARCIA, JULIE				
	2020-002	6/4/19	134182	HERITAGE REALTORS	35.99	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			HERITAGE REALTORS				
	2020-002	6/4/19	134183	HERNANDEZ, TIMOTHY J	21.17	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			HERNANDEZ, TIMOTHY J				
	2020-002	6/4/19	134196	JJR MANAGEMENT SERVICES	15.41	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			JJR MANAGEMENT SERVICES				
	2020-002	6/4/19	134197	KIDD, TEAILA M	84.95	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			KIDD, TEAILA M				
	2020-002	6/4/19	134200	KINGS COUNTY PROPERTIES	27.52	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			KINGS COUNTY PROPERTIES				
	2020-002	6/4/19	134202	KINGS MORTGAGE SERVICES, INC	74.57	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			KINGS MORTGAGE SERVICES, INC				
	2020-002	6/4/19	134203	KNIGHT, KATHY L	60.00	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			KNIGHT, KATHY L				
	2020-002	6/4/19	134204	KO N CO LLC	142.63	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			KO N CO LLC				
	2020-002	6/4/19	134205	KO N CO LLC	53.68	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			KO N CO LLC				

Attachment: WARRANT REGISTER-DIVISION ORDER 6-17-19 (FIN: WARRANT REGISTER)

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
390 WATER-OPERATIONS	2020-002	6/4/19	134207	MADRID, ALICE N	64.85	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			MADRID, ALICE N				
	2020-002	6/4/19	134211	MARQUEZ, MARTIN	68.03	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			MARQUEZ, MARTIN				
	2020-002	6/4/19	134212	MARTINEZ DIAZ, CRISTIAN&MIRIAM	135.67	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			MARTINEZ DIAZ, CRISTIAN&MIRIAM				
	2020-002	6/4/19	134215	MC COWN, STEPHANIE	90.05	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			MC COWN, STEPHANIE				
	2020-002	6/4/19	134218	MONTOYA, MARVIN G	63.51	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			MONTOYA, MARVIN G				
	2020-002	6/4/19	134221	MP NEXLEVEL LLC	1,000.00	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			MP NEXLEVEL LLC				
	2020-002	6/4/19	134222	MULLINS, CANDY R	160.00	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			MULLINS, CANDY R				
	2020-002	6/4/19	134223	NIS PROPERTIES LLC	63.51	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			NIS PROPERTIES LLC				
	2020-002	6/4/19	134225	PRATER, ANGELA G	75.00	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			PRATER, ANGELA G				
	2020-002	6/4/19	134233	SAMARCO, LEANN	57.17	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			SAMARCO, LEANN				
	2020-002	6/4/19	134234	SEARS - TIRE, BATT SITE 002656	23.50	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			SEARS - TIRE, BATT SITE 002656				
	2020-002	6/4/19	134235	SELECT PORTFOLIO SERVICING INC	12.70	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			SELECT PORTFOLIO SERVICING INC				
	2020-002	6/4/19	134241	STINNETT, RONALD R	75.76	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			STINNETT, RONALD R				
	2020-002	6/4/19	134242	STRATEGIC R E I, INC	78.11	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			STRATEGIC R E I, INC				
	2020-002	6/4/19	134243	STRATEGIC R E I, INC	76.84	REFUND	UB REFUND	
	UNAPPLIED CREDITS FOR UB			STRATEGIC R E I, INC				

Attachment: WARRANT REGISTER-DIVISION ORDER 6-17-19 (FIN: WARRANT REGISTER)

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
390 WATER-OPERATIONS	2020-002 UNAPPLIED CREDITS FOR UB	6/4/19	134244	STRATUS PROPERTY MANAGEMENT STRATUS PROPERTY MANAGEMENT	26.18	REFUND	UB REFUND	
	1155 PREPAID EXPENSE	6/4/19	134245	RAMUNDSEN SUPERIOR HOLDINGS LLC DBA SUPERION LLC	422.85	239755	MSK/ANNL MTC	
	1155 PREPAID EXPENSE	6/4/19	134245	RAMUNDSEN SUPERIOR HOLDINGS LLC DBA SUPERION LLC	5,058.52	239166	PENTAMATION/ANNL MTC	
	2020-002 UNAPPLIED CREDITS FOR UB	6/4/19	134247	THE EQUITY GROUP THE EQUITY GROUP	27.52	REFUND	UB REFUND	
	2020-002 UNAPPLIED CREDITS FOR UB	6/4/19	134249	TRIBBLE, SUSAN R TRIBBLE, SUSAN R	45.81	REFUND	UB REFUND	
	2020-002 UNAPPLIED CREDITS FOR UB	6/4/19	134250	TURNER, MICHAEL E TURNER, MICHAEL E	63.51	REFUND	UB REFUND	
	2020-002 UNAPPLIED CREDITS FOR UB	6/4/19	134256	VELAZQUEZ, EDUARDO L VELAZQUEZ, EDUARDO L	28.31	REFUND	UB REFUND	
	Division Total 390 WATER-OPERATIONS				9,279.47			
400 CITY PAYROLL REVOLVING	2072 AMERICAN FID ASSURANCE	6/7/19	134295	AMERICAN FIDELITY ASSURANCE AMERICAN FIDELITY ASSURANCE	254.56		DED:393 AMFID DEF	
	2072 AMERICAN FID ASSURANCE	6/7/19	134295	AMERICAN FIDELITY ASSURANCE AMERICAN FIDELITY ASSURANCE	873.59		DED:394 AMFID	
	2073 AMERICAN FID FLEX DEF	6/7/19	134296	AMERICAN FIDELITY ASSURANCE-FLEX AMERICAN FIDELITY ASSURANCE-FLEX	2,644.42		DED:396 AMFLEX DEF	
	2063 WAGE ATTACHMENT	6/7/19	134297	CALIF STATE DISBURSEMENT UNIT CALIF STATE DISBURSEMENT UNIT	461.54		DED:206 ATTACHMENT	
	2063 WAGE ATTACHMENT	6/7/19	134298	EDUCATIONAL CREDIT MANAGEMENT CORP EDUCATIONAL CREDIT MANAGEMENT CORP	231.12		DED:207 ATTACHMENT	
	2063 WAGE ATTACHMENT	6/7/19	134299	FRANCHISE TAX BOARD FRANCHISE TAX BOARD	304.51		DED:210 ATTACHMENT	
	2059 EMPLOYEES ASSOCNS PAYA	6/7/19	134300	G E M A 1121211070 G E M A	600.00		DED:621 GEMA	

Attachment: WARRANT REGISTER-DIVISION ORDER 6-17-19 (FIN: WARRANT REGISTER)

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
400 CITY PAYROLL REVOLVING	2059 EMPLOYEES ASSOCNS PAYA	6/7/19	134301	H M E A 0000129193 H M E A	30.00		DED:600 HMEA	
	2059 EMPLOYEES ASSOCNS PAYA	6/7/19	134302	H P O A 3242162141 H P O A	3,192.00		DED:607 HPOA	
	2059 EMPLOYEES ASSOCNS PAYA	6/7/19	134303	I A F F, LOCAL 3898 A/C#9129026 I A F F, LOCAL 3898	1,204.00		DED:615 I A F F	
	2063 WAGE ATTACHMENT	6/7/19	134304	KINGS COUNTY SHERIFF'S OFFICE KINGS COUNTY SHERIFF'S OFFICE	424.14		DED:209 ATTACHMENT	
	2077 LEGAL SHIELD	6/7/19	134305	PRE PAID LEGAL SERVICE, INC LEGAL SHIELD	778.18		DED:329 LEGAL SHLD	
	2059 EMPLOYEES ASSOCNS PAYA	6/7/19	134306	S E I U LOCAL 521 S E I U LOCAL 521	2,618.15		DED:601 SEIU MEMBR	
	2074 TRANSAMERICA	6/7/19	134308	TRANSAMERICA LIFE INSURANCE CO TRANSAMERICA LIFE INSURANCE CO	1,026.43		DED:395 TRANSAM	
Division Total 400 CITY PAYROLL REVOLVING					14,642.64			
415 COMPUTER MAINTENANCE	1155 PREPAID EXPENSE	6/4/19	134245	RAMUNDSEN SUPERIOR HOLDINGS LLC DBA SUPERION LLC	53.08	239755	MSK/ANNL MTC	
	1155 PREPAID EXPENSE	6/4/19	134245	RAMUNDSEN SUPERIOR HOLDINGS LLC DBA SUPERION LLC	638.35	239166	PENTAMATION/ANNL MTC	
Division Total 415 COMPUTER MAINTENANCE					691.43			
416 BUILDING MAINTENANCE	1155 PREPAID EXPENSE	6/4/19	134245	RAMUNDSEN SUPERIOR HOLDINGS LLC DBA SUPERION LLC	109.96	239755	MSK/ANNL MTC	
	1155 PREPAID EXPENSE	6/4/19	134245	RAMUNDSEN SUPERIOR HOLDINGS LLC DBA SUPERION LLC	1,322.40	239166	PENTAMATION/ANNL MTC	
Division Total 416 BUILDING MAINTENANCE					1,432.36			

Attachment: WARRANT REGISTER-DIVISION ORDER 6-17-19 (FIN: WARRANT REGISTER)

Warrant Register

Division # and Name	Acct # and Name	Check Date	Check Number	Vendor Name	Transaction Amt	Inv#	Transaction Description	Void
447 FLEET MAINTENANCE	1155	6/4/19	134245	RAMUNDSEN SUPERIOR HOLDINGS LLC DBA	159.02	239755	MSK/ANNL MTC	
	PREPAID EXPENSE			SUPERION LLC				
	1155	6/4/19	134245	RAMUNDSEN SUPERIOR HOLDINGS LLC DBA	1,912.36	239166	PENTAMATION/ANNL MTC	
	PREPAID EXPENSE			SUPERION LLC				
Division Total 447 FLEET MAINTENANCE					2,071.38			
511 MISC CASH DEPOSITS TRUST	3005-200	6/4/19	134199	KINGS CO PUBLIC WORKS	2,965.12		DEBT SVC COLL APR	
	KC-EL RANCHO DEBT SERVICE			KINGS CO PUBLIC WORKS				
	3005-121	6/10/19	134353	KINGS CO DEPT OF FINANCE	8,379.19		2019-05 LIBRARY	
	KC-LIBRARY IMP FEES			KINGS CO DEPT OF FINANCE				
	3005-122	6/10/19	134353	KINGS CO DEPT OF FINANCE	18,486.30		2019-05 CRIM JSTC	
	KC-CRIMINAL JSTC IMP FEES			KINGS CO DEPT OF FINANCE				
	3005-101	6/10/19	134357	KINGS CO OFFICE OF EDUCATION	133,982.34		2019-05 HESD	
	SCH DVL FEES-HANFORD ELE			KINGS CO OFFICE OF EDUCATION				
	3005-102	6/10/19	134357	KINGS CO OFFICE OF EDUCATION	20,553.78		2019-05 PIONEER	
	SCH DVL FEES-PIONEER ELE			KINGS CO OFFICE OF EDUCATION				
Division Total 511 MISC CASH DEPOSITS TRUST					184,366.73			
513 RENTER INSURANCE DEPOSITS	5605	6/4/19	134193	HUB INTERNATIONAL OF CA INS SVC INC	171.38		F ESTEVES #9943	
	RENTERS INS DEP-MAY			HUB INTERNATIONAL INSURANCE SVC INC				
	5605	6/4/19	134193	HUB INTERNATIONAL OF CA INS SVC INC	148.68		K HEIN #10914	
	RENTERS INS DEP-MAY			HUB INTERNATIONAL INSURANCE SVC INC				
	5605	6/4/19	134193	HUB INTERNATIONAL OF CA INS SVC INC	128.04		KINGS CHRISTIAN #7916	
	RENTERS INS DEP-MAY			HUB INTERNATIONAL INSURANCE SVC INC				
Division Total 513 RENTER INSURANCE DEPOSITS					448.10			
					1,594,690.75			

Attachment: WARRANT REGISTER-DIVISION ORDER 6-17-19 (FIN: WARRANT REGISTER)



AGENDA STAFF REPORT

MEETING DATE: 6/17/2019

AGENDA SECTION: A

SUBJECT:

Community Development: Introduce and waive the first reading of Ordinance 19-07, approving Municipal Code Amendment No. 2019-01: a request by 198-43, LLC to amend Title 17, Section 17.08.030 – Commercial, Office, and Industrial Zone Use Table of the Hanford Municipal Code by adding sections in order to permit or permit with a conditional use permit, the following uses in the C-R Regional Commercial zone district: colleges; exercise studios; large health facilities; business support services; medical offices; professional and commercial offices; laboratories; government offices; furniture stores; landscape nurseries; banks and credit unions – secondary branch; food catering; payday lenders; and tailoring.

RECOMMENDATION:

On May 14, 2019, the Planning Commission recommended approval of Municipal Code Amendment 2019-01 based on staff's recommendation. The recommendation did not include making all the amendments requested by the applicant. The recommendation was as follows:

College or University (C5)	Recommend add as conditional use.
Exercise Studios (C14)	Recommend add as a permitted use.
Large Health or Fitness Facility (G5):	Recommend add as a conditional use
Business Support Services (E1)	Recommend add as a permitted use
Laboratories (E4)	Recommend add as a conditional use
Medical Offices (E6)	Recommend add three size categories and allow small offices in the C-R zone.
Professional Offices (E7)	Recommend add three size categories and allow small offices in the C-R zone.

Government Offices (F9)	Deny the request
Furniture Stores (I18)	Change to allow furniture stores of any size in CR, MX-C, MX-D as permitted use
Landscape Nurseries (I20)	Deny the request
Banks and Credit Unions, second branch (J3)	Deny the request
Food Catering (J14)	Recommend add as a permitted use
Payday lenders J21)	Deny the request
Tailoring (J32)	Deny the request

BACKGROUND:

See attached full staff report

FISCAL IMPACT:**ATTACHMENTS:**

City Council Staff Report MCA 2019-01

Ordinance 19-07

Attachment 1: PC Minutes and items submitted

Planning Commission Resolution 2019-07

Notice of Exemption 2019-19



**CITY OF HANFORD
CITY COUNCIL**

MEETING DATE: June 17, 2019

MUNICIPAL CODE AMENDMENT No. 2019-01 is a request by 198-43 LLC to amend Title 17, Section 17.08.030 – Commercial, Office, and Industrial Zone Use Table of the Hanford Municipal Code by adding sections, in order to permit the following uses in the C-R Regional Commercial zone district:

1. Line C5 to add “College or university, public or private,” as a conditional use.
2. Line C14 to add “Studio for martial arts, music, dance, yoga, exercise, gymnastics or similar,” as a conditional use.
3. Line E1 to add “Business support service,” as a permitted use.
4. Line E4 to add “Laboratory; general, medical or dental,” as a permitted use.
5. Line E6 to add “Office; medical, dental, or optometry” as a permitted use.
6. Line E7 to add “Office; professional or commercial” as a permitted use.
7. Line F9 to add “Government office, local, state or federal” as a conditional use.
8. Line G5 to add “Health or fitness facility, large” as a permitted use.
9. Line I18 to add “Furniture stores over 20,000 square feet as a conditional use.
10. Line I20 to add “Landscape nursery” as a permitted use.
11. Line J3 to add “Bank or credit union, secondary branch” as a permitted use.
12. Line J14 to add “Food catering,” as a conditional use.
13. Line J21 to add “Payday lenders or check cashing establishment” as a conditional use.
14. Line J32 to add “Tailoring or clothing alterations” as a permitted use.

RECOMMENDATION

Staff recommends the City Council introduce and waive the first reading of Ordinance 19-07 approving Municipal Code Amendment 2019-01.

The Planning Commission reviewed the proposed amendments to Title 17 and recommended approval of Planning Commission Resolution 2019-07, based on staff's recommendation, on May 14, 2019 as follows:

College or University (C5)	Recommend add as conditional use.
Exercise Studios (C14)	Recommend add as a permitted use.
Large Health or Fitness Facility (G5):	Recommend add as a conditional use
Business Support Services (E1)	Recommend add as a permitted use
Laboratories (E4)	Recommend add as a conditional use
Medical Offices (E6)	Recommend add three size categories and allow small offices in the C-R zone.
Professional Offices (E7)	Recommend add three size categories and allow small offices in the C-R zone.
Government Offices (F9)	Deny the request
Furniture Stores (I18)	Change to allow furniture stores of any size in CR, MX-C, MX-D as permitted use
Landscape Nurseries (I20)	Deny the request
Banks and Credit Unions, second branch (J3)	Deny the request
Food Catering (J14)	Recommend add as a permitted use
Payday lenders J21)	Deny the request
Tailoring (J32)	Deny the request

Amend the land use table in Section 17.08.030 to reflect deletions and additions of land uses, necessitating the renumbering of various land uses; and

Amend Chapter 17.96 Definitions of Land Uses to reflect deletions and additions of land uses, necessitating the renumbering of various land use definitions.

RECOMMENDED MOTION

1. I move to introduce and waive the first reading of Ordinance 19-07 approving Municipal Code Amendment 2019-01.

BACKGROUND

General Plan and Zoning Ordinance

The 2035 General Plan is a long range vision of the City of Hanford's future development through the year 2035. The General Plan is comprised of the General Plan Background Report and the General Plan Policy Document, which together make up the General Plan. The General Plan Background Report summarizes information on the issues addressed in the General Plan, focusing on existing conditions and trends as they existed in the year 2013, when the General Plan Update process began. The General Plan Policy Document includes goals, policies, maps, and tables that describe how Hanford plans to grow and develop during the Planning period, which is 2017 to 2035.

The Zoning Ordinance Update was prepared to be consistent with the 2035 General Plan Update, as required by State law. The Zoning Ordinance has been updated comprehensively upon the approval of each previous General Plan Updates. Major updates to the Zoning Ordinance occurred in 1985, 1994, and 2002. As part of the Zoning Ordinance Update, a master table in Chapter 17.08 was added to identify permitted, conditional, administrative, and temporary uses allowed in the various districts. The addition of this matrix was a major change from the previous zoning ordinances. Since adoption of the Zoning Ordinance update in 2017, the only text amendments to the matrix have been cannabis related.

PROJECT DESCRIPTION

The applicant submitted Municipal Code Amendment No. 2019-01 in order to modify the permitted and conditionally permitted uses in the C-R Regional Commercial zone district. The uses listed below are not currently allowed uses in the C-R zone, and are requested to be allowed as follows:

Table 1: APPLICANTS PROPOSAL

#	Land Use	Applicant Proposal
Education, Religious, and Assembly Uses		
C5	College or university, public or private	C
C14	Studio for martial arts, music, dance, yoga, exercise, gymnastics or similar	C

Office and Medical Uses		
E1	Business support service	P
E4	Laboratory; general, medical or dental	P
E6	Office; medical, dental, or optometry	P
E7	Office; professional or commercial	P
Public and Quasi-Public Uses		
F9	Government office; local, state, or federal	C
Recreation Uses		
G5	Health or fitness facility, large	P
Retail Uses		
I18	Furniture store with over 20,000 sq. ft. of floor space devoted to the display and sale of furniture	C
I20	Landscape nursery	P
Service Uses		
J3	Bank or credit union, secondary branch	P
J14	Food catering	C
J21	Payday lenders or check cashing establishment	C
J32	Tailoring or clothing alterations	P

PROJECT EVALUATION

Each requested use was evaluated individually in accordance with the requirements of Section 17.02.060, 17.08.050 and 17.86.030 of the Zoning Ordinance, see full Zoning Sections at the end of the staff report. An evaluation of the General Plan Policies, the Zoning Ordinance, and the currently allowed uses in the C-R zone was completed as described fully below.

College or University, Public or Private (C5)

The applicant has requested to amend the land use table to add “College or university, public or private,” as a conditional use in the C-R Regional Commercial zone district.

“School; charter, trade, vocational, art, business, or professional,” is already a conditional use in the C-R zone district.

Definitions:

“College or university, private or public” means a school or group of schools that provides post-secondary education usually resulting in a degree. (C5)

“School; charter, trade, vocational, business, or professional,” means a facility that is operated either with public funds under a charter contract or with private funds, and that offers specific educational instruction to children and/or adults. This use includes charter schools, secretarial schools, beauty and cosmetology schools, modeling schools, language schools, computer electronics training schools, art schools, and automotive repair schools, and similar specialized schools.” (C13)

In the General Plan, higher education and vocational schools are not limited to specific land-use designations. The following are excerpts from the General Plan pertaining to educational facilities:

6.9.3 Colleges

Policy P68 Higher Education

Encourage the development of private and public institutions of higher education.

Policy P69 College of Sequoias

Support and promote College of the Sequoias as a region-serving institution of higher education.

Policy P70 Vocational Training Centers

Encourage the expansion and development of vocational training centers and programs to support the growth of the Kings Industrial Park and other trades in the Hanford area.

3.5.2 Regional Commercial

Policy L47 Purpose of Regional Commercial Land Use Designation

Establish the Regional Commercial land use designation to provide a variety of commercial goods, entertainment, and services in large format shopping centers for both the Hanford community and the larger region outside of Hanford.

Staff Recommendation: *The proposed amendment to add “College or university, public or private” to the list of conditional uses in the CR zone district does not conflict with the policies in the General Plan. The use is similar to other uses already allowed in the CR zone, specifically “School, charter, trade, vocational, art, business, or professional” is already an allowed use in the CR zone. Staff recommends that the land use table in Section 17.08.030 C5 be amended to add “College or university, public or private,” as a conditional use in the C-R zone district.*

Studio for Martial Arts, Music, Dance, Yoga, Exercise, Gymnastics or Similar (C14)

The applicant has requested to add “Studio for martial arts, music, dance, yoga, exercise, gymnastics or similar,” as a conditional use in the C-R zone district.

“Health or fitness facility, small (G6),” is already a permitted use in the C-R Regional Commercial zone district.

Definitions:

“Studio for martial arts, music, dance, yoga, exercise, gymnastics or similar” means a facility that provides group or individualized instruction in a specific activity typically related to the arts. This use does not include Health or fitness facility. (C14)

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

The General Plan contains policies that support entertainment and services in the C-R zone. The following are excerpts from the General Plan pertaining to the purpose of the Regional Commercial land use designation.

3.5.2 Regional Commercial

Policy L47 Purpose of Regional Commercial Land Use Designation

Establish the Regional Commercial land use designation to provide a variety of commercial goods, entertainment, and services in large format shopping centers for both the Hanford community and the larger region outside of Hanford.

Policy L48 Typical Uses in Regional Commercial Land Use Designation

Define the uses allowed in the Regional Commercial land use designation to include goods, entertainment, and services that benefit from the market synergy that occurs when the uses are located in close proximity to each other. Typical uses include retail sales in big box or large format buildings, shopping malls, eating establishments, and service stations. Prohibit uses that typically provide only day-to-day goods and services.

Staff Recommendation: *The proposed amendment to add “Studio for martial arts, music, dance, yoga, exercise, gymnastics or similar,” as a permitted use in the C-R Regional Commercial zone district does not conflict with the policies in the General Plan. The use is similar to an already allowed use within the C-R zone district – “Health of fitness facility, small.”*

Health or Fitness Facility, Large (G5)

The applicant has requested to amend the land use table to add “Health or Fitness Facility, Large,” as a permitted use in the C-R zone district.

“Health or fitness facility, small (G6),” is already a permitted use in the C-R district and “Commercial recreation facility, indoor (G2),” is a conditionally permitted use in the District.

Definitions:

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

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

“Commercial recreation facility, indoor” means indoor recreational facilities that are operated as a business and open to the general public for an entry fee or pay per use. Examples include indoor uses such as, but are not limited to, a bowling alley, bounce house, skating rink, batting cage, miniature golf, swimming pool, climbing wall, arcade, and similar uses. Food and beverage service can be provided as an ancillary use. (G2)

The General Plan contains policies that support entertainment and services in the C-R zone. The following are excerpts from the General Plan pertaining to the purpose of the Regional Commercial land use designation.

3.5.2 Regional Commercial

Policy L47 Purpose of Regional Commercial Land Use Designation

Establish the Regional Commercial land use designation to provide a variety of commercial goods, entertainment, and services in large format shopping centers for both the Hanford community and the larger region outside of Hanford.

Policy L48 Typical Uses in Regional Commercial Land Use Designation

Define the uses allowed in the Regional Commercial land use designation to include goods, entertainment, and services that benefit from the market synergy that occurs when the uses are located in close proximity to each other. Typical uses include retail sales in big box or large format buildings, shopping malls, eating establishments, and service stations. Prohibit uses that typically provide only day-to-day goods and services.

Staff Recommendation: Amend the land use table in Section 17.08.030 G5 to add “Health or fitness facility, large,” as a conditional use in the C-R Regional Commercial zone district. The use is similar to an already allowed use within the zone district – Health or fitness facility, small, an allowed use with a conditional use permit – Commercial recreation facility, indoor, and will not conflict with the purpose of the Regional Commercial land use designation.

Business Support Service (E1)

The applicant has requested to amend the land use table in Section 17.08.030 Line E1 to add “Business support service,” as a permitted use in the C-R Regional Commercial zone district.

“Copy, printing or mailing service” is a permitted use in the C-R Regional Commercial zone district.

Definitions:

“Business support service,” means an establishment providing primarily other businesses with a mix of services that can include word processing, desktop publishing, spreadsheet design, telephone answering, mail receiving and forwarding, packing and shipping, bookkeeping, and photocopying, and can include indoor storage rental, and/or small office space rental when provided with these services.

“Copy, printing, or mailing service,” means an establishment providing printing, photocopying, engraving, binding, packaging, mailing and related services to both businesses and individuals.

Staff Recommendation: Amend the land use in Section 17.08.030 E1 to add “Business support service,” as a permitted use in the C-R Regional Commercial zone district. The use is similar to an already allowed use within the zone district – Copy, printing, or mailing service, and will not conflict with the purpose of the Regional Commercial land use designation.

Laboratory; General, Medical or Dental (E4)

The applicant has requested to amend the land use table in Section 17.08.030 Line E4 to add “Laboratory; general, medical or dental,” as a permitted use in the C-R Regional Commercial zone district.

In the C-R Regional Commercial zone districts, “Urgent care center(s) or other walk-in clinic(s) are permitted, with a conditional use permit.

Definitions:

“Laboratory; general, medical, or dental,” means a facility that conducts scientific or medical experiments, research, or teaching, typically within a completely enclosed building.

“Urgent care center or other walk-in clinic,” means a facility that provides medical treatment of injuries or illnesses that do not require treatment typically provided in an emergency, typically without an appointment. This use includes urgent care centers, free clinics, hospital based health clinics, and community health care clinics, but does not include ancillary retail clinics located within a retail store, food market, or pharmacy.”

The General Plan contains policies that support entertainment and services in the C-R zone. The following are excerpts from the General Plan pertaining to the purpose of the Regional Commercial land use designation.

3.5.2 Regional Commercial

Policy L47 Purpose of Regional Commercial Land Use Designation

Establish the Regional Commercial land use designation to provide a variety of commercial goods, entertainment, and services in large format shopping centers for both the Hanford community and the larger region outside of Hanford.

Staff Recommendation: Amend the land use table in Section 17.08.030 Line E4 to add “Laboratory; general, medical or dental,” as a conditional use in the C-R Regional Commercial zone district. The use is similar to an already allowed medical use within the zone district - Urgent care centers or other walk-in clinics - and will not conflict with the purpose of the Regional Commercial land use designation. Staff is supportive of the use with a conditional use permit. Requiring a conditional use permit for the use will allow discretionary review and approval of the use.

Offices: Medical and Professional

This section applies to the medical and professional office land uses. Lines E6 and E7 Currently, office uses, medical or professional are not permitted in the C-R Regional Commercial zone district. Since the same policies would apply to both medical and professional, the policies and analysis in the General Plan are described below. Each category will have its own recommendation following the analysis.

The General Plan specifies the intent of the Corridor Mixed Use, Downtown Mixed Use, Office, and Office-Residential land use designations to provide for offices. Therefore, staff recommends offices over 6,000 square feet, would be limited to the MX-C Corridor Mixed Use, MX-D Downtown Mixed Use, O Office, and O-R Office-Residential zone districts.

The following are specific General Plan policies:

3.5.2 Regional Commercial

Policy L47 Purpose of Regional Commercial Land Use Designation

Establish the Regional Commercial land use designation to provide a variety of commercial goods, entertainment, and services in large format shopping centers for both the Hanford community and the larger region outside of Hanford.

3.6 Mixed Land Use

The intent of the mixed-use land use designations is to provide for a mixture of stores, services, restaurants, offices, and homes (dwelling units) in close proximity, thereby allowing residents to work and shop close to home and reduce the length and frequency of trips between home, work, shopping, and services. This contributes to opportunities to increase the use of public transit, reduce auto dependency, provide a wider range of housing choices, and promote activity during more hours of the day. Both vertical and horizontal mixed-use developments are encouraged in the mixed use designations. The Hanford Zoning Ordinance provides the enforcement mechanism to implement the identified policies.

3.6.2 Corridor Mixed Use

Policy L65 Purpose of Corridor Mixed Use Land Use Designation

Establish the Corridor Mixed Use land use designation to promote a mix of commercial, office, and multi-family residential uses along transportation corridors at a scale compatible with adjacent residential neighborhood, with the intent of creating a pedestrian-friendly environment that encourages walking between uses.

Policy L66 Typical Uses in Corridor Mixed Use Land Use Designation

Define the uses allowed in the Corridor Mixed Use land use designation to include small- and medium- scale commercial providing primarily day-to-day goods and services, office, and multi-family dwellings along with horizontal and vertical mixed

use developments that include these uses. Typical uses include duplexes, townhomes, apartments, markets, small retail shops, eating establishments, offices, service stations, medical and dental offices, convenience stores, dry cleaning and laundry services, beauty salons, and other similar uses. Both vertical and horizontal mixed-use developments are encouraged.

3.6.3 Downtown Mixed use

Policy L69 Purpose of Downtown Mixed Use Land Use Designation

Establish the Downtown Mixed Use land use designation as a unique pedestrian-oriented, multi-story, concentrated area of shopping, entertainment, eating establishments, high density housing, and offices primarily served by on-street or public parking concentrated in the historic center of Hanford to serve the entire community.

Policy L73 Offices in Downtown

Encourage local-serving offices to locate in the Downtown.

3.7.1 Office

Policy L74 Purpose of Office Land Use Designation

Establish the Office land use designation to support professional, non-retail businesses, along with medical and health care needs in a large campus-style setting as part of a resilient economic base.

Policy L75 Typical Uses in Office Land Use Designation

Define the uses allowed in the Office land use designation to include professional and medical businesses and institutions typically found in an office building or campus environment. Typical uses include professional offices, medical offices, hospitals, and medical clinics.

3.7.2 Office Residential

Surrounding much of the historical downtown are older homes, some of which are in the process of converting from conventional single family units to offices. Many of these structures are large and have stunning architectural features that add significantly to the atmosphere of the downtown.

Policy L79 Purpose of Office Residential Land Use Designation

Establish the Office Residential land use designation to preserve and enhance existing residential structures by allowing them to convert to offices, bed and breakfast inns, or a combination of office and residential units.

Staff reviewed the ordinances for Visalia, Tulare and Clovis. These cities allow offices in the regional or community level commercial, however, the City of Hanford General Plan, as stated above, does not contain provisions for offices in the C-R zone. Although large scale offices should not be permitted based on the General Plan, some limited small offices may be appropriate to support the regional uses. Staff proposes to amend the land use table to divide office land uses into size categories:

- Offices less than 2,000 square feet;
- Offices between 2,000 – 6,000 square feet; and
- Offices over 6,000 square feet

Medical office uses in the former DC – Downtown Commercial zone were permitted if they were under 6,000 square feet and a conditional use over 6,000 square feet. In June of 2015, the City Council changed the zoning code to allow all medical office regardless of size in the DC zone. This size limitation of 6,000 being considered small is continued in the proposed ordinance recommended by staff.

Staff Recommendation: *Staff recommends small offices, under 2,000 sq. ft. be permitted in the C-R zone district, in addition to all zone districts offices are currently permitted in. Staff also recommends offices between 2,000 sq. ft. and 6,000 sq. ft. be permitted with approval of a conditional use permit. Offices over 6,000 square feet cannot be supported by the policies in the General Plan.*

Office; Medical, Dental, or Optometry (E6)

The applicant has requested to amend the land use table in Section 17.08.030 Line E6 to add “Office; medical, dental, or optometry,” as a permitted use in the C-R Regional Commercial zone district. Other medical uses are currently allowed in the C-R zone, such as “Urgent care center or other walk in clinics”

Definitions:

“Office; medical, dental, or optometry” means an establishment that provides services, typically by appointment, dealing with human health including dental, chiropractic, medical, optometry, physical therapy, psychology, psychiatry, family counseling, or therapy. This use does not include Barbershop, hair salon, nail care, massage therapy, or day spa.

“Urgent care center or other walk-in clinic,” means a facility that provides medical treatment of injuries or illnesses that do not require treatment typically provided in an emergency, typically without an appointment. This use includes urgent care centers, free clinics, hospital based health clinics, and community health care clinics, but does not include ancillary retail clinics located within a retail store, food market, or pharmacy.”

Staff Recommendation: The use is similar to an already allowed medical use within the zone district - Urgent care centers or other walk-in clinics. Small offices could support a range of regional commercial uses and will not conflict with the purpose of the Regional Commercial land use designation. Allowing large scale offices in the C-R zone district would conflict with the General Plan policies. Amend the land use table in Section 17.08.030 E6, as follows:

Commercial, Office, and Industrial Use Table																
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed																
		Commercial Zones				Mixed Use Zones			Industrial and Office Zones			Other Zones				
	Land Uses	C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
E6	Office; medical, dental, or optometry	P		P		P	P	P	P	P						
	Under 2,000 sq. ft.	P	P	P		P	P	P	P	P						
	2,000 – 6,000 sq. ft.	P	C	P		P	P	P	P	P						
	Over 6,000 sq. ft.	P		P		P	P	P	P	P						

Office; Professional or Commercial (E7)

The applicant has requested to amend the land use table in Section 17.08.030 Line E7 to add “Office; Professional or Commercial” as a permitted use in the C-R Regional Commercial zone district. Other office uses are currently allowed in the C-R zone, such as “Call Centers”

In the C-R Regional Commercial zone districts, “Call centers,” are permitted with a conditional use permit.

Definitions:

“Offices, professional or commercial” means an establishment that provides administrative, clerical, technical, professional or similar business services and typically where products or goods are not provided. Examples include escrow and title, insurance, mortgage, real estate, accounting, architecture, graphic design, finance, consulting, engineering, legal, and similar services.

“Call center” means an office used primarily for receiving or transmitting a large volume of requests by telephone to administer product support or information inquiries from consumers or to conduct telemarketing, solicitation of charitable or political donations, debt collection, or market research.

Staff Recommendation: *The use of a professional or commercial offices is similar to a call center, which is a type of professional office, requiring a conditional use permit in the C-R Regional Commercial zone district, Small professional offices could support a range of regional commercial uses and will not conflict with the purpose of the Regional Commercial land use designation. Allowing large scale offices in the C-R zone district would conflict with the General Plan policies. Amend the land use table in Section 17.08.030 E7 as follows:*

Commercial, Office, and Industrial Use Table																
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed																
		Commercial Zones				Mixed Use Zones			Industrial and Office Zones			Other Zones				
	Land Uses	C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
E7	Office; professional or commercial	P		P		P	P	P	P	P						
	Under 2,000 sq. ft.	P	P	P		P	P	P	P	P						
	2,000 – 6,000 sq. ft.	P	C	P		P	P	P	P	P						
	Over 6,000 sq. ft.	P		P		P	P	P	P	P						

Government Office; Local, State, or Federal (F9)

The applicant requests to amend the Land Use table in Section 17.08.030 Line F9 to add “Government office; local, state, or federal,” as a conditional use in the C-R zone district. “Government office; local, state, or federal” means a facility owned or operated by a local, state, or federal government that provides services to the public such as employment assistance, public assistance, motor vehicle registration and licensing services and similar activities commonly accustomed to having sizeable assemblages of people waiting for service, whether pedestrian or vehicular. This use does not include a government-owned facility that is more specifically defined in this chapter, such as fairgrounds, cemetery, post office, or public safety facility.

In accordance with the Municipal Code Land Use table, government offices are limited to the Downtown Mixed Use, Office, and Public Facility zone district. The General Plan supports these designations by the following policies:

Policy L70 Typical Uses in Downtown Mixed Use Land Use Designation

Define the uses allowed in the Downtown Mixed Use land use designation to include a wide range of retail, financial, governmental, professional, business, service, dining, and entertainment activities, along with high density residential dwellings. Typical uses include small retail shops, eating and drinking establishments, townhomes, apartments, markets, professional services, convenience stores, beauty salons, and other similar uses. Vertical and horizontal mixed-use developments are encouraged.

Policy L126 Downtown Government Offices

Locate new local, State, and federal offices in the Downtown area to the greatest extent possible.

Policy P78 City Government in Downtown

Locate all City government departments with the exception of Public Works and Fire Departments in the Downtown area.

3.9.4 Public Facilities

This Public Facilities land use designation is applied to parcels that are publicly owned and/or house publicly operated non-educational facilities, and is intended to meet the public service needs of Hanford. Public Facilities include fire protection and police facilities, waste water treatment facility, Kings County Government offices and jail, Municipal Airport, cemeteries, Kings County Fairgrounds, storm water collection basins, and City and County maintenance yards.

3.7.1 Office

Policy L74 Purpose of Office Land Use Designation

Establish the Office land use designation to support professional, non-retail businesses, along with medical and health care needs in a large campus-style setting as part of a resilient economic base.

Staff Recommendation: *Locating government offices; local, state, or federal, would be in conflict with the General Plan and would not be an appropriate use for the C-R Regional Commercial zone district. Government offices shall remain limited to the MX-D Downtown Mixed Use, O Office, and PF Public Facility zone districts.*

Furniture Store with over 20,000 Square Feet of Floor Space Devoted to the Display and Sale of Furniture (I18)

The applicant requests to amend the land use table in Section 17.08.030 Line I18 of the Hanford Municipal Code to allow “Furniture store(s) with over 20,000 sq. ft. of floor space devoted to the display and sale of furniture,” as a conditional use in the C-R zone district.

Definition: “Furniture store” means an establishment that provides large and small furniture for living spaces such as homes and offices. Items sold normally include beds, tables, chairs, sofas, desks, and shelves. Home appliances, outdoor/patio furniture, wall cabinets, garage storage units, and home furnishing accessories are items sold that are excluded from the definition of furniture store. (I16, I17, I18)

The General Plan contains policies that support the C-R zone as the major retail commercial designation, including large format stores and shopping centers as follows:

Commercial Land Use Designations Goals

- Goal L10 A wide range of commercial shopping opportunities that serve people’s needs for goods and services at the neighborhood, citywide, and regional level, as well as the needs of the traveling public.
- Goal L11 Commercial shopping opportunities that meet the anticipated need for population growth and economic development.
- Goal L12 Compatibility of commercial land uses with adjacent, surrounding land uses.
- Goal L13 Maintenance, enhancement and redevelopment of older commercial districts and shopping centers.

3.5.2 Regional Commercial

Policy L47 Purpose of Regional Commercial Land Use Designation

Establish the Regional Commercial land use designation to provide a variety of commercial goods, entertainment, and services in large format shopping centers for both the Hanford community and the larger region outside of Hanford.

Policy L48 Typical Uses in Regional Commercial Land Use Designation

Define the uses allowed in the Regional Commercial land use designation to include goods, entertainment, and services that benefit from the market synergy that occurs when the uses are located in close proximity to each other. Typical uses include retail sales in big box or large format buildings, shopping malls, eating establishments, and service stations. Prohibit uses that typically provide only day-to-day goods and services.

3.13.1 Corridor Areas

Policy L142 East Lacey Boulevard Regional Center

Provide for a regional center that has an appealing mix of tenants and are designed with site amenities to attract customers from both local neighborhoods and region-wide communities.

Currently, furniture stores are broken down into three different categories, as follows:

Commercial, Office, and Industrial Use Table													
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed													
Land Uses	Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones	
	C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF
I16		P				P	P						
I17		C				C	P						
I18							P						

The General Plan policies support large scale retail in the C-R zone, therefore furniture stores should be an allowed use, without size limitations. Staff recommends the size limitations for furniture stores be eliminated and furniture stores be added as permitted use in the following zone districts: C-R Regional Commercial, MX-C Corridor Mixed Use, and MX-D Downtown Mixed Use.

Commercial, Office, and Industrial Use Table																
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed																
		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			
	Land Uses	C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	Specific Land Use Standards (See identified Section)
I16	Furniture store		P				P	P								
I16	Furniture store with less than 15,000 sq. ft. of floor space devoted to the display and sale of furniture		P				P	P								
I17	Furniture store with 15,000 to 20,000 sq. ft. of floor space devoted to the display and sale of furniture		C				C	P								
I18	Furniture store with over than 20,000 sq. ft. of floor space devoted to the display and sale of furniture							P								

The eliminations of the size restrictions will result in the requirement to renumber the Retail Use category from I19 through I20, as well as their corresponding definition numbers.

Landscape Nursery (I20)

The applicant has requested to amend the land use table in Section 17.08.030 Line I20 to add “Landscape nursery” as a permitted use in the C-R Regional Commercial zone district.

Currently, landscape nurseries are permitted in C-S Service Commercial and are permitted with a conditional use permit in the MX-C Corridor Mixed Use, I-L Light Industrial, I-H Heavy Industrial, and AP Airport Protection zone district.

A landscape nursery means a facility that grows, maintains, and provides trees, plants, and other nursery products for transplant in another location typically to both retailer and wholesale customers. (I20)

Often, landscape nurseries are located outdoors, which conflicts with the Section 17.18.150 General Provisions and Standards of the C-R Regional Commercial zone district, which states, “All businesses, services, and processes shall be conducted entirely within a completely enclosed permanently fixed structure.”

Staff Recommendation: *The use conflicts with the Hanford Municipal Code Section 17.18.150 by providing an outdoor use, where all businesses services, and processes shall be conducted within a completely enclosed structure – therefore, staff does not support adding “landscape nursery,” as a permitted use in the C-R Regional Commercial zone district.*

Bank or credit union, secondary branch (J3)

The applicant has requested to amend the land use table in Section 17.08.030 Line J3 to add “Bank or credit union, secondary branch,” as a permitted use in the C-R Regional Commercial zone district.

Definition:

“Bank or credit union, secondary branch” means an institution providing retail banking services that is a secondary or satellite branch in the city and either does not provide loan officers on site or only provides merchant bank services. This classification includes only those institutions engaged in the on-site circulation of money, including credit unions, but excluding a payday lender or check-cashing establishment. For administration, headquarters, or other offices of banks and credit unions without retail banking services with on-site circulation of money see Office, professional or commercial. (J3)

3.5.2 Regional Commercial

Policy L47 Purpose of Regional Commercial Land Use Designation

Establish the Regional Commercial land use designation to provide a variety of commercial goods, entertainment, and services in large format shopping centers for both the Hanford community and the larger region outside of Hanford.

Policy L48 Typical Uses in Regional Commercial Land Use Designation

Define the uses allowed in the Regional Commercial land use designation to include goods, entertainment, and services that benefit from the market synergy that occurs when the uses are located in close proximity to each other. Typical uses include retail sales in big box or large format buildings, shopping malls, eating establishments, and service stations. Prohibit uses that typically provide only day-to-day goods and services.

Staff Recommendation: *Locating “Banks and credit unions, secondary branches” would be in conflict with the General Plan and would not be an appropriate use for the C-R Regional Commercial zone district. Staff recommends that no changes be made to Line J3 “Banks and credit unions, secondary branches.”*

Food Catering (J14)

The applicant has requested to amend the land use table in Section 17.04.030 Line J14 to add “Food catering” as a permitted use in the C-R Regional Commercial zone district.

Definition: Food catering” means an establishment that prepares and delivers food and beverages for off-site consumption, typically at a special event, without provision for on-site pickup or consumption. (J14)

Staff Analysis: Restaurants (Full service, limited service with drive-thru pick up window, and limited service without drive-thru pickup windows) are permitted in the C-R Regional Commercial zone district. The use is similar to an already allowed use within the zone, allowing food catering to be permitted in the C-R Regional Commercial zone district would not conflict with the General Plan for the Regional Commercial land use designation:

3.5.2 Regional Commercial

Policy L47 Purpose of Regional Commercial Land Use Designation

Establish the Regional Commercial land use designation to provide a variety of commercial goods, entertainment, and services in large format shopping centers for both the Hanford community and the larger region outside of Hanford.

Policy L48 Typical Uses in Regional Commercial Land Use Designation

Define the uses allowed in the Regional Commercial land use designation to include goods, entertainment, and services that benefit from the market synergy that occurs when the uses are located in close proximity to each other. Typical uses include retail sales in big box or large format buildings, shopping malls, eating establishments, and service stations. Prohibit uses that typically provide only day-to-day goods and services.

Staff Recommendation: Amend the land use table in Section 17.04.030 J14 to allow “food catering” as a permitted use in the C-R Regional Commercial zone district.

Payday Lenders and Check-Cashing Establishment (J21)

The applicant requests to amend the land use table in Section 17.08.030 Line J21 to allow, “Payday lenders or check cashing establishment” as a conditional use in the C-R zone district.

Definition:

Payday lender or check cashing establishment” is an establishment that cashes checks, warrants, or money orders for a fee, and/or provides short term loans, usually at a high interest rate, that must be paid in full when the borrower receives their next pay check. This use does not include Bank or credit union. (J21)

The use of a “Payday lender or check cashing establishment,” is a day-to-day service, which, according to the General Plan shall be prohibited in the Regional Commercial designation:

3.5.2 Regional Commercial

Policy L47 Purpose of Regional Commercial Land Use Designation

Establish the Regional Commercial land use designation to provide a variety of commercial goods, entertainment, and services in large format shopping centers for both the Hanford community and the larger region outside of Hanford.

Policy L48 Typical Uses in Regional Commercial Land Use Designation

Define the uses allowed in the Regional Commercial land use designation to include goods, entertainment, and services that benefit from the market synergy that occurs when the uses are located in close proximity to each other. Typical uses include retail sales in big box or large format buildings, shopping malls, eating establishments, and service stations. Prohibit uses that typically provide only day-to-day goods and services.

Staff Recommendation: *Allowing “Payday lenders and check cashing establishments” would be in conflict with the General Plan and would not be an appropriate use for the C-R zone district. Staff recommends no change to Line J21.*

Tailoring or Clothing Alterations (J32)

The applicant requests to amend the land use table in Section 17.08.030 J32 to allow, “Tailoring or clothing alterations,” as a permitted use in the C-R Regional Commercial zone district.

Definition:

- “Tailoring or clothing alterations” means an establishment that provides custom making or altering of clothing when not an ancillary use in a clothing store. (J32)

The use “Tailoring or clothing alterations” is a day-to-day service, which is according to the General Plan shall be prohibited in the Regional Commercial designation:

3.5.2 Regional Commercial

Policy L47 Purpose of Regional Commercial Land Use Designation

Establish the Regional Commercial land use designation to provide a variety of commercial goods, entertainment, and services in large format shopping centers for both the Hanford community and the larger region outside of Hanford.

Policy L48 Typical Uses in Regional Commercial Land Use Designation

Define the uses allowed in the Regional Commercial land use designation to include goods, entertainment, and services that benefit from the market synergy that occurs when the uses are located in close proximity to each other. Typical uses include retail sales in big box or large format buildings, shopping malls, eating establishments, and service stations. Prohibit uses that typically provide only day-to-day goods and services.

Staff Recommendation: *Allowing tailoring and clothing alteration would be in conflict with the General Plan and would not be an appropriate use for the C-R Regional Commercial zone district. Staff recommends no changes to the Line J32. “Tailoring or Clothing Alterations”*

PLANNING COMMISSION PUBLIC HEARING – May 14, 2019

During the public hearing two individuals spoke in favor of the proposed amendments and 14 individuals opposed. A copy of unofficial minutes from the meeting is attached as Attachment 1. Any written comments distributed to the Planning Commission prior to the start of the meeting or during the meeting are included in Attachment 1.

Those in favor spoke of the changing retail market conditions that make it necessary to rethink how retail is planned and built.

Those in opposition primarily spoke of the potential for the changes to impact Downtown. Several individuals asked that the City study the impacts to the Downtown that may result.

A list of downtown property owners was provided to the commission, as well as a map that highlighted ownership of the downtown area by private local individuals, out of town individuals, and public agencies, also included in Attachment 1. It was stated that the city should protect those local property owners and that changes could lead to Downtown vacancies and blight. No substantial evidence was submitted to the commission to support that statement.

One individual commented that the City could not make the findings for approval or find that the project was exempt from the California Environmental Quality Act (CEQA) and that the City had the burden to prove that a project was exempt. The project was compared to the commercial project located at HWY 43 and HWY 198, for which an environmental impact report was prepared and included an economic study. The commenter suggested that General Plan policies L48 and L50 do not support the proposed recommendation, but did not provide any supporting evidence. Copies of CEQA sections and General Plan policies were provided to the commission.

One commenter stated that downtown property owners had vested rights to limited zoning.

One individual questioned whether the commission could consider the application since the applicant entity, Hwy 198-43 LLC did not exist as an active LLC on the Secretary of State website. He further stated that no analysis was done to see what the need was for these uses in the C-R zone or in the Downtown.

Staff Analysis

Staff offered the following responses to the statements following the close of the public comment period and have expanded on that analysis when appropriate. The CEQA analysis is more completely described below under environmental review. The City does not have the burden to prove that their assessment is correct. The City's determination that the project is exempt is based on the lack of a physical project to analyze, therefore physical environmental impacts could not occur. No substantial evidence was submitted to the Planning Commission that would result in a change in the assessment that no physical impacts will result from the proposed project. The comparison to the HWY 43 and HWY 198 commercial project cannot be made because the commercial project was for the development of a physical project of approximately 500,000 square feet, for which environmental impacts could be evaluated.

As stated in this staff report, staff reviewed each of the applicant's requests for consistency with the General Plan policies and Zoning Ordinance. Where a proposed use could not be supported by Policy L48, it was not recommended for approval. Staff reviewed Policy L50 and found it did not apply to the proposed text amendment, as there is not a request to change the location parameters of regional commercial designations or minimum size requirements. The reference to office in Policy L50 is that office developments are typically located adjacent to regional commercial, but does not state that it cannot be considered. Staff and Planning Commission recommendation is that the size of offices be limited, so large scale office developments could not occur in the C-R zone.

Policy L50 is as follows:

Policy L50 Location and Size of Regional Commercial Land Use Designation Locate Regional Commercial land use designations along arterial streets near access to

Highways 198 or 43. Offices and high density residential development are typically located adjacent to the Regional Commercial land use designation. Require new development projects to be a minimum 10 acres in size.

Staff was not sure how to review the statement that downtown property owners had vested rights to zoning. General plans, and the policies within them, change and are anticipated to change as city boundaries, population and needs change. There is not a vested right to keep policies in place forever.

The Secretary of State website was reviewed by staff during the public hearing and found that the entity did exist as an active legal entity therefore the project could be considered by the Commission.

Although there was much comment regarding the proposed text amendment and the potential to impacts the MX-D zone, staff found that all the uses proposed to be changed or added to the C-R zone are allowed in many different zones as follows:

Colleges:	CS, MX-C, MX-D, PF
Exercise Studios:	CN, CS, MX-N, MX-C, MX-D, O, IL
Large Health or Fitness Facility:	CS, CH, MX-C, MX-D, O
Business Support Services:	CS, MX-C, MX-D, OR, O
Medial Offices:	CN, CS, MX-N, MX-C, MX-D, OR, O
Professional Offices:	CN, CS, MX-N, MX-C, MX-D, OR, O
Laboratories:	CS, CH, MX-C, MX-D, O, IL
Government Offices:	MX-D, O, PF
Furniture Stores:	CR (under 20,000 sq. ft.), MX-C, MX-D
Landscape Nurseries:	CS, MX-C, IL, IH, AP
Banks and Credit Unions (second branch):	C-N, MX- N, MX-D, MX-C,
Food Catering:	CN, CS, MX-N, MX-C, MX-D, OR
Payday lenders:	CS. MX-C, MX-D
Tailoring:	CN, CS, MX-N, MX-C, MX-D, OR

Given that the uses are allowed in many zones, depending on the use, it cannot be determined that the proposed project would result in adverse impacts to the properties in the MX-D zone. The analysis required to be made in Section 17.02.060, 17.08.050 and 17.86.030 has been provided in the above staff report.

Planning Commission Decision

The Planning Commission approved Resolution 2019-07, which was staff's recommendation. There were two motions prior to the approved motion. The first motion and second were to approve the resolution with a modification to Line C-14 "Colleges" to require a conditional use permit and deny the request to allow Line E-6 "Medical Offices". The motion failed on a 2-5 vote. The same motion was made a second time and died for lack of a second. The third motion was the approve Resolution 2019-07, as submitted by staff. The motion passed 4-3.

ENVIRONMENTAL DOCUMENT

The proposed 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 proposed project is a text amendment that is not associated with a physical development, therefore there are no physical impacts that will result from the project.

The ordinance, as recommended by staff and the commission, 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 the General Plan and Zoning Ordinance, such as schools, exercise, retail, office, recreation and food service. No use that was not supported by the General Plan, the Zoning Ordinance or other plan was recommended for approval and included in the Ordinance for adoption by the City Council.

There are five exceptions to using a categorical exemption as stated in 15300.2 of the CEQA Guidelines. 1) That the project is located in a particularly sensitive location; 2) That there may be cumulative impacts resulting from successive projects of the same type in the same place; 3) When there is a reasonable possibility that the project will have a significant effect on the environment due to unusual circumstances; 4) That the site is on a hazardous waste site; 5) That the project will result in a change to the significance of a historic resource.

As stated previously, the project is a text amendment, not a physical project; therefore, it is not located on a sensitive location, there are no other projects on the same place or type recently proposed or foreseen, there are no unusual circumstances as all the uses are allowed uses in the City of Hanford, the project is not on a hazardous waste site and will not result in a change to the significance of any historic resource. A categorical exemption under Sections 15061(b)(3) and 15183 is therefore appropriate.

During the Planning Commission hearing, one commenter stated that the City could not determine that the project was exempt under CEQA. However no substantial evidence was submitted to support that claim. CEQA statutes require that a decision be based on substantial evidence. Substantial evidence includes facts or expert opinion supported by facts. Public Resources Code Section 21080(e)(2) specifically states that "Substantial evidence is not argument, speculation, unsubstantiated opinion or narrative, evidence that is clearly inaccurate or erroneous, or evidence of social or economic impacts that do

not contribute to, or are not caused by, physical impacts on the environment.” Therefore, the unsubstantiated opinions, concerns, and speculation presented at the hearing do not rise to the level of substantial evidence to determine significant environmental effect.

No substantial evidence was submitted during the public hearing that would result in a change in the determination that the project is exempt based on the analysis stated above.

FINDINGS FOR APPROVAL

In accordance with Section 17.86.030, before a zone change or text amendment may be approved, all of the following findings shall be made by the reviewing authority:

1. That the amendment is internally consistent with the goals, objectives, and policies of the General Plan and Zoning Ordinance;

Analysis: That each amendment request has been individually evaluated for consistency with the General Plan and recommended for approval if deemed consistent with the goals, objectives, and policies of the General Plan and Zoning Ordinance, specifically Section 17.08.050, as provided in the staff report.

2. That the amendment would not be detrimental to the public health, safety, or welfare of the community;

Analysis: That each use proposed is currently permitted within the City of Hanford and would not be detrimental to the public health, safety, or welfare of the community. Each use is already a use allowed within the City of Hanford, none of which has been determined to be detrimental to the health, safety, or welfare of the City. Each use was evaluated in accordance with Section 17.08.050 of the Zoning Ordinance, as provided in the staff report.

3. That the amendment would maintain the appropriate balance of land uses within the City; and

Analysis: That jobs-housing balance is achieved, by increasing opportunities for people to work and live in close proximity. The ratio is expressed as the number of jobs divided by the number of housing units. The jobs-housing balance is 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. The proposed text amendments recommended for approval are all consistent with the General Plan and will not affect the City's ability to maintain an appropriate balance of land uses within the City.

4. That the anticipated land uses on the subject site would be compatible with existing and future surrounding uses.

Analysis: That each use was evaluated for consistency with the General Plan and Zoning Ordinance, in order to ensure the proposed uses would be compatible with existing and future land uses within their prospective districts as provided in the staff report.

ZONING ORDINANCE EXCERPTS**17.02.060 Relationship to the General Plan.**

The zoning ordinance is the primary tool used to implement the goals and policies contained within the General Plan. All matters governed by this title shall substantially conform to the purposes, intent or provisions of the General Plan. Any recommendations for zone changes, if found to be not in conformance with the General Plan and its phrasing, shall not be permitted unless it is also found that the General Plan is in error or in need of change.

17.08.050 Addition of a use to land use tables.

Upon an application or on its own initiative and pursuant to Chapter 17.86, the City Council may add a use to the land use tables established in this chapter if the Council makes all of the following findings:

- A. That the addition of the use to the land use table will be in accordance with the purposes of this title and of the zone district or districts in which the use will be permitted;
- B. That the use has similar basic characteristics as the present uses allowed in the district;
- C. That the use will not generate a noticeably greater amount of odor, dirt, smoke, noise, vibration, illumination, glare, unsightliness or any other objectionable influence or hazard than the amount normally created by any of the other uses permitted in the district or districts in which the use will be permitted;
- D. That the establishment of the use in the zone district or districts in which it will be permitted will not be detrimental to the public health, safety or welfare.

17.86.030 Findings.

- A. Before a zone change or text amendment may be approved, all of the following findings shall be made by the reviewing authority identified in Chapter 17.70:
 - 1. The amendment is internally consistent with the goals, objectives, and policies of the General Plan and this title;
 - 2. The amendment would not be detrimental to the public health, safety, or welfare of the community;
 - 3. The amendment would maintain the appropriate balance of land uses within the City;

4. The anticipated land uses on the subject site would be compatible with existing and future surrounding uses.
- B. A zone change or text amendment may be denied if the reviewing authority finds one (1) or more of the findings in this section cannot be made.

ORDINANCE NO. 19-07

AN ORDINANCE APPROVING MUNICIPAL CODE AMENDMENT 2019-01, A REQUEST BY 198-43, LLC TO AMEND TITLE 17, SECTION 17.08.030 – COMMERCIAL, OFFICE, AND INDUSTRIAL ZONE USE TABLE OF THE HANFORD MUNICIPAL CODE BY ADDING SECTIONS IN ORDER TO PERMIT OR PERMIT WITH A CONDITIONAL USE PERMIT, THE FOLLOWING USES IN THE C-R REGIONAL COMMERCIAL ZONE DISTRICT: COLLEGES; EXERCISE STUDIOS; LARGE HEALTH FACILITIES; BUSINESS SUPPORT SERVICES; MEDICAL OFFICES; PROFESSIONAL AND COMMERCIAL OFFICES; LABORATORIES; GOVERNMENT OFFICES; FURNITURE STORES; LANDSCAPE NURSERIES; BANKS AND CREDIT UNIONS – SECONDARY BRANCH; FOOD CATERING; PAYDAY LENDERS; AND TAILORING.

The City Council of the City of Hanford does ordain as follows:

Section 1: The Hanford Municipal Code Title 17, the Zoning Ordinance contains regulations to ensure the public health, safety, peace, comfort, convenience, prosperity and general welfare of the citizens of Hanford, including zoning categories, allowed uses and development standards.

Section 2: The City Council has held a public hearing on the amendment to Chapter 17.08 “Land Use Table” and renumbering of Chapter 17.96 “Definitions of Land Uses” to correspond with the changes in the table only. The proposed amendments include the following and as shown in the Exhibit A:

College or University (C5)	Add as a conditional use
Exercise Studios (C14)	Add as a permitted use
Large Health or Fitness Facility (G5)	Add as a conditional use
Business Support Services (E1)	Add as a permitted use
Laboratories (E4)	Add as a conditional use
Medical Offices (E6)	Create three categories, allow under 2,000 square feet as permitted use, from 2,001 to 6,000 as a conditional use and do not allow offices over 6,000 square feet
Professional Offices (E7)	Create three categories, allow under 2,000 square feet as permitted use, from 2,001 to 6,000 as a conditional use and do not allow offices over 6,000 square feet Recommend add three size categories and allow small offices in the C-R zone.
Furniture Stores (I18)	Add as permitted use, no size restrictions
Food Catering (J14)	Add as a permitted use

Section 3: 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 city's Municipal Code contains requirements that prevent any potential impacts on the environment that may be unique to businesses involving 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, retail and distribution of other agriculture products and/or products to be used as pharmaceuticals;

SECTION 4: The proposed amendment was evaluated for consistency with the General Plan and the Zoning Ordinance in accordance with Sections 17.02.060, 17.08.050, 17.86.030 and based on the following findings:

1. That the amendment is internally consistent with the goals, objectives, and policies of the General Plan and Zoning Ordinance;

Analysis: That each amendment request has been individually evaluated for consistency with the General Plan and recommended for approval if deemed consistent with the goals, objectives, and policies of the General Plan and Zoning Ordinance, specifically Section 17.08.050, as provided in the staff report.

2. That the amendment would not be detrimental to the public health, safety, or welfare of the community;

Analysis: That each use proposed is currently permitted within the City of Hanford and would not be detrimental to the public health, safety, or welfare of the community. Each use is already a use allowed within the City of Hanford, none of which has been determined to be detrimental to the health, safety, or welfare of the City. Each use was evaluated in accordance with Section 17.08.050 of the Zoning Ordinance, as provided in the staff report.

3. That the amendment would maintain the appropriate balance of land uses within the City; and

Analysis: That jobs-housing balance is achieved, by increasing opportunities for people to work and live in close proximity. The ratio is expressed as the number of jobs divided by the number of housing units. The jobs-housing balance is 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. The proposed text amendments recommended for approval are all consistent with the General Plan and will not affect the City's ability to maintain an appropriate balance of land uses within the City.

4. That the anticipated land uses on the subject site would be compatible with existing and future surrounding uses.

Analysis: That each use was evaluated for consistency with the General Plan and Zoning Ordinance, in order to ensure the proposed uses would be compatible with existing and future land uses within their prospective districts as provided in the staff report.

SECTION 5: The City Council of the City of Hanford does ordain that Title 17 is hereby amended as shown in Exhibit A.

SECTION 6: 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 June 17, 2019, by the following roll call vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

APPROVED

Sue Sorenson
MAYOR of the City of Hanford

ATTEST:

SARAH MARTINEZ
CITY CLERK

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

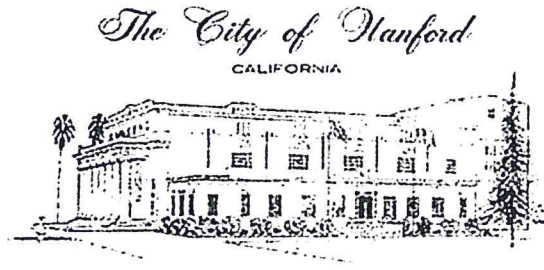
I SARAH MARTINEZ, City Clerk of the City of Hanford, do hereby certify the foregoing ordinance was duly introduced at a regular meeting of the City Council of the City of Hanford on the 17th day of June, 2019, and it was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the ____ day of ____, 2019.

SARAH MARTINEZ
CITY CLERK

Attachment: Ordinance 19-07 (CD: MCA 2019-01)

Exhibit A

Attachment: Ordinance 19-07 (CD: MCA 2019-01)



MINUTES
PLANNING COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
7:00 PM, Tuesday, May 14, 2019

CALL TO ORDER

Chairperson PADEN called the meeting to order at 7:00 p.m.

ROLL CALL

Attendee Name	Title	Status	Arrived
Richard Douglas		Present	6:54 PM
Michael Johnston		Present	6:42 PM
Travis Paden		Present	6:33 PM
Savino Perico		Present	6:50 PM
Angel Vee Galvan		Present	6:55 PM
Jacob Sanchez		Present	6:42 PM
Jason Kemp Van Ee		Present	6:44 PM

INVOCATION

Chairperson PADEN gave the invocation.

FLAG SALUTE

Commissioner JOHNSTON led the flag salute.

PUBLIC COMMENT

*This is the time for citizens to comment on subject matters not on the agenda and that are within the jurisdiction of the Commission. This is also the public's opportunity to request an item from the Consent Calendar be pulled for discussion purposes or to comment on any item on the agenda. Comments related to Public Hearing items will be heard at the time the item is discussed. A maximum of **three minutes** is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.*

Jack Schwartz, Hanford - He requested that the Planning Commission direct staff to provide an update on the City's Housing Element, stating goals and what the City has done to implement them.

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.

Chairperson PADEN removed Item 2 from the Consent Calendar, for separate consideration.

Motion to approve the Consent Calendar, except for Item 2.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael Johnston
SECONDER:	Richard Douglas
AYES:	Douglas, Johnston, Paden, Perico, Galvan, Sanchez, Kemp Van Ee

1. Approval of the Minutes of the April 23, 2019 Meeting
2. **TIME EXTENSION 2019-01**, a request to extend the life of Tentative Tract 919 Unit II for 24 months. The project applies to property located south of Fargo Avenue, west of Centennial Drive (APN 009-030-154).

ITEM PULLED FROM CONSENT

(Item B)

Senior Planner Myers stated that the expiration date was incorrect in the staff report and resolution and should be May 16, 2021.

Motion to adopt Resolution No. 2019-08, approving Time Extension No. 2019-01, amending the expiration date to May 16, 2021.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Richard Douglas
SECONDER:	Savino Perico
AYES:	Douglas, Johnston, Paden, Perico, Galvan, Sanchez, Kemp Van Ee

PUBLIC HEARING

Continued item from Tuesday, April 23, 2019 -**MUNICIPAL CODE AMENDMENT NO. 2019-01: a request by 198-43, LLC to amend Title 17, Section 17.08.030 – Commercial, Office, and Industrial Zone Use Table of the Hanford Municipal Code by adding sections in order to permit or permit with a conditional use permit, the following uses in the C-R Regional Commercial zone district: colleges; exercise studios; large health facilities; business support services; medical offices; professional and commercial offices; laboratories; furniture stores; and food catering.**

Chairperson PADEN opened the Public Hearing at 7:09 p.m. and called for the Staff Report.

Community Development Director Mata presented the staff report, including two letters she had received from citizens. She recommended approval and invited questions of staff.

Following questions of staff, Chairperson PADEN opened Public Comment:

FAVOR

Michael Kennedy, representing 198/43 LLC, stated that, with Amazon and other online retail businesses, it is difficult to find retail tenants. He has been contacted by other types of businesses--such as dental offices--that specifically want to locate in large retail centers and would not consider locating Downtown. He stated that it would be beneficial to the City to allow such uses in the C-R zone district, as it will bring in more taxes and development fees.

Jeff Porterfield noted that the City has been trying to protect downtown businesses from 30 years ago, but it is different now. He stated that large spaces are not available downtown. Downtown needs other services, such as attorneys' offices and banks.

OPPOSED

Michelle Brown, Executive Director of Main Street Hanford, stated that permitting medical, professional and commercial offices in the C-R zone district would negatively impact Downtown. She cited Kingsburg's new program, which provides incentives to encourage businesses downtown. If City Council approves the zoning changes, she would encourage them to offer something similar to Kingsburg's incentives.

Yvette Gomez expressed concern that the proposed zoning changes could be devastating to Downtown. She requested that the changes be brought before the Downtown business and property owners for comments.

Diane Sharp provided a partial list of downtown building and landowners and an accompanying map showing which Downtown properties are Hanford owned, taxpayer owned, and out-of-town owned. She stated that staff did not mention Downtown in their report. She disagreed with staff's findings and recommended that all the proposed changes be denied or that new findings be made, in support of Downtown.

Dan Chin distributed information regarding California Environmental Quality Act (CEQA) and sections of the City's General Plan. He stated that the feasibility study done five years ago was only for retail, and the applicant is now asking for 14 non-retail uses. Citing Policies L48 and L50 of the General Plan, he stated that non-retail uses are not allowed in the C-R zone and that the staff report shows a lack of burden of proof.

Dave Ayers agreed with Mr. Chin and added that 198/43 LLC has been granted incentives of 50 percent of their sales tax and a break on impact fees. He further stated that the purpose of the C-R district is to create retail sales. He does not want to see these uses permitted in the C-R zone.

Jack Schwartz agreed with Dan Chin and Dave Ayers. He stated that the 198/43 LLC does not exist, is not on the Secretary-of-State Web site, and was an error on staff's or the applicant's part. He stated that the Commission does not have the information required to pass on this proposal. He yielded his last minute to **Dan Chin**, who referenced tables included in his earlier hand-out that indicate the square footage available in the C-R zone district compared to Downtown.

Bob Ramos stated that, if this proposal is allowed, the Commission will be turning their backs on the people who pay taxes.

Michael Mayer, Downtown business owner, stated that Costco and the developers knew the rules when they applied years ago. He expressed concern for Downtown investors and business owners and their families. He urged the Commission to deny the changes.

Craig Johnson, owner of Salmon's Furniture Galleries, stated that if the City adds these uses to another zone, they will be stealing Hanford's Downtown.

Dennis Ham addressed the Commission, stating that their decisions need to be consistent. He noted that the retail centers along 12th Avenue, Costco, and the Hanford Mall are each unique and that these uses will apply to other properties in the future.

Brett Brakeman encouraged the Commission to keep the plan as is and to work on Downtown. He agreed with Michelle Brown and Diane Sharp.

Paula Lehn, FAST Credit Union, stated that the current plan is the standard that was decided upon. She noted that people have invested millions of dollars downtown, to make it healthy. She agreed with points made by Mr. Chin and others.

Jim Castleman encouraged a look at what other historical towns are doing to make their downtowns special and attractive to visitors.

STAFF RESPONSE TO PUBLIC COMMENT

Director Mata provided the following responses:

1. Addressing issues raised by Mr. Chin:
 - This proposal is a text amendment and is not a physical project; no additional environmental review was required. City Attorney Carlson concurred.
 - None of the uses are limited to Downtown, so the impact cannot be quantified solely on Downtown.
 - Policy L48 lists typical uses, not required uses, in C-R zone districts. It states that uses that typically provide only day-to-day goods and services are to be prohibited. Staff did not recommend approval of those uses.
 - Policy L50 refers to the location and size requirements for C-R zone districts. There is nothing in the proposal about moving any C-R areas, so this Policy is not applicable.
 - Tables 3-2 and 3-3 refer to square footage potentially available. These uses are also allowed in other zones besides Downtown.
2. The reason the staff report does not address Downtown is that it is not a request to change the uses in Downtown. The report is written for the zone district for which the request was made.
3. Regarding the suggestions to provide incentives for Downtown businesses, Director Mata stated that City Council would have to make those decisions. It is not in the Planning Commission's purview.
4. Anyone can submit a Municipal Code Amendment application, so 198/43 LLC was able to apply. Staff is responsible to process and evaluate the application, according to the current Municipal Code. Staff did analysis of each proposed use and did not recommend approval of all of them.

COMMISSION DISCUSSION

Commissioner GALVAN stated that her primary concern was that the applicant was an individual. She also had concerns with three of the five findings. She expressed appreciation to the public for doing their own research.

Commissioner JOHNSTON mentioned that he has served on several Downtown Hanford Revitalization committees that have made recommendations regarding Downtown, but none were approved by City Council. He has had a business downtown for 23 years and has been a loyal customer to several downtown businesses for many years. He stated that there was concern that Downtown would suffer when the mall came in, then when Walmart came in, and when Super Walmart came to Hanford; but, Downtown is doing better than it has in years. He noted that this change would also help the mall and would be a win-win for the entire city. He stated it is time for a change, for the betterment of the City as a whole.

Commissioner SANCHEZ, asked Director Mata if there were any CEQA concerns. She confirmed staff's findings. He stated that his and the other Planning Commissioners' opinions do not matter when it is time to

vote, as all decisions must be based on the General Plan and the Municipal Code. He added that opinions on the Commission are not necessarily reflected in their votes.

Commissioner KEMP VAN EE agreed with Commissioner JOHNSTON'S comments. He mentioned that, as an employee of Kings County (the largest employer in the County), his insurance required him to go to Costco for his eye exams and glasses, so he had to go to the Visalia Costco. He stated that when the mall and other centers came in, Downtown continued to thrive. He commented that competition is good, and change is needed in this community.

Commissioner PERICO, agreed with Commissioner KEMP VAN EE that Downtown needs more restaurants and breweries, not dental and optical offices. He was in favor of putting a time-stamp of five years on this, if approved.

Commissioner DOUGLAS thanked everyone for coming and participating. He stated that the Downtown issue has come up many times. He mentioned that he and Commissioner JOHNSTON both served on the Citizens Advisory Committee for the General Plan Update, and this topic came up then. He agreed with Commissioner JOHNSTON'S comments.

Chairperson PADEN stated that, as a member of his high-school student council, he was Mayor-for-a-Day for the City, and he sat at the dais. They were talking about preservation of Downtown that day. He asked the City Attorney if the Commission can move forward with a recommendation, if the 198/43 LLC is not legally active. City Attorney Carlson replied that, if it is true that 198/43 LLC is not an entity in good standing with the Secretary of State, the application could not move forward.

Mr. Kennedy's associate, and others in attendance, checked the Secretary-of-State Web site on their cell phones and found 198/43 LLC listed as an active entity.

Commissioner JOHNSTON reminded the audience that the Planning Commission is only making a recommendation to the City Council, and City Council will make the final decision.

Commissioner GALVAN mentioned that citizens can still speak during public comment at the City Council public hearing.

Chairperson PADEN closed the Public Hearing at 10:00 p.m.

Motion to adopt Resolution 2019-07, recommending approval to the City Council of Municipal Code Amendment No. 2019-01, amending the proposed changes as follows: Section 17.08.030 C14--permitted in the C-R Regional Commercial zone district with a Conditional Use Permit; Section 17.08.030 E6--not permitted in C-R Regional Commercial

RESULT:	FAILED [2 TO 5]
MOVER:	Travis Paden
SECONDER:	Richard Douglas
AYES:	Douglas, Paden
NAYS:	Johnston, Perico, Galvan, Sanchez, Kemp Van Ee

Motion by Chairperson PADEN to adopt Resolution 2019-07, recommending approval to the City Council of Municipal Code Amendment No. 2019-01, amending the proposed changes as follows: Section 17.08.030 C14--permitted in the C-R Regional Commercial zone district with a Conditional Use Permit;" Section 17.08.030 E6--not permitted in C-R Regional Commercial. There was no second to the motion.

Motion to adopt Resolution 2019-07, recommending approval of Municipal Code Amendment No. 2019-01 to the City Council.

RESULT:	APPROVED [4 TO 3]
MOVER:	Savino Perico
SECONDER:	Michael Johnston
AYES:	Douglas, Johnston, Perico, Kemp Van Ee
NAYS:	Paden, Galvan, Sanchez

DIRECTOR'S COMMENTS

Director Mata announced that Aldi opened last week.

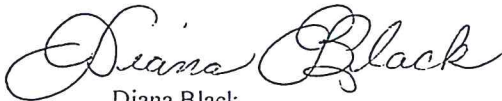
COMMISSIONERS' ITEMS OF INTEREST

None.

ADJOURNMENT

Chairperson PADEN adjourned the meeting at 10:03 p.m.

Respectfully submitted,



Diana Black
Recording Secretary

Darlene Mata

From: Dave & Leslie Edmonds <007@sbcglobal.net>
Sent: Friday, May 10, 2019 7:53 AM
To: Darlene Mata
Subject: No to Kashian

I am against kashian development's efforts that will negatively effect our downtown.
Dave Edmonds

Sent from my iPhone

Attachment: Attachment 1: PC Minutes and items submitted (CD: MCA 2019-01)



All Valley Printing

Central California's Business Printing Partner

Darlene Mata
City of Hanford
Community Development
Email: dmata@cityofhanfordca.com

5/13/2019

**Re: Meeting of City Planning Commission Meeting May 14, 7:00PM
East Hanford Regional Commercial Zoning Request.**

Please share my comments with the City Planning Commission, as I am unable to attend and voice my opinion tomorrow evening.

Dear City Planning Commissioners,

I encourage the adoption of Regional Commercial Zoning on the East Side of Hanford (Costco Area) to mirror the zoning set up at 12th and Lacey, with the same exclusions set in place to protect and ensure that our downtown core is positioned to thrive as our city continues to grow.

Specifically, I understand from Main Street Hanford, that the following exclusions exist for 12th and Lacey, and I would ask that the Planning Commission NOT grant permission for the following types of use in the Regional Commercial zoning proposed for the East side of Hanford at 8th and Lacey:

- Colleges
- Medical offices (this will impact the optometry industry)
- Professional and commercial offices
- Furniture stores (conditional use permit may be granted)
- Banks and credit unions - secondary branches only.

Additionally, if MSH or the Planning Commission determines that additional uses should be excluded, I would ask that those be added to the exclusions at 12th and Lacey, in order to maintain consistency with the intent of said exclusions – specifically to insure that downtown remains vibrant through the use of zoning as a tool to encourage occupancy in the downtown corridor. We all wish to see the City of Hanford thrive. It is a proven technique to use zoning as a means to achieve this outcome.

Thank you!

Pauline Hershey
President

Attachment: Attachment 1: PC Minutes and items submitted (CD: MCA 2019-01)

Submitted
by Diane
Sharf
PC 5/14/2019

HANFORD-BASED
BUILDING + LAND
INVESTORS/OWNERS
(PARTIAL LIST)

74 entries
vs. OUT OF
TOWNERS, SAM
BLOCKS = 4

Attachment: Attachment 1: PC Minutes and items submitted (CD: MCA 2019-01)

AGUILAR	RICHARD & ORTENCIA
ALVES	FRANK
AMEZCUA	ARTURO
AZEVEDO	STEVE
BADASCI	GEORGE
BANISTER	STEVE
BOOKOUT	DUBBY
BUFORD	TOM
BURGESS	FRAN
CASTORENA	MARGIE
CHIN	SILVIA
CITY OF HANFORD	
CLARK	SARAH
CROMWELL	ANDREW
DIAZ	JUAN
DOWD	BOB
EBERT	
ELLIS	RICHARD
ENLOE	TOM & KATHRYN
ESAJIAN	ED
FAUSONE	DENNIS
FELIPE	DAVID & TINA
FUNAHASHI	EDDY
GAITAN	RAY
GALLARDO	MARIA
GARCIA	DANIEL
GARCIA	EVA
GARCIA	GREGORY
GEIDE	DAVE
GONZALES	MIKE & CHERYL
HALL	FRANKLIN & LINDA
HUMASON	WILMA
JENSEN	DOROTHY
JOHNSON	CRAIG
JOHNSTONE	DENVER
JONES	TIM
KELLY	WILLIAM & CINDY
KEMP	DAVID & CATHERINE
KOVAC	MYRA
KOVAC	TONI
LAUNDRY BUILDING TENANT/OWNERS	
LENDRUM	CHUCK
LIDDER	'HARJOG & PARMUT
LIN	LIHONG
LOPEZ	ALEXANDER
MAROOT	PHIL & JEANETTE
MASONS	
MAYER	MIKE
MC KEE	
MILLER	PAT
MIYA	MIKE
MORRISON	STEVE & KATHLEEN
OLIVERA	CONSUELO
ORMONDE	PHYLLIS
PARKER	MARK/MARLA
PATEL	JAGDISH
PAYNE	STEVE
RHODES	CHAS
ROCHA	RICK & RITA
RODRIGUEZ	CESAR
SANCHEZ	DENNIS
SASIN	WESLEY & ALICE
SASSER	JEANETTE
SHARP	DIANE & BOB & BILL
SHARP	JANET
SOLIS	MARTIN
TAOIST TEMPLE SOCIETY	
TORRES	DAVID

AGUILAR AUTO REPAIR
HOP FORGED
416 E SIXTH ST
CAR STEREO STORE
BADASCI TIRE
MULTIPLE
HFD JEWELRY AND LOAN
304 W SEVENTH
215-6 W SEVENTH
216-8 E EIGHTH ST
BUDDY'S TROPHIES
MULTIPLE
CHIROPRACTIC
KOININIA FELLOWSHIP/ONE ELEVEN
121-123 W SEVENTH
GRISWOLD ET AL ATTORNEYS
BEYOND UPHOLSTERY
107 N DOUTY ST
GYM
213 E SEVENTH
MULTIPLE (WITH LENY)
LA FIESTA RESTAURANT
TICK TOCK JEWELERS
DELUXE CLEANERS
RESTAURANT IN "OLD FIREHOUSE" DOUTY ST
209 E EIGHTH
CALIFORNIA CLUB
208 W SEVENTH
217 W SEVENTH (WITH JANICE)
HANFORD BARGAIN CENTER
ANTIQUE EMPORIUM
MULTIPLE
WORKINGMAN'S STORE
SALMON'S FURNITURE
WEALTH CENTER BLDG
SUPERIOR DAIRY (WITH ERNIE WING)
430 N IRWIN ST OFFICE SPACE, LOSING TENANT (ADVENTIST HEALTH)
FAN/VACUUM, CELL PHONE FIX SHOP;
HANFORD EQUIP CO
HANFORD EQUIP CO

LACEY MILLING
CLOSED GAS STN ACROSS FROM POST OFFICE
TEPPANYAKI (UNDER CONSTRUCTION) (FMR. CANTINA)
TATTOO PARLOR & FMR PATY'S DANCE STUDIO
LAW OFFICE & MEEKS CHIROPRACTIC
MASONIC TEMPLE
EYE DOCTOR OFFICE
BRAD'S SMOG & TUNE
OPERA HOUSE
203, 211 E 7TH; NW COR HARRIS & SIXTH
MORRISON'S SILKSCREEN
312 E SIXTH ST
212 E SEVENTH
106 E SIXTH
IRWIN STREET INN
KINGS COUNTY GLASS
ARCHITECT
ENTERPRISE RENT A CAR
GUTIERREZ TIRE SHOP
SANCHEZ FEED
PAWN SHOP
SE COR PHILLIPS AND SEVENTH
MULTIPLE
MULTIPLE
210 W SEVENTH (WITH FANNY ARAUJO)
OLD CHINA CAFÉ
COLIMA RESTAURANT

VANDERSTEEN RICHARD & ENEKE
WALKER ALLYN
WENTHUR KATHLEEN
WIEHERT JASON
WINTEROWD TONY

VACANT LOT
METRO 4 CINEMA
115 N DOUTY
DJs COLLECTIBLES (WITH SUNSHINE)
PASTOR, PRESBYTERIAN CHURCH

14.A.c

Attachment: Attachment 1: PC Minutes and items submitted (CD: MCA 2019-01)

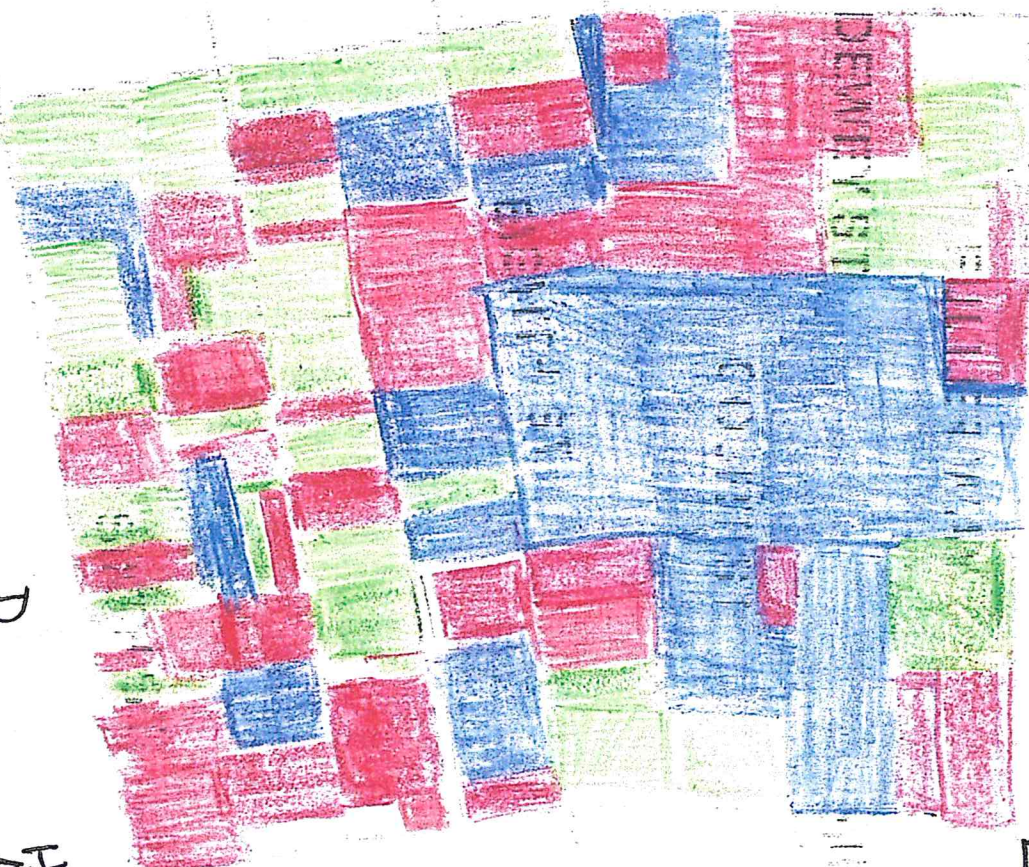
Diagne S
5/14/2019

10 HAVEN ST
KAYEEN ST

LACEY BLVD

10 HAVEN ST

CELESTINE ST



DOCK-Y

23-2

20-20-02

■ - TAXPAYER OWNED
■ - OUT OF TOWN OWNERS

EIGHTH ST

SEVENTH ST

SIXTH ST

IARR-S

Submitted
by
Dan Chiv
PC 5/14/

preparation of an EIR where the agency can see that one will clearly be required. This avoids the time involved in the separate step of preparing an Initial Study where the Lead Agency believes it will perform the work of identifying effects as significant or non-significant while it does simultaneous work preparing the EIR.

This section also introduces the term "preliminary review" to apply to this early review of an application for completeness and for a possible exemption from CEQA. This term is needed to provide a shorthand way to referring to these early steps and to distinguish them from the more formal Initial Study process that follows preliminary review.

See Public Resources Code Section 21151.7 which provides that EIRs are required for certain projects.

Public Resources Code Section 21080.1, subdivision (b), requires the lead agency, upon the request of the project applicant, to provide for consultation with responsible and trustee agencies before the filing of an application. The consultation is to cover the range of actions, potential alternatives, mitigation measures, and any potential and significant effects on the environment of the project.

The 1998 amendment emphasizes that preliminary review is the appropriate time to determine whether the project is indeed subject to CEQA. Subsection (c) offers basic guidance in that area. Further, accepting an application as complete does not restrict the lead agency from requiring additional information as may be necessary for the environmental evaluation of the project.

15060.5. Preapplication Consultation

(a) For a potential project involving the issuance of a lease, permit, license, certificate, or other entitlement for use by one or more public agencies, the lead agency shall, upon the request of a potential applicant and prior to the filing of a formal application, provide for consultation with the potential applicant to consider the range of actions, potential alternatives, mitigation measures, and any potential significant effects on the environment of the potential project.

(b) The lead agency may include in the consultation one or more responsible agencies, trustee agencies, and other public agencies who in the opinion of the lead agency may have an interest in the proposed project. The lead agency may consult the Office of Permit Assistance in the Trade and Commerce Agency for help in identifying interested agencies.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21080.1, Public Resources Code.

Discussion: This section incorporates the provisions of Public Resources Code Section 21080.1 enabling a project proponent to request a preapplication meeting with the lead agency to discuss their project. The lead agency is responsible for holding the meeting and may ask the California Office of Permit Assistance for help in identifying state and regional agencies that may be interested in the proposed project.

15061. Review for Exemption

(a) Once a lead agency has determined that an activity is a project subject to CEQA, a lead agency shall determine whether the project is exempt from CEQA.

(b) A project is exempt from CEQA if:

(1) The project is exempt by statute (see, e.g. Article 18, commencing with Section 15260).

Attachment: Attachment 1: PC Minutes and items submitted (CD: MCA 2019-01)

Dan Chin

(2) The project is exempt pursuant to a categorical exemption (see Article 19, commencing with Section 15300) and the application of that categorical exemption is not barred by one of the exceptions set forth in Section 15300.2.

(3) The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where 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 activity is not subject to CEQA.

(4) The project will be rejected or disapproved by a public agency. (See Section 15270(b)).

(c) Each public agency should include in its implementing procedures a listing of the projects often handled by the agency that the agency has determined to be exempt. This listing should be used in preliminary review.

(d) After determining that a project is exempt, the agency may prepare a Notice of Exemption as provided in Section 15062. Although the notice may be kept with the project application at this time, the notice shall not be filed with the Office of Planning and Research or the county clerk until the project has been approved.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Sections 21080(b), 21080.9, 21080.10, 21084, 21108(b), and 21152(b), Public Resources Code; *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d 68.

Discussion: This section outlines the review of a project to see if the project is exempt from CEQA. This review corresponds to the first steps of the process as shown on the flow chart in Appendix A. Reviewing a project for exempt status at this early time can avoid the expense of the CEQA process.

Subsection (b)(3) provides a short way for agencies to deal with discretionary activities which could arguably be subject to the CEQA process but which common sense provides should not be subject to the Act.

This section is based on the idea that CEQA applies jurisdictionally to activities which have the potential for causing environmental effects. Where an activity has no possibility of causing a significant effect, the activity will not be subject to CEQA. This approach has been noted with approval in a number of appellate court decisions including the State Supreme Court opinion in *No Oil, Inc. v. City of Los Angeles*.

Subsection (d) notes that timing and processing of the Notice of Exemption is to be compatible with the requirement in Section 15062 that the notice not be filed until after the agency has made a decision on the project. Section 15061(d) allows the Notice of Exemption to be completed during the preliminary review and to be kept with the project file during the processing of the project application. By including the notice in the file, the agency would show any people reviewing the file that CEQA had been considered, that the agency regarded the project as exempt, and that the agency would be ready to file the notice as soon as the decision was made on the project.

15062. Notice of Exemption

(a) When a public agency decides that a project is exempt from CEQA and the public agency approves or determines to carry out the project, the agency may file a Notice of Exemption. The notice shall be filed, if at all, after approval of the project. Such a notice shall include:

(1) A brief description of the project,

(2) The location of the project (either by street address and cross street for a project in an urbanized area or by attaching a specific map, preferably a copy of a U.S.G.S. 15' or 7-1/2' topographical map identified by quadrangle name).

Chapter 3 – Land Use & Community Design

Table 3-2: Developed, Undeveloped and Available Acres by Land Use Designation

Land Use Designation	Developed Acres	Undeveloped Acres	Underutilized Acres	Available Acres	Total Acres
Low Density Residential	3,325	2,202	107	2,223	5,633
Medium Density Residential	532	472	29	478	1,033
High Density Residential	85	123	12	126	219
Total Residential	3,942	2,797	148	2,827	6,887
Neighborhood Commercial	36	38	0	38	74
Regional Commercial	220	154	6	155	380
Service Commercial	158	117	7	118	282
Highway Commercial	63	71	12	74	147
Total Commercial	478	380	26	385	883
Office Residential	89	20	5	21	114
Office	88	31	1	31	120
Total Office	177	51	6	52	234
Neighborhood Mixed Use	12	63	0	63	75
Corridor Mixed Use	261	156	97	175	514
Downtown Mixed Use	81	15	28	20	123
Total Mixed Use	354	233	125	258	712
Light Industrial	243	610	59	622	912
Heavy Industrial	807	2,824	59	2,836	3,690
Total Industrial	1,050	3,434	118	3,457	4,602
Airport Protection	111	625	63	638	799
Open Space	434	158	0	158	592
Educational Facilities	420	89	0	89	509
Public Facilities	566	299	0	299	865
Interest Area	49	509	43	518	601
TOTAL	7,580	8,575	529	8,680	16,684

Policy Document

Table 3-3: Estimated Available Land, Housing Units, and Commercial Square Footage

Land Use Designation	Available Acres	Avg. Units per Acre	Estimated Available Units	Estimated Avg. FAR	Estimated Available Sq. Ft.
Low Density Residential	2,223	4	8,892		
Medium Density Residential	478	9	4,302		
High Density Residential	126	16	2,000		
Total Residential	2,827	5.4	15,194		
Neighborhood Commercial	38			0.25	414,800
Regional Commercial	155			0.30	2,025,540
Service Commercial	118			0.20	1,030,542
Highway Commercial	74			0.25	804,880
Total Commercial	385				4,275,762
Office Residential	21	4	50	0.30	114,084
Office	31			0.40	539,796
Total Office	52	4.0	50		653,879
Neighborhood Mixed Use	63	10	150	0.25	518,691
Corridor Mixed Use	175	10	150	0.25	1,742,945
Downtown Mixed Use	20	20	400	1.50	290,400
Total Mixed Use	258	14.0	700		2,552,035
Light Industrial	622			0.20	5,416,076
Heavy Industrial	2,836			0.20	18,528,921
Total Industrial	3,457				23,944,997
Airport Protection	638				
Open Space	158				
Educational Facilities	89				
Public Facilities	299				
Interest Area	518				
TOTAL	8,680	5.5	15,944		31,426,673
Approved Tentative Subdivision Map Adjustment of -186 Units			15,758		

Attachment: Attachment 1: PC Minutes and items submitted (CD: MCA 2019-01)

Chapter 3 – Land Use & Community Design

Policy L48 *Typical Uses in Regional Commercial Land Use Designation*

Define the uses allowed in the Regional Commercial land use designation to include goods, entertainment, and services that benefit from the market synergy that occurs when the uses are located in close proximity to each other. Typical uses include retail sales in big box or large format buildings, shopping malls, eating establishments, and service stations. Prohibit uses that typically provide only day-to-day goods and services.

Policy L49 *Design of Regional Commercial Land Use Designation*

Require that new development projects and major site reconfigurations in the Regional Commercial land use designation lay out buildings and parking as a single, integrated shopping center with shared driveway access and parking, with walkways connecting buildings to each other and the street so as to promote pedestrian accessibility.

Policy L50 *Location and Size of Regional Commercial Land Use Designation*

Locate Regional Commercial land use designations along arterial streets near access to Highways 198 or 43. Offices and high density residential development are typically located adjacent to the Regional Commercial land use designation. Require new development projects to be a minimum 10 acres in size.

3.5.3 Service Commercial**Policy L51** *Purpose of Service Commercial Land Use Designation*

Establish the Service Commercial land use designation to provide for establishments that engage in servicing equipment, materials, products and related sales and travel conveniences, but which do not require the manufacturing, assembly, packaging or processing of articles or merchandise for distribution.

Policy L52 *Typical Uses in Service Commercial Land Use Designation*

Define the uses allowed in the Service Commercial land use designation to include a broad range of commercial activities such as businesses which have both retail and service components. Among these are uses such as vehicle sales and service; auto rental and equipment rental; motels; restaurants (including fast food); service stations; car washes; building material supply; warehousing; wholesale trade; contractors, suppliers, small equipment yards; and other similar uses.

Policy L53 *Existing Service Commercial Designations*

Encourage existing service commercial centers to expand or adapt to market changes through reuse, rehabilitation, and infill development.

Policy L54 *Design of the Service Commercial Land Use Designation*

Require that new development projects and major site reconfigurations in the Service Commercial land use designation provide site layouts, landscaping, and screening so that the site appears aesthetically pleasing from the public street.

RESOLUTION NO. 2019-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HANFORD RECOMMENDING APPROVAL OF MUNICIPAL CODE AMENDMENT NO. 2019-01: a request by 198-43, LLC to amend Title 17, Section 17.08.030 – Commercial, Office, and Industrial Zone Use Table of the Hanford Municipal Code by adding sections in order to permit or permit with a conditional use permit, the following uses in the C-R Regional Commercial zone district: colleges; exercise studios; large health facilities; business support services; medical offices; professional and commercial offices; laboratories; furniture stores; and food catering

At a regular meeting of the Planning Commission of the City of Hanford duly called and held on May 14, 2019, on motion of Commissioner PERICO, seconded by Commissioner JOHNSTON, and duly carried, the following resolution was adopted:

WHEREAS, a proposal to amend Title 17, Section 17.08.030 - Commercial, Office, and Industrial Zone Use Table of the Hanford Municipal Code by adding sections in order to permit or permit with a conditional use permit, the following uses in the C-R Regional Commercial zone district: colleges; exercise studios; large health facilities; business support services; medical offices; professional and commercial offices; laboratories; furniture stores; and food catering, **as attached in Exhibit A**, was presented to the Planning Commission; and

WHEREAS, on May 14, 2019, the Planning Commission of the City of Hanford conducted a public hearing, in accordance with Section 17.70.070 of the Hanford Municipal Code pertaining to Municipal Code Amendment 2019-01, and,

WHEREAS, comprehensive zoning regulations on the use of land and property lie within the City's police powers; and,

WHEREAS, the Planning Commission has carefully considered recommendations and testimony presented at the public hearing of May 14, 2019; and,

WHEREAS, Section 15061(b)(3) of the California Environmental Quality Act Guidelines categorically exempts the proposed project under the "General Rule"; and

THEREFORE BE IT RESOLVED, on the basis of the facts and evidence provided in the staff report and the written and oral evidence presented at the public hearing on May 14, 2019, the Planning Commission hereby is able to make the following recommendation in accordance with the required findings in Section 17.86.030:

In accordance with Section 17.86.030, before a zone change or text amendment may be approved, all of the following findings shall be made by the reviewing authority:

1. That the amendment is internally consistent with the goals, objectives, and policies of the General Plan and Zoning Ordinance;

Analysis: That each amendment request has been individually evaluated for consistency with the General Plan and recommended for approval if deemed consistent with the goals, objectives, and policies of the General Plan and Zoning Ordinance.

2. That the amendment would not be detrimental to the public health, safety, or welfare of the community;

Analysis: That each use proposed is currently permitted within the City of Hanford and would not be detrimental to the public health, safety, or welfare of the community.

3. That the amendment would maintain the appropriate balance of land uses within the City; and

Analysis: That jobs-housing balance is achieved by increasing opportunities for people to work and live in close proximity. The ratio is expressed as the number of jobs divided by the number of housing units. The jobs-housing balance is 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. The proposed text amendments recommended for approval are all consistent with the General Plan and will not affect the City's ability to maintain an appropriate balance of land uses within the City.

4. That the anticipated land uses on the subject site would be compatible with existing and future surrounding uses.

Analysis: That each use was evaluated for consistency with the General Plan and Zoning Ordinance in order to ensure the proposed uses would be compatible with existing and future land uses within their prospective districts.

BE IT FURTHER RESOLVED that pursuant to Section 17.70 of the City of Hanford Zoning Ordinance, the Planning Commission forward to the City Council a recommendation that Municipal Code Amendment No. 2019-01, be approved.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Hanford held on the 14th day of May 2019, by the following vote:

AYES: Commissioners PERICO, JOHNSTON, DOUGLAS, KEMP VAN EE,
 NOES: Commissioners GALVAN, SANCHEZ, PADEN
 ABSTAIN: Commissioners NONE
 ABSENT: Commissioners NONE

I, **Darlene R. Mata**, Secretary of the Planning Commission of the City of Hanford, do hereby certify the foregoing resolution was duly passed and adopted by the Planning Commission of the City of Hanford at a regular meeting thereof held on the **14th day of May 2019**.



Darlene R. Mata, Secretary

Exhibit A:
Land Use Table and Definitions – amended per MCA 2019-01

Chapter 17.08 LAND USE TABLES

Sections:

- 17.08.010 Land use restriction.**
- 17.08.020 Residential land use table.**
- 17.08.030 Commercial, office, and industrial land use table.**
- 17.08.040 Addition of a use to land use tables.**

17.08.010 Land use restriction.

No structure, or any part thereof, shall be erected, enlarged, or reduced, nor shall any site or structure be used, designated, or intended to be used for any purpose or in any manner other than is included among the uses listed in the land use tables in this chapter as permitted, administratively permitted, or conditionally permitted in the zone district in which such structure, land, or site is located, except as otherwise authorized by this title.

17.08.020 Residential land use table.

A. The following table identifies which land uses are permitted by right, require a use permit, or are not allowed in the R-L-12, R-L-8, R-L-5, R-M, and R-H zones.

B. A "P" means that the use is permitted by right in that zone. A "C" means the use requires a conditional use permit in that zone. An "A" means the use requires an administrative use permit in that zone. A "T" means the use requires a temporary use permit in that zone. A blank box means the use is not allowed in that zone.

C. Land uses are grouped generally by type of use, and then listed alphabetically. The land use groups are Accessory and Support Uses; Residential Uses; and Other Uses. Use of the word "or" can mean either or both uses.

D. Land uses with specific land use standards shall meet the requirements found in the identified Section in the last column of the table.

Table 17.08.020

Residential Zone Use Table							
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed							
Land Uses		Single-family Residential Zones			Multi-family Residential Zones		Specific Land Use Standards (See identified Section)
		R-L-12	R-L-8	R-L-5	R-M	R-H	
	Residential Uses						
1	Assisted living, skilled nursing, or hospice facility	C	C	C	C	C	
2	Bed and breakfast inn				C		17.60.040
3	Boarding house or rooming house			C	C	C	
4	Emergency shelter				C	C	
5	Employee housing for six (6) or fewer employees	P	P	P	P	P	
6	Hotel or motel						
7	Manufactured home on permanent foundation	A	A	A			17.60.090
8	Mobilehome, not within a mobilehome park						17.60.090
9	Mobilehome park				C		17.60.100
10	Multi-family dwelling, two (2) units per building (duplex)			C	P	P	17.10.020

Residential Zone Use Table							
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed							
Land Uses		Single-family Residential Zones			Multi-family Residential Zones		Specific Land Use Standards (See identified Section)
		R-L-12	R-L-8	R-L-5	R-M	R-H	
11	Multi-family dwelling, three (3) or four (4) units per building (triplex or fourplex)			C	P	P	17.10.020
12	Multi-family dwelling, five (5) or more units per building				P	P	
13	Recreational vehicle park			C	C		
14	Residential care facility, up to six (6) persons	P	P	P	P	P	
15	Residential care facility, seven (7) or more persons	C	C	C	C	C	
16	Single-family dwelling, attached			P	P	P	
17	Single-family dwelling, detached	P	P	P	P	P	
18	Single-room occupancy (SRO)					C	
19	Supportive housing	P	P	P	P	P	
20	Transitional housing	P	P	P	P	P	
	Residential Accessory and Support Uses						

Residential Zone Use Table							
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed							
Land Uses		Single-family Residential Zones			Multi-family Residential Zones		Specific Land Use Standards (See identified Section)
		R-L-12	R-L-8	R-L-5	R-M	R-H	
30	Accessory dwelling unit	A	A	A	A	A	17.60.030
31	Building ancillary to the main residential use	P	P	P	P	P	
32	Cottage food operation	A	A	A	A	A	17.60.050
33	Expansion of existing nonconforming residential use	C	C	C	C	C	
34	Guest house	P	P	P			
35	Home occupation	A	A	A	A	A	17.78
36	Keeping of household pets	P	P	P	P	P	Title 6
37	Raising of fruit, vegetables, and horticultural specialties for personal use	P	P	P	P	P	
38	Temporary caretaker's dwelling	T	T	T	T	T	
39	Temporary materials storage yard	T	T	T	T	T	
40	Temporary residential sales office	T	T	T	T	T	

Residential Zone Use Table							
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed							
Land Uses		Single-family Residential Zones			Multi-family Residential Zones		Specific Land Use Standards (See identified Section)
		R-L-12	R-L-8	R-L-5	R-M	R-H	
41	Other accessory or ancillary use or structure that the Community Development Director determines is customarily associated with, and subordinate to, a primary permitted use.	P	P	P	P	P	
	Other Uses						
50	Community center or facility	C	C	C	C	C	
51	Day care, up to eight (8) children	P	P	P	P	P	17.60.060
52	Day care, nine (9) to fourteen (14) children	A	A	A	A	A	17.60.060
53	Day care, over fourteen (14) children	C	C	C	C	C	17.60.060
54	Gas and electric transmission lines, electrical transmission and distribution substation, gas regulator station, communications equipment building, public service pumping station or elevated pressure tank	A	A	A	A	A	
55	Golf course or country club	C	C	C			
56	Mini-warehouse or self-storage facility		C				17.60.095

Residential Zone Use Table							
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed							
Land Uses		Single-family Residential Zones			Multi-family Residential Zones		Specific Land Use Standards (See identified Section)
		R-L-12	R-L-8	R-L-5	R-M	R-H	
57	Park or playground	P	P	P	P	P	
58	Religious institution or facility	C	C	C	C	C	
59	School, private (kindergarten to 12 th grade)	C	C	C			
60	School, public (kindergarten to 12 th grade)	P	P	P			
61	Storm drainage basin, with or without a park	P	P	P	P	P	
62	Land uses listed in the Commercial, Office, and Industrial Zone Use Table (Section 17.10.040) that are not listed in this Residential Zone Use Table						

17.08.030 Commercial, Office, and Industrial Zone Use Table

A. The following table identifies which land uses are permitted by right, require a use permit, or are not allowed in the C-N, C-R, C-S, C-H, MX-N, MX-C, MX-D, O-R, O, I-L, I-H, AP, PF, and CO zones.

B. A "P" means that the use is permitted by right in that zone. A "C" means the use requires a conditional use permit in that zone. An "A" means the use requires an administrative use permit in that zone. A "T" means the use requires a temporary use permit in that zone. A blank box means the use is not allowed in that zone.

C. Land uses are grouped generally by type of use, and then listed alphabetically. The land use groups are Accessory and Support Uses; Eating and Drinking Establishment Uses; Education, Religious, and Assembly Uses; Manufacturing and Processing Uses; Office and Medical Uses; Public and Quasi-Public Uses; Recreation Uses; Residential Uses; Retail Uses; Service Uses; Transportation and Storage Uses; and Other Uses.

D. Land uses with specific land use standards shall meet the requirements found in the identified Section in the last column of the table.

Table 17.08.030

Commercial, Office, and Industrial Use Table																
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed																
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
	Accessory and Support Uses															
A1	Automated teller machine (ATM)	P	P	P	P	P	P	P		P	P	P		P		
A2	Caretaker residence or quarters					A	A	A	A		A	A	A			
A3	Cottage food operation					A	A	A	A							17.60.050

Commercial, Office, and Industrial Use Table

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

Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
A4	Day care primarily for children of employees on the same site as a permitted use	P	P	P	P	P	P	P	P	P	P	P	P	P		17.60.060
A5	Drive-thru pick-up window, not in conjunction with a restaurant	P	P	P	P	P	P	C								17.60.070
A6	Electric vehicle recharging facility	A	A	A	A	A	A	A		A	A	A		A		
A7	Food service primarily for employees on the same site as a permitted use	P	P	P	P	P	P	P		P	P	P	P	P		
A8	Games of skill or amusement, eight (8) or less	P	P	P	P	P	P	P			P			P		
A9	Games of skill or amusement, more than eight (8)	C	C	C	C	C	C	C			C			C		
A10	Home occupation					A	A	A	A				A			17.78
A11	Keeping of household pets					P	P	P	P				P			Title 6
A12	Keeping of large animals as pets												P			Title 6

Commercial, Office, and Industrial Use Table														
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed														
Land Uses	Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones		
	C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO
														Specific Land Use Standards (See identified Section)
A13	C	C	C	C	C	C	C		C	C	C			
A14														
A15	P	P	P	P	P	P	P			P	P	P	P	17.60.120
A16	T	T	T	T	T	T	T		T	T	T	T	P	
A17					T	T	T							
A18	P	P	P	P	P	P	P		P	P	P	P	P	17.60.150
A19	P		P	P	P	P	P	P	P	P	P	P	P	

Commercial, Office, and Industrial Use Table

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

Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
A20	Other accessory or ancillary use or structure that the Community Development Director determines is customarily associated with, and subordinate to, a primary permitted use.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Eating and Drinking Establishment Uses															
B1	Artisan food and beverage production and sales	P	P	P	P	P	P	P			P					
B2	Bar, nightclub, or lounge		C	C	C		C	C								
B3	Brewpub	C	P	P	C	C	P	P								
B4	Microbrewery		C	P	C		C	C								
B5	Restaurant, full service	P	P	P	P	P	P	P								
B6	Restaurant, limited service with drive-thru pickup window	P	P	P	P	P	P	P								

Attachment: Planning Commission Resolution 2019-07 (CD: MCA 2019-01)

Commercial, Office, and Industrial Use Table

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

Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
B7	Restaurant, limited service without drive-thru pickup window	P	P	P	P	P	P	P								
	Education, Religious and Assembly Uses															
C1	Auditorium						P	P						P		
C2	Card room			C												
C3	Club, lodge, or private meeting hall			P			P	P								
C4	Carnival or circus		T	T	T		T	T								
C5	College or university, public or private		C	C			C	C						P		
C6	Convention or conference center				P		P	P								
C7	Funeral home or mortuary			P			C		P	C						
C8	Library, museum, or cultural facility						P	P								
C9	Pool hall or billiard parlor			C			C									

Attachment: Planning Commission Resolution 2019-07 (CD: MCA 2019-01)

Commercial, Office, and Industrial Use Table																
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed																
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
C10	Religious institution or facility			P			C	C		C	C					
C11	School, private (kindergarten to 12 th grade)													C		
C12	School, public (kindergarten to 12 th grade)													P		
C13	School; charter, trade, vocational, art, business, or professional		C	P			C	C	C	C	C			P		
C14	Studio for martial arts, music, dance, yoga, exercise, gymnastics or similar	P	P	P		P	P	P		P	P					
C15	Theater, live or movie		P					P								
	Manufacturing and Processing Uses															
D1	Agricultural crop production											P	P	P	P	
D2	Agricultural products packing, packaging, preparing or processing										C	P	C			

Commercial, Office, and Industrial Use Table																
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed																
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
D3	Animal raising												P			
D4	Brewery, winery, or distillery										C	C				
D5	Hazardous waste facility											C				
D6	Industrial or manufacturing facility, heavy											P				
D7	Industrial or manufacturing facility, light										P	P				
D8	Cannabis cultivation, manufacture, distribution, transportation and laboratory testing											C				See Chapters 5.56 and 17.69
D9	Meat packing or slaughterhouse											C				
D10	Mining, quarry, or sand and gravel excavation											C	C			
D11	Research and development facility			P	C				P	P	C					
	Office and Medical Uses															

Commercial, Office, and Industrial Use Table

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

Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
E1	Business support service		P	P			P	P	P	P						
E2	Call center		C		C					C						
E3	Communications broadcasting or media studio			P			C	P		P	C					
E4	Laboratory; general, medical or dental		C	P	C		P	C		P	C					
E5	Hospital, general or psychiatric									P				P		
E6	Office; medical, dental, or optometry	P		P		P	P	P	P	P						
	Under 2,000 sq. ft.	P	P	P		P	P	P	P	P						
	2,000 – 6,000 sq. ft.	P	C	P		P	P	P	P	P						
	Over 6,000 sq. ft.	P		P		P	P	P	P	P						
E7	Office; professional or commercial	P		P		P	P	P	P	P						
	Under 2,000 sq. ft.	P	P	P		P	P	P	P	P						
	2,000 – 6,000 sq. ft.	P	C	P		P	P	P	P	P						

Commercial, Office, and Industrial Use Table

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

Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
	Over 6,000 sq. ft.	P		P		P	P	P	P	P						
E8	Pharmacy	P	P	P		P	P	P		P						
E9	Urgent care center or other walk-in clinic	P	C	C		P	P	P		P						
	Public and Quasi-Public Uses															
F1	Cemetery													P		
F2	Community center or facility	P		P		P	P	P								
F3	Community garden			P		P	P	P		P			P	P		
F4	Day care, up to eight (8) persons					P	P	P	P							17.60.060
F5	Day care, nine (9) to fourteen (14) persons			C		A	A	A	A							17.60.060
F6	Day care, over fourteen (14) persons			C		C	C	C	C							17.60.060

Attachment: Planning Commission Resolution 2019-07 (CD: MCA 2019-01)

Commercial, Office, and Industrial Use Table																
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed																
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
F7	Electrical distribution and transmission and substation, gas regulator station, communications equipment building, public service pumping station or elevated pressure tank	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
F8	Fairgrounds													P		
F9	Government office; local, state, or federal							P		P				P		
F10	Post office						P	P		P				P		
F11	Public corporation yard, utility yard, or vehicle and heavy equipment maintenance and storage yard										C	P	P	P		
F12	Public safety facility or station	P	P		P	P	P	P			P		P	P		
F13	Social service office, assistance center, or guidance center							P		C						
F14	Storm drainage basin, with or without a park	P	P	P	P	P	P			P	P	P	P	P	P	

Attachment: Planning Commission Resolution 2019-07 (CD: MCA 2019-01)

Commercial, Office, and Industrial Use Table																
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed																
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
F15	Wireless communication facility (WCF)		C	P	P		C	C		C	P	P		P		17.62
	Recreation Uses															
G1	Athletic complex or ball field													P		
G2	Commercial recreation facility, indoor	C	C	P	P	C	P	C			C					
G3	Commercial recreation facility, outdoor				C						C	C	C	C		
G4	Golf course or country club												C	C		
G5	Health or fitness facility, large		C	P	C		P	P		C						
G6	Health or fitness facility, small	P	P	P	P	P	P	P		P	C					
G7	Park or playground						P						P	P		
	Residential Uses															
H1	Assisted living, skilled nursing, or hospice facility					C	C	C	C							

Commercial, Office, and Industrial Use Table

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

Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
H2	Bed and breakfast inn				C		C	C	C							17.60.040
H3	Boarding or rooming house				C	C	P	P								
H4	Emergency shelter								P					P		
H5	Employee housing for six (6) or fewer employees					P	P	P	P							
H6	Hotel or motel		C	C	P		P	P								
H7	Live/work facility			P		P	P	P	P							
H8	Mobile home park															17.60.100
H9	Multi-family dwelling, two (2) units per building (duplex)					P	P	P	P							
H10	Multi-family dwelling, three (3) or four (4) units per building (triplex or fourplex)					P	P	P	C							

Attachment: Planning Commission Resolution 2019-07 (CD: MCA 2019-01)

Commercial, Office, and Industrial Use Table																
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed																
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
H11	Multi-family dwelling, five (5) or more units per building					P	P	P								
H12	Recreational vehicle park				C						C					
H13	Residential care facility					P	P	P	P							
H14	Residential dwelling located in same building with office or commercial use			C		P	P	P	P				P			
H15	Single-family dwelling, attached					P	P	P								
H16	Single-family dwelling, detached					P	P	P	P				P			
H17	Single-room occupancy (SRO)						P	P	P							
H18	Supportive housing					P	P	P	P				P			
H19	Transitional housing					P	P	P	P				P			
	Retail Uses															
II	Adult entertainment establishment		A	A			A									17.62

Commercial, Office, and Industrial Use Table

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

Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
I2	Auction or sales house			P			P	P								
I3	Auction or sales yard			C							C					
I4	Automobile and pick-up sales, new and used			P	P			P								17.60.140
I5	Automobile and pick-up sales, used only			P	P											17.60.140
I6	Boat, recreational vehicle (RV), and truck sales			P	C											
I7	Building materials and supply or home improvement store		P	P			P	P			C					
I8	Convenience store, with or without fuel sales	P	P	P	P	P	P	P			C					
I9	Farm or construction equipment sales or service			P	C											
I10	Farmers market		A	A				A						A		
I11	Feed and seed store			P							P					
I12	Food market	P	P	P	P	P	P	P								

Attachment: Planning Commission Resolution 2019-07 (CD: MCA 2019-01)

Commercial, Office, and Industrial Use Table

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

Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
I13	Food produce stand	A	A	A	A	A	A			A	A	A	A	A		
I14	Fuel sales, fleet or cardlock			P	P						P	P		P		
I15	Fuel sales, retail	P	P	P	P	P	P	P			C					
I16	Furniture store		P				P	P								
H6	Furniture store with less than 15,000 sq. ft. of floor space devoted to the display and sale of furniture		P				P	P								
H7	Furniture store with 15,000 to 20,000 sq. ft. of floor space devoted to the display and sale of furniture		C				C	P								
H8	Furniture store with over than 20,000 sq. ft. of floor space devoted to the display and sale of furniture							P								
I17	Garden shop		P	P			P	P								

Attachment: Planning Commission Resolution 2019-07 (CD: MCA 2019-01)

Commercial, Office, and Industrial Use Table

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

Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
I20 I18	Landscape nursery			P			C				C	C	C			
I21 I19	Liquor store	P	P	P	P	P	P	P								
I22 I20	Manufactured home sales yard			C									C			
I23 I21	Cannabis dispensary or sales															See Chapters 5.56 and 17.69
I24 I22	News, magazine or flower stand, outdoor				C		P									
I25 I23	Optical retailers		P				P	P								
I26 I24	Pawn shop			P			P									
I27 I25	Pet store	P	P	P		P	P	P								
I28 I26	Retail sales store	P	P	P	P	P	P	P								Also see Lines I16, I17, and I18-related to sales of furniture

Attachment: Planning Commission Resolution 2019-07 (CD: MCA 2019-01)

Commercial, Office, and Industrial Use Table

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

Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
I29 I27	Retail sales solely via internet, direct mail, or telephone			P			P		C	C						
I30 I28	Secondhand or thrift store			P				P								
I34 I29	Swap meet or flea market			C							C	C		C		
I32 I30	Tobacco or smoke shop		C	P	P		P	P								
	Service Uses															
J1	Ambulance service			P			P			C						
J2	Bank or credit union, main branch							P								
J3	Bank or credit union, secondary branch	P				P	P	P								
J4	Barber shop, hair salon, nail care, massage therapy, or day spa	P	P	P	P	P	P	P	C	C	C					
J5	Car wash, automatic or full service	C	C	P	P	C	P									
J6	Car wash, self-service			C	C		C									

Attachment: Planning Commission Resolution 2019-07 (CD: MCA 2019-01)

Commercial, Office, and Industrial Use Table

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

Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
J7	Carpet cleaning and dyeing			P			C				P					
J8	Construction materials recycling											C		P		
J9	Copy, printing, or mailing service	P	P	P	P	P	P	P		P	P					
J10	Crematorium or columbarium			C			C				C					
J11	Dry cleaning or laundromat	P		P	P	P	P	P								
J12	Equipment rental yard			P							P					
J13	Exterminator or pest control service			P			P	C			P	P				
J14	Food catering	P	P	P		P	P	P	C							
J15	Fortunetelling			P							P					
J16	Fuel distributing			P							P	P				
J17	Kennel or animal boarding			P	P		C				C					
J18	Linen, diaper, or uniform supply service			P							P	P				

Attachment: Planning Commission Resolution 2019-07 (CD: MCA 2019-01)

Commercial, Office, and Industrial Use Table

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

Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
J19	Motor vehicle repair or service, major			P	P		C				P	P				
J20	Motor vehicle repair or service, minor		C	P	P		P	C			P					
J21	Payday lenders or check cashing establishment			C			C	C								
J22	Pet grooming	C	C	P		C	P	C								
J23	Photography studio	P	P	P		P	P	P	C	P						
J24	Recycling, small collection facility (CRV only)	P	P	P	P	P	P	P			P			P		
J25	Recycling, large collection facility			C							P	P		P		
J26	Recycling, processing or sorting facility										C	C				
J27	Repair shop, large appliance or equipment			P			P	C								
J28	Repair shop, small appliance or equipment	C		P		C	P	P	C							
J29	Shooting range, indoor			C							C		C	C		
J30	Shooting range, outdoor															

Commercial, Office, and Industrial Use Table

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

Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
J31	Specialty construction or trade service			P							P	P				
J32	Tailoring or clothing alterations	P		P		P	P	P	P							
J33	Tattooing or body art			C			C	P								
J34	Veterinary clinic or office		C	P			C			P						
J35	Veterinary hospital										C		C			
	Transportation and Storage Uses															
K1	Airport or heliport												P	P		
K2	Bus, transit, or train station							P						P		
K3	Cold storage or ice house			C							P	P	P			
K4	Food locker			P							P		P	P		
K5	Junk yard, wrecking yard, or salvage facility											C				
K6	Mini-warehouse or self-storage facility			P	C		C				C					

Commercial, Office, and Industrial Use Table																
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed																
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
K7	Parking facility, off-site		C	C				C		C						
K8	Truck stop or travel center				C											
K9	Trucking or transportation terminal											P				
K10	Vehicle impound yard			C							P	P				
K11	Warehouse or distribution center										P	P				
	Other Uses															
L1	Other uses not listed that are determined by the Community Development Director to be similar in nature to a listed use that is permitted in the same zone	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

Commercial, Office, and Industrial Use Table																
P = Use is Permitted by Right C = Use Requires Conditional Use Permit A = Use Requires Administrative Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed																
Land Uses		Commercial Zones				Mixed Use Zones			Industrial and Office Zones				Other Zones			Specific Land Use Standards (See identified Section)
		C-N	C-R	C-S	C-H	MX-N	MX-C	MX-D	O-R	O	I-L	I-H	AP	PF	CO	
L2	Other uses not listed that are determined by the Community Development Director to be similar in nature to a listed use that requires an administrative use permit in the same zone	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
L3	Other uses not listed that are determined by the Community Development Director to be similar in nature to a listed use that requires a conditional use permit in the same zone	C	C	C	C	C	C	C	C	C	C	C	C	C	C	

17.08.050 Addition of a use to land use tables.

Upon an application or on its own initiative and pursuant to Chapter 17.86, the City Council may add a use to the land use tables established in this chapter if the Council makes all of the following findings:

- A. That the addition of the use to the land use table will be in accordance with the purposes of this title and of the zone district or districts in which the use will be permitted;
- B. That the use has similar basic characteristics as the present uses allowed in the district;
- C. That the use will not generate a noticeably greater amount of odor, dirt, smoke, noise, vibration, illumination, glare, unsightliness or any other objectionable influence or hazard than

the amount normally created by any of the other uses permitted in the district or districts in which the use will be permitted.

D. That the establishment of the use in the zone district or districts in which it will be permitted will not be detrimental to the public health, safety or welfare;

Chapter 17.96

DEFINITION OF LAND USES

Sections:

17.96.010 Purpose.

17.96.020 Land use definitions.

17.96.010 Purpose.

The purpose of this chapter is to establish definitions for the identified land uses in this title.

17.96.020 Land use definitions.

The following land use definitions apply to this title. The item number in parenthesis at the end of the definition is not a part of the definition, but refers to the line item of that land use in Table 17.18.020 and Table 17.18.030.

“Accessory building or structure” means a structure which is subordinate to and the use of which is customarily incidental to, that of the main building, structure or use on the same site, including patio covers. If any accessory building is attached to the main building by a common wall or a connecting roof, such accessory building shall be deemed to be a part of the main building. (41) (A20)

“Accessory use” means a use incidental, related, appropriate and clearly subordinate to the main use of the site or building, and accessory use does not alter the principal use of the site. (41) (A20)

Adult day health care center. See Residential care facility. (H13)

“Adult entertainment establishment” means any adult bookstore, adult hotel or motel, adult motion picture arcade, adult motion picture theater, cabaret, sexual encounter establishment, adult model studio or any other business or establishment that offers its patrons services or entertainment characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas," but not including those uses or activities, the regulation of which is preempted by state law. (11)

“Agricultural crop production” means the use of land for farming, horticulture, floriculture, viticulture, apiaries, tree and sod farms, animal and poultry husbandry, and accessory activities, including, but not limited to, storage, associated maintenance of equipment, harvesting of crops or feeding of animals and excluding dairying, stockyards, slaughtering or commercial food processing. Pursuant to Health and Safety Code Section 17021.6, any employee housing consisting of no more than thirty-six (36) beds in a group quarters or twelve (12) units or spaces designed for use by a single family or household shall be deemed an agricultural land use for zoning purposes. (D1)

“Agricultural products packing, packaging, preparing or processing” means a facility performing any processing or packaging of crops after harvest, whether or not value is added, to prepare them for market on-site or for further processing and packaging elsewhere, including but not limited to: alfalfa and hay cubing; corn shelling; drying of corn, rice, hay, fruits or vegetables; pre-cooling and packaging of fresh or farm-dried fruits and vegetables; grain cleaning and custom grinding; custom grist mills; custom milling of flour, feed and grain; sorting, grading and packing of fruits and vegetables; canning, freezing, or preserving fruits and vegetables; tree nut hulling and shelling; and alcohol fuel production. Any of the above activities performed in the field with mobile equipment not involving permanent buildings are included under “Agricultural crop production.” It includes related accessory uses such as offices, laboratories, retail sales of agricultural products produced on the premises or off-site by the operator, retail sales of agriculture-related promotional and/or educational items, and facility tours. Does not include “wineries,” “commercial marijuana activity,” “commercial cannabis activity,” “marijuana cultivation,” or sorting and packing activities conducted within a permitted roadside stand. (D2)

“Airport or heliport” means an area of land, water or a structural surface that is used for the landing and takeoff of airplanes and/or helicopters, and any appurtenant areas or buildings that are used for maintenance, servicing, or storing of aircraft, and for services provided to pilots or passengers. (K1)

“Ambulance service” means the provision by a licensed ambulance provider of ground transportation of a sick or injured person in a specially designed and equipped vehicle which includes a trained ambulance attendant who is licensed or certified as required by state law. (J1)

“Animal raising” means the care and breeding of domestic agricultural animals such as chickens and other fowl, horses, goats, or cows. (D3)

Art school. See School, charter, trade, vocational, art, business, or professional. (C13)

“Artisan food and beverage production and sales” means small scale production and/or preparation of food and/or beverages made on site with minimal automated processes involved and may include direct sales to consumers and product tasting. This definition includes uses such as small batch food producers and bakeries, small batch candy shops, cheese makers, and herbal remedies. The definition does not include production of beer, wine, or other alcoholic beverages. (B1)

Assembly, place of. See Club, lodge, or private meeting hall (C3) or Religious institution or facility. (C10)

“Assisted living, skilled nursing, or hospice facility” means a residential complex providing skilled nursing care on an intermittent, extended, or continuous basis to residents, with staff personnel and programs to assist residents with many activities of daily living. Units may or may not have kitchens, and meals can also be provided in a central location. (1) (H1)

“Athletic complex or ball field” means a field, outdoor court, outdoor swimming pool, stadium or group of these used for sporting activities such as baseball, softball, football, basketball, swimming, or other sports, and is not operated as a commercial enterprise. (G1)

“Auction or sales house” means a fully enclosed establishment where items are offered for sale through competitive bidding. It does not include foreclosure, real estate or personal property sales conducted upon the site of the estate, foreclosed or for sale property or property belonging

to the personal property owner. It does not include "Swap meet or flea market" or "Auction or sales yard." (I2)

"Auction or sales yard" means an outdoor or open air facility where items are offered for sale through competitive bidding. Items typically include motor vehicles, heavy equipment, items of an industrial nature, livestock, or items not normally found within retail stores. It does not include "Swap meet or flea market." It may also have an indoor component similar to an Auction or sales house. (I3)

"Auditorium" means a large room or building used for public gatherings typically open to the general public to watch and/or listen to a performance, speech, or concert. It does not include "Theater, live or movie." (C1)

"Automated teller machine (ATM)" means a computer terminal that takes the place of a human bank teller and allows the user to access basic bank services, such as making deposits and cash withdrawals, from remote locations. (A1)

"Automobile and pick-up sales, new and used" means an open area that can include buildings, other than a street, used for the display, sale, or rental of new and used automobiles and pick-ups along with incidental repairs and servicing of automobiles or pick-ups. (I4)

"Automobile and pick-up sales, used only" means an open area or building, other than a street, used for the display, sale or rental of used automobiles and pick-ups and where no repair work is done except minor incidental repairs and servicing of automobiles or pick-ups to be displayed, sold or rented on the premises. (I5)

Automobile service station. See Fuel sales, retail, Motor vehicle repair or service, minor, and Motor vehicle repair service, major. (H46) (J18) (J19)

Automobile wrecking yard. See Junk yard, wrecking yard, or salvage facility. (K5)

Ball field. See Athletic complex or ball field. (G1)

"Bank or credit union, main branch" means an institution providing retail banking services that is the main branch in the city. This classification includes only those institutions engaged in the on-site circulation of money, including credit unions, but excluding a payday lender or check-cashing establishment. For administration, headquarters, or other offices of banks and credit unions without retail banking services with on-site circulation of money see Office, professional or commercial. (J2)

"Bank or credit union, secondary branch" means an institution providing retail banking services that is a secondary or satellite branch in the city and either does not provide loan officers on site or only provides merchant bank services. This classification includes only those institutions engaged in the on-site circulation of money, including credit unions, but excluding a payday lender or check-cashing establishment. For administration, headquarters, or other offices of banks and credit unions without retail banking services with on-site circulation of money see Office, professional or commercial. (J3)

"Bar, nightclub, or lounge" means an establishment that provides alcoholic beverages for consumption on the site and may or may not provide food service, and that may provide live entertainment and/or dancing. This use typically requires an ABC Type 40, 42, 48, 60, or 61 license. (B2)

“Barbershop, hair salon, nail care, massage therapy, or day spa” means an establishment that provides personal care treatments or massage therapy of hair, skin, nails, and/or face where overnight accommodations are not provided. This use includes the application of permanent facial makeup, but does not include other forms of tattooing or body art application. (J4)

“Bed and breakfast inn” means a transient lodging establishment that is predominantly residential in character, is primarily engaged in providing overnight or otherwise temporary lodging for the general public, and where a breakfast meal is customarily included in the lodging rate. Alcoholic beverages served to overnight guests typically requires an ABC Type 67 license. (2) (H2)

“Boarding house or rooming house” means a structure where residents typically rent by the room, and where meals are typically provided. This definition does not include assisted living, skilled nursing, or hospice facility, bed and breakfast inn, or residential care facility. (3) (H3)

“Boat, recreational vehicle (RV), and truck sales” means an open area or building, other than a street, used for the display, sale, or rental of new or used boats, campers, camper trailers, recreational vehicles, trucks over one-ton class, and other vehicles or sporting equipment of similar size, and where no repair work is done except minor incidental repairs and servicing of vehicles and equipment to be displayed, sold or rented on the premises. (I6)

“Brewery, winery, or distillery” is an establishment that manufactures beer, wine, distilled spirits or similar alcoholic beverages, including processing, storage, aging, packaging, bottling, and shipping. Consumption can occur on or off the site in accordance with the establishment’s ABC license restrictions, and can include tasting facilities and/or a restaurant. This use typically requires an ABC Type 01, 02, 03, or 04 license. (D4)

“Brewpub” means a restaurant that also brews limited amounts of beer (less than 5,000 barrels) for consumption on the site. This use typically requires an ABC Type 75 license. (B3)

“Building materials and supply or home improvement store” means an establishment selling a mix of lumber, building materials, tools, residential appliances, nursery items, and home furnishings. (I7)

“Bus, transit, or train station” means a terminal facility where transit vehicles load or unload passengers, along with supporting services such as ticket sales and waiting areas. Bus, transit, or train station does not include a transit stop along a route in the public right-of-way where no additional services are provided. (K2)

Business school. See School, charter, trade, vocational, art, business, or professional. (C13)

“Business support service” means an establishment providing primarily other businesses with a mix of services that can include word processing, desktop publishing, spreadsheet design, telephone answering, mail receiving and forwarding, packing and shipping, bookkeeping, and photocopying, and can include indoor storage rental, and/or small office space rental when provided with these services. (E1)

“Call center” means an office used primarily for receiving or transmitting a large volume of requests by telephone to administer product support or information inquiries from consumers or to conduct telemarketing, solicitation of charitable or political donations, debt collection, or market research. (E2)

“Car wash, automatic or full service” means a facility for washing vehicles using conveyORIZED and/or mechanized equipment where the washing of the vehicle is performed by equipment, the facility’s employees, or both. (J5)

“Car wash, self-service” means a facility for washing vehicles where the user of the vehicle uses handheld equipment, typically coin-operated, to wash the vehicle. (J6)

“Card room” means an establishment providing legal gambling combined with card games, and can include a restaurant, bar, or other ancillary entertainment. (C2)

“Caretaker residence or quarters” is a residence that is accessory to a primary use of the site, for housing a persons or persons who are tasked with caring for or securing the site on a part-time or full-time basis. Second dwelling unit includes caretaker residence or quarters in residential zones. (A2)

“Carnival or circus” means a temporary outdoor amusement center, bazaar or fair, either involving use of special purpose equipment or conducted by professional operators, or both, and where activities include such things as rides, exhibitions, food service, sales, or small-scale games. Carnival or circus does not include a non-profit event sponsored by a local school or religious institution. (C4)

“Carpet cleaning and dyeing” means an establishment that provides for the cleaning and dyeing of rugs, carpet, and upholstery. (J7)

“Cemetery” means land and facilities used or intended to be used for the burial or interment of the dead, and includes a columbarium, crematorium, mausoleum and/or mortuary when operated in conjunction with and within the boundary of the facility. (F1)

Charter School. See School, charter, trade, vocational, art, business, or professional. (C13)

Check cashing establishment. See Payday lender or checking cashing establishment. (J20)

Child care center. See Day care facility. (A4) (F4) (F5) (F6)

“Club, lodge, or private meeting hall” means a large room or building used for public gatherings where membership or invitation is typically required to attend. It can include a dance floor, lodge rooms, conference rooms, dining rooms, drinking establishments for members and their guests only, and exhibit rooms. Alcoholic beverage service to members and their guests typically requires an ABC Type 51, 52, or 57 license. (C3)

“Cold storage or ice house” means a facility for the storage food or other items in an artificially cooled place for the purpose of preservation, and/or for producing large amounts of ice. (K3)

“College or university, private or public” means a school or group of schools that provides post-secondary education usually resulting in a degree. (C5)

Clinic, medical. See Urgent care center or other walk-in clinic. (E9)

“Commercial recreation facility, indoor” means indoor recreational facilities that are operated as a business and open to the general public for an entry fee or pay per use. Examples include indoor uses such as, but are not limited to, a bowling alley, bounce house, skating rink, batting cage, miniature golf, swimming pool, climbing wall, arcade, and similar uses. Food and beverage service can be provided as an ancillary use. (G2)

“Commercial recreation facility, outdoor” means outdoor recreational facilities that are operated as a business and open to the general public for an entry fee or pay per use. Examples include outdoor uses such as, but are not limited to, a batting cage, miniature golf, water slide, go-cart racing, and similar uses. Food and beverage service can be provided as an ancillary use. (G3)

Communications equipment building. See Electric distribution and transmission substation, gas regulator station, communications equipment building, public service pumping station, or elevated pressure tank. (F7)

“Community center or facility” means an assembly building used typically for non-profit social, recreational, and cultural activities. (F2)

“Community garden” means an area of land managed and maintained by an individual or group to grow and harvest food and horticultural products for personal or group consumption. The garden may be divided into separate garden plots for cultivation by one or more individuals or may be farmed collectively by members of the group. (F3)

“Construction materials recycling” means a yard or facility that collects leftover construction materials that may be recycled or reused as an alternative to disposal in landfill site. Examples of construction materials include lumber, drywall, masonry, cabinets, metals and appliances, cardboard and paper, asphalt roofing, plastic and vinyl, doors and windows, tubs, sinks, and toilets. (J8)

“Convenience store, with or without fuel sales” means an establishment with extended operating hours and in a convenient location, stocking a limited range of household goods and groceries. Retail fuel sales may or may not also be provided. (I8)

“Convention or conference center” means facilities designed and used for conventions, conferences, seminars, trade shows, product displays, and other events in which groups gather to promote and share common interests. Convention centers typically have at least one auditorium and may also contain concert halls, lecture halls, meeting rooms, and conference rooms, as well as accessory uses such as facilities for food preparation and serving and administrative offices. Convention or conference center does not include conference rooms that may be an ancillary use in a hotel and motel. (C6)

“Copy, printing, or mailing service” means an establishment providing printing, photocopying, engraving, binding, packaging, mailing and related services to both businesses and individuals. (J9)

“Cottage Food Operation” means a home-based business involving the preparation and/or packaging of certain foods in private-home kitchens for sale primarily by the resident family. (A3)

“Crematorium or columbarium” is a structure or building substantially exposed above ground intended to be used for the cremation and/or interment of the cremated remains of a deceased person or animal. (J10)

“Day care facility” means a facility providing supervision, feeding and nonmedical care of persons, usually but not necessarily children, for a time period of less than twenty-four (24) hours. Day care facilities are further divided into the following categories: up to eight (8) persons, nine (9) to fourteen (14) persons, and over fourteen (14) persons. (A4) (F4) (F5) (F6)

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

“Drive-thru pick-up window, not in conjunction with a restaurant” means the ancillary use of a window or other opening in the wall of building through which goods or services are provided directly to customers in motor vehicles. Examples of non-restaurant establishments with this ancillary use can include banks, pharmacies, and dry cleaners. (A5)

“Dry cleaning or laundromat” means an establishment providing laundry, dry cleaning, and other related services for individual customers on a pick-up and drop-off basis or where with coin-operated washing and drying machines are available for customer use. (J11)

Duplex. See Multi-family dwelling. (10) (H9) (H10) (H11)

Dwelling, multiple-family. See Multi-family dwelling. (10) (11) (12) (H9) (H10) (H11)

Dwelling, single-family. See Single-family dwelling. (16) (17) (H15) (H16)

“Electric distribution and transmission substation, gas regulator station, communications equipment building, public service pumping station, or elevated pressure tank” means the assembly of above-ground buildings or equipment on a separate lot that is part of a system for the distribution or transmission of electric power, natural gas, domestic water, or communications. Wireless communication facilities are not included in this definition. (F7)

“Electric vehicle recharging facility” means one or more publicly available parking spaces served by electric vehicle service equipment, and is typically an ancillary use in a parking garage or parking lot. (A6)

Elevated pressure tank. See Electric distribution and transmission substation, gas regulator station, communications equipment building, public service pumping station, or elevated pressure tank. (F7)

“Emergency Shelter” means a facility providing housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less where housing is not denied because of an inability to pay. (4) (H4)

“Employee housing” means a residential structure providing accommodations for six (6) or fewer farmworkers pursuant to Health and Safety Code Section 17021.5. (5) (H5)

“Equipment rental yard” means an establishment offering a wide variety of large equipment or tools for rent, much of which is stored outdoors when not being used. (J12)

“Exterminator or pest control service” means an establishment specializing in the elimination of vermin, insects, or other similar pests from a building or grounds, especially by the controlled application of toxic chemicals. (J13)

“Fairgrounds” means an area with indoor and outdoor facilities where fairs, circuses, or exhibitions are held. (F8)

“Farmers market” means a facility or area where several farmers or growers gather on a periodic basis to provide fresh fruits, vegetables, or other locally-grown agricultural products directly to consumers. (I10)

“Feed and seed store” means an establishment that provides feed, seed, and animal and agricultural supplies primarily in bulk quantities. (I11)

“Food catering” means an establishment that prepares and delivers food and beverages for off-site consumption, typically at a special event, without provision for on-site pickup or consumption. (J14)

“Food locker” means an establishment that rents lockers, compartments, or space for the storage of frozen food. A food locker may also include the preparation or dressing of animal carcasses for consumption, but does not include the slaughtering of animals. (K4)

“Food market” means an establishment that provides a wide variety of fresh produce and meat, canned and packaged food items, small household goods, and similar items that are typically consumed and used off premises. It can also contain a section where prepared foods are sold and consumed on site. (I12)

“Food produce stand” means an area or building set aside for the sale of agricultural produce that is grown primarily on the site. (I13)

“Fortune telling” means an establishment where people’s fortunes are predicted through the use of astrology, card reading, numerology, etc. (J15)

“Fuel distributing” means a facility that is a base of operations for the bulk distribution of gasoline, propane, butane, or other another site. (J16)

“Fuel sales, fleet or cardlock” means an establishment that is typically unattended and provides gasoline, propane, diesel fuel, and/or other liquid or gaseous fuels mainly for commercial fleet vehicles. (I14)

“Fuel sales, retail” means an establishment that provides gasoline, propane, diesel fuel, and/or other liquid or gaseous fuels directly to consumers. (I15)

“Funeral home or mortuary” means an establishment where deceased are prepared for burial or cremation, and funeral services may be conducted. It can include an area where funeral vehicles are stored and caskets and other funeral supplies are sold. (C7)

“Furniture store” means an establishment that provides large and small furniture for living spaces such as homes and offices. Items sold normally include beds, tables, chairs, sofas, desks, and shelves. Home appliances, outdoor/patio furniture, wall cabinets, garage storage units, and home furnishing accessories are items sold that are excluded from the definition of furniture store. (I16, ~~H7~~, ~~H8~~)

“Games of skill or amusement” means machines, devices or apparatus, the operation or use of which is made possible by the deposit or placement of any currency, plate, disc, slug or key into any slot or crevice, for the purpose or use as a game or amusement. This use does not include games, machines, or devices used for a purpose that is prohibited by law. (A8) (A9)

“Garden shop” means an establishment that provides live plants and related products mainly to residential consumers, with a portion of the establishment typically located outdoors. (~~H9~~ I17)

Gas regulator station. See Electric distribution and transmission substation, gas regulator station, communications equipment building, public service pumping station, or elevated pressure tank. (F7)

Gas station. See Fuel sales, retail. (I15)

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

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

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

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

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

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

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

Heliport. See Airport or heliport. (K1)

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

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

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

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

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

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

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

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

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

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

“Landscape nursery” means a facility that grows, maintains, and provides trees, plants, and other nursery products for transplant in another location typically to both retailer and wholesale customers. (~~I20~~ I18)

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

“Linen, diaper or uniform supply service” means an establishment providing high volume laundry and garment services, including power laundries (family and commercial), garment pressing and dry cleaning, linen supply, diaper service, and industrial laundries. This use does not include dry cleaning or laundromat. (J18)

“Liquor store” means an establishment that provides for the sale of alcoholic beverages such as beer, wine, and/or distilled spirits for consumption off the site, along with other retail items. This use typically requires an ABC Type 20 or 21 license. Limited consumption on the site can occur only when the appropriate ABC license is obtained, typically an ABC Type 86 license. (~~I21~~ I19)

“Live/Work facility” means a building that combines a complete dwelling unit with a commercial or office work space, with both occupancies used by the same person or family. (H7)

Lodge. See Club, lodge, or private meeting hall (C3)

Lounge. See Bar, nightclub, or lounge. (B2)

Lumberyard. See Building materials and supply or home improvement store. (I7)

“Manufactured home” means a structure that was constructed on or after June 15, 1976, is transportable in one or more sections, is eight (8) body feet or more in width, or forty (40) body feet or more in length, in the traveling mode, or, when erected on site, is three hundred twenty (320) or more square feet, and is designed to be used as a single-family dwelling when connected to the required utilities. (7)

“Manufactured home sales yard” means an establishment that stores and provides manufactured homes, typically in an open setting with a sales office. (~~I22~~ I20)

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

“Meat packing or slaughterhouse” means a facility used for the killing or dressing of animals, including cattle, sheep, swine, goats, horses, or poultry, and the storage, freezing, curing, or packaging of meat or meat products. (D8)

“Marijuana cultivation” means any activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of marijuana. (A13)

“Marijuana dispensary or sales” means a facility that provides marijuana or marijuana products to a customer or patient. (~~I23~~I21)

“Marijuana manufacture” means a facility that compounds, blends, extracts, infuses, or otherwise makes or prepares a marijuana product. (D8)

“Meat packing or slaughterhouse” means a facility that slaughters animals and/or packages animal meat for food. (D9)

“Microbrewery” means an establishment that produces small batches of beer for sale on or off of the site, and may or may not include food service. Typically, a microbrewery produces fewer than fifteen thousand (15,000) barrels of beer or ale per year. This use typically requires an ABC Type 23 license. (B4)

“Mining, quarry, or sand and gravel excavation” means an area of land where rock, ore, stone and similar materials are excavated and processed for sale for use off-site. (D10)

“Mini-warehouse or self-storage facility” means an establishment providing rental space, such as rooms, lockers, or containers for the storage of goods and materials, typically on a monthly basis. This use does not include Food locker or Warehouse or distribution center. (56) (K6)

“Mobilehome” means a structure that was constructed prior to June 15, 1976, is transportable in one or more sections, is eight (8) body feet or more in width, or forty (40) body feet or more in length, in the traveling mode, or, when erected on site, is three hundred (320) or more square feet, and is designed to be used as a single-family dwelling when connected to the required utilities. (8)

“Mobilehome park” means an area of land where two or more mobilehome sites are rented or leased, or offered for rent or lease, to accommodate mobilehomes or manufactured homes used as a residence. (9) (H8)

“Mobile vending or food truck” means a motorized vehicle that periodically parks to provide food or foodstuffs to customers. (A14)

Motel. See Hotel or motel. (H6)

“Motor vehicle repair or service, major” means an establishment that provides major repair or servicing of motor vehicles, such as body, chassis, engine, transmission, or exhaust repair or modification. (J19)

“Motor vehicle repair or service, minor” means an establishment that provides minor repair or servicing of motor vehicles, such as the replacement of tires or batteries, smog inspection, oil and filter change, wheel alignment, and fluid flushing, refill, or replacement. (J20)

“Multi-family dwelling” means a building or group of buildings in one complex with multiple separate housing units. A multi-family dwelling can have two units (a duplex,) three units (a triplex,) four units (a fourplex,) or five or more units. Multi-family dwelling includes a mixed use building that also provides separate space for commercial or office use, but does not include an attached single-family dwelling. (10) (11) (12) (H9) (H10) (H11)

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

“News, magazine, or flower stand, outdoor” means an establishment that provides newspapers, magazines, flowers, or other similar goods, typically to pedestrians passing by, in a permanent structure open to the outdoors. This use does not include sales from temporary booths or structures. (I24 I22)

Nightclub. See Bar, nightclub, or lounge. (B2)

“Office; medical, dental, or optometry” means an establishment that provides services, typically by appointment, dealing with human health including dental, chiropractic, medical, optometry, physical therapy, psychology, psychiatry, family counseling, or therapy. This use does not include Barbershop, hair salon, nail care, massage therapy, or day spa. (E6)

“Offices, professional or commercial” means an establishment that provides administrative, clerical, technical, professional or similar business services and typically where products or goods are not provided. Examples include escrow and title, insurance, mortgage, real estate, accounting, architecture, graphic design, finance, consulting, engineering, legal, and similar services. (E7)

“Optical retailer” means an establishment that provides prescription eyeglasses and contact lenses, and where optometry services are not provided on the site. Prescription eyeglasses and contact lenses may be made on the premises. (I25 I23)

“Outdoor advertising structure” means a structure of any kind or character, erected or maintained for outdoor advertising purposes, upon which a sign may be placed that advertises a use, product, or service that is not provided off-site. (A15)

“Outdoor storage” means the storage of goods or materials outside of any building or structure, but not including storage of a temporary or emergency nature. (A16)

“Park or playground” means an open area typically landscaped and containing play equipment that provides rest and recreation, usually owned by a public agency or homeowner’s association. (57) (G7)

“Parking facility, off-site” means an area, lot, or structure with one or more levels, other than a street or other public right-of-way, that provides for the parking of motor vehicles as a primary

use on the site. This use does not include parking areas or lots that are ancillary and specifically intended to provide parking for the primary use on the site. (K7)

“Pawn shop” means an establishment that provides secured loans to customers, with items of personal property used as collateral. (~~I26~~ I24)

“Payday lender or check cashing establishment” is an establishment that cashes checks, warrants, or money orders for a fee, and/or provides short term loans, usually at a high interest rate, that must be paid in full when the borrower receives their next pay check. This use does not include Bank or credit union. (J21)

“Pet grooming” is a personal service establishment that, for a fee, trims, cleans or curries domestic pets such as dogs and cats and which may sell pet supplies. This use does not include Kennel or animal boarding. (J22)

“Pet store” means an establishment where dogs, cats, or other small animals are kept and offered for sale. (~~I27~~ I25)

“Pharmacy” means an establishment that provides prescription drugs under the supervision of a pharmacist, and can also provide other retail products. (E8)

“Photography studio” means an establishment where customers can have their portraits taken professionally. (J23)

“Pool hall or billiard parlor” means an establishment where pool and/or billiard games are played for a fee. (C9)

“Post office” means a facility that accepts, processes, and sorts mail, operated by the United States Postal Service. (F10)

Private meeting hall. See Club, lodge, or private meeting hall (C3)

Professional school. See School, charter, trade, vocational, art, business, or professional. (C12)

Produce stand. See Food produce stand. (I13)

“Public corporation yard, utility yard, or vehicle and heavy equipment maintenance and storage yard” means a facility that provides for maintenance, servicing, or storage of fleet vehicles, equipment, or supplies, or for the dispatching of service vehicles; or distribution of supplies or construction materials required in connection with a business activity, public utility service, transportation service, government service, or similar activity. (F11)

“Public safety facility or station” means a facility that is a base for providing public safety and emergency services, including police, fire protection and emergency services. This use does not include Ambulance service. (F12)

Public service pumping station. See Electric distribution and transmission substation, gas regulator station, communications equipment building, public service pumping station, or elevated pressure tank. (F7)

“Recreational vehicle park” means a lot or area of land where two or more spaces are rented to users of recreational vehicles for overnight parking and use, and that typically provide support services, such as utility hookups and sewer dump facilities. (13) (H12)

“Recycling, large collection facility” means a facility located in an area of over five hundred (500) square feet that accepts recyclable materials from the public by donation, redemption, or purchase for temporary storage and transport to a processing and sorting facility. (J25)

“Recycling, processing or sorting facility” means a facility used for the collection, processing and preparation of recyclable material for efficient shipment, or to an end-user's specifications, by such means as bailing, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning, and remanufacturing. (J26)

“Recycling, small collection facility” means facility located in an area of not more than five hundred (500) square feet that provides for the redemption of California CRV redeemable beverage containers by means of a kiosk, container, mobile unit, reverse vending machine or other collection method. (J24)

“Religious institution or facility” means a facility used primarily to gather for religious worship and related religious activities. (58) (C10)

“Repair shop, large appliance or equipment” means an establishment that restores or repairs major appliances or equipment that generally cannot be easily moved by a single person and is typically placed on the floor. This use typically provides all of its service on-site, and includes repair of large motorized equipment that are not vehicles. (J27)

“Repair shop, small appliance or equipment” means an establishment that restores or repairs small appliances or equipment that generally can be moved by one person and is typically repaired on a table or work bench. This use typically provides all of its service on-site, and includes services such as gunsmithing, lawnmower repair, and home computer repair. (J28)

“Research and development facility” means a facility that is primarily used for the research, design, development, and testing of biological, chemical, electrical, magnetic, mechanical, and/or optical components in advance of product manufacturing. This use does not involve the fabrication, mass manufacture, or processing of products. (D11)

“Residential care facility” means a single-family dwelling, group care facility, or similar facility licensed by the State of California for twenty-four (24) hour non-medical care of persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual. (14) (15) (H13)

“Residential dwelling located in the same building with office or commercial use” means a building that contains a mix of both residential dwelling units and space used for commercial or office uses. (H14)

“Restaurant, full service” means an establishment providing preparation and sale of a variety of food and beverages with full table service by wait staff. Takeout or delivery service and/or live entertainment may also be provided. If alcoholic beverages are served, this use typically requires an ABC Type 41 or 47 license. (B5)

“Restaurant, limited service with drive-thru pickup window” means an establishment providing preparation and sale of a variety of food and beverages for consumption on or off the site by ordering and paying at a counter or drive-thru window. Delivery service and/or live entertainment may also be provided. (B6)

“Restaurant, limited service without drive-thru pickup window” means an establishment providing preparation and sale of a variety of food and beverages by ordering and paying at a

counter. Takeout or delivery service and/or live entertainment may also be provided. Drive-thru pickup windows are not provided. If alcoholic beverages are served, this use typically requires an ABC Type 41 or 47 license. (B7)

“Retail sales store” means an establishment providing retail products. This use includes all retail sales establishments that are not more specifically defined in this chapter. (I28 I26)

“Retail sales solely via internet, direct mail, or telephone” means an establishment providing retail products for sale and delivery only via internet, direct mail, or telephone communication, with a floor space for storage of products of less than five thousand (5,000) square feet. This use does not include a Call center or a Warehouse or distribution center. If alcoholic beverages are sold, this use typically requires an ABC Type 85 license. (I29 I27)

Rooming house. See Boarding house or rooming house. (3) (H3)

“School, private (kindergarten to 12th grade)” means a facility owned and/or operated by a private entity that educates minors in courses of study required by the California Education Code. This use includes a kindergarten, elementary school, middle school, high school, special institution of education, or combination of these, and includes a technical, vocational, or art school only when the students are primarily minors. This use does not include home schooling at a residence. (59) (C11)

“School, public (kindergarten to 12th grade)” means a facility owned and/or operated by a publicly funded school district that educates minors in courses of study required by the California Education Code. This use includes a kindergarten, elementary school, middle school, high school, special institution of education, or combination of these, and includes a technical, vocational, or art school only when the students are primarily minors. This use does not include a charter school. (60) (C12)

“School; charter, trade, vocational, business, or professional” means a facility that is operated either with public funds under a charter contract or with private funds, and that offers specific educational instruction to children and/or adults. This use includes charter schools, secretarial schools, beauty and cosmetology schools, modeling schools, language schools, computer or electronics training schools, arts schools, and automotive repair schools, and similar specialized schools. (C13)

Scrap metal processing. See Junk yard, wrecking yard, or salvage yard. (K5)

“Secondhand or thrift store” means an establishment that accepts donations of secondhand items and clothing, and is typically operated for charitable purposes. (I30 I28)

Service station. See Fuel sales, retail, and Motor vehicle repair or service, minor. (I15) (J19)

“Shooting range, indoor” means an establishment that is used for archery or firearms practice in a fully-enclosed facility. (J29)

“Shooting range, outdoor” means an establishment that is used for archery or firearms practice, either wholly or partially outdoors. (J30)

“Single-family dwelling, attached” means a building with two residential dwelling units located on portions of two lots with a building firewall along the lot line, such that the dwelling units may be sold separately. (16) (H15)

"Single-family dwelling, detached" means a building with one residential dwelling unit located on one lot. (17) (H16)

"Single-room occupancy (SRO)" means a residential facility of two or more separate individual rooms with typically less than five hundred (500) square feet of floor space, with or without separate kitchen or bathroom facilities for each room, rented on a weekly or monthly basis. Single-room occupancy does not include Hotel or motel. (18) (H17)

"Social service office, assistance center, or guidance center" means a facility that provides counseling, guidance, recuperative, or similar services for persons requiring rehabilitation assistance as a result of economic hardship, mental disability, alcoholism, detention, drug addiction, or similar conditions. This use does not include facilities that provide overnight stay. (F13)

"Specialty construction or trade service" means an establishment that provides construction, installation or maintenance services activities that are typically specialized trade activities, and where some of the service may be provided off-site. This use includes establishments that provide services such as plumbing, electrical work, painting, irrigation, heating/air conditioning, and masonry. This use does not include Repair shop or Motor vehicle repair or service. (J31)

"Storm drainage basin, with or without a park" means a facility that collects storm water from off-site locations into a sunken basin. The facility may be inaccessible to the public, or may be designed to provide partial public access for recreational use. (61) (F14)

"Studio for martial arts, music, dance, yoga, exercise, gymnastics or similar" means a facility that provides group or individualized instruction in a specific activity typically related to the arts. This use does not include Health or fitness facility. (C14)

"Supportive housing" is defined in Section 50675.14 of the Health & Safety Code and has no limit on the length of stay, is linked to onsite or offsite services, and is occupied by a target population as defined in Health & Safety Code Section 53260 (i.e., low income persons with mental disabilities, AIDS, substance abuse or chronic health conditions or persons whose disabilities originated before the person turned 18). Services typically include assistance designed to meet the needs of the target population in retaining housing, living and working in the community, and/or improving health and may include case management, mental health treatment, and life skills. (19) (H18)

"Swap meet or flea market" means a facility that provides typically compartmentalized space, either indoors or outdoors, to vendors who sells or barter merchandise. This use does not include 'Farmers market,' 'Auction or sales house,' or 'Auction or sales yard.' ~~(I31)~~ (I29)

"Tailoring or clothing alterations" means an establishment that provides custom making or altering of clothing when not an ancillary use in a clothing store. (J32)

"Tattooing or body art" means an establishment that provides tattooing, body piercing, and other forms of body art allowed by the California Health and Safety Code, except that body art involving ear piercing and permanent cosmetic application are not included and are considered ancillary uses in other establishments. This use does not include any use that is more specifically defined in Section 17.62.020. (J33)

“Temporary materials or equipment storage yard” means a facility that is used to store, park, house, or prepare equipment, dirt, materials, or temporary offices or shops to support a construction or demolition activity occurring on another site. (A17)

“Temporary sales office” means a facility that provides temporary office space to support the sale of residences or other structures, and can include related parking. (A18)

“Theater, live or movie” means a facility with an auditorium for viewing movies, plays, acts, or other performances. (C15)

“Tobacco or smoke shop” means an establishment that provides tobacco products or tobacco related paraphernalia in an area greater than forty (40) percent of its total available retail floor space. (I32 I30)

Trade school. See School, charter, trade, vocational, art, business, or professional. (C13)

Transit station. See Bus, transit, or train station. (K2)

Travel center. See Truck stop or Travel center. (K7)

“Transitional housing” means buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. (20) (H19)

“Truck stop or travel center” means an establishment or group of establishments designed to operate together that provide fuel, overnight parking, lodging, food, convenience goods, or other services primarily to truckers and travelers. (K8)

“Trucking or transportation terminal” means a facility designed specifically for large trucks or other vehicles to load, unload, or transfer freight, cargo containers, or other items being shipped, along with associated fueling areas, maintenance facilities, and offices. (K9)

“Urgent care center or other walk-in clinic” means a facility that provides medical treatment of injuries or illnesses that do not require treatment typically provided in an emergency room, typically without an appointment. This use includes urgent care centers, free clinics, hospital-based health clinics, and community health clinics, but does not include ancillary retail clinics located within a retail store, food market, or pharmacy. (E9)

“Vehicle impound yard” means a facility that provides temporary storage of vehicles that have been removed or impounded from public or private property at the direction of a peace officer or because of local ordinance or judicial order. (K10)

“Vending machines” means a device that dispenses a product or service upon activation by the receiver of that product or service. Products can include items such as ice; food and beverages, movies and video games, lottery tickets, newspapers, or similar items, but does not include fueling pumps. (A19)

“Veterinary clinic or office” means a facility where animals are examined, diagnosed, or treated, but typically not kept overnight. (J34)

“Veterinary hospital” means a facility where animals are kept for observation, diagnosis, treatment, or medical care, and can include overnight surveillance. (J35)

Vocational school. See School, charter, trade, vocational, art, business, or professional. (C13)

“Warehouse or distribution center” means a facility for storage of goods or materials that will eventually be redistributed to retailers, wholesalers, or directly to consumers. This use does not include Mini-warehouse or self-storage facility. (K11)

Winery. See Brewery or winery. (D4)

“Wireless Communication Facility” means an unstaffed facility that transmits and receives wireless telecommunications, and typically consists of an antenna array, connection cables, and equipment room, and an antenna support structure tower, or pole. (F15)

Chapter 17.98

DEFINITION OF TERMS

Sections:

- 17.98.010 Applicability**
17.98.020 Definition of terms.

17.98.010 Applicability

The terms, words, and phrases defined in this chapter shall apply to this title.

17.98.020 Definition of terms.

“Abutting” means two (2) or more parcels sharing a common boundary at least at one point.

“Abandoned” means failure to develop, maintain or use a building, structure or improvement or failure to conduct a use upon real property for a stated period of time.

“Access” means safe, adequate and usable ingress or egress to real property, structures or improvements.

“Action” means the decision made by the review authority on a land use application, including appropriate findings, environmental determination and conditions of approval, where applicable.

“Addition” means any construction which increases the size of a building or facility in terms of site coverage, height, length, width, or gross floor area.

“Alley” is a public thoroughfare for the use of pedestrians and/or vehicles, producing only a secondary means of access to the abutting property.

“Alteration” means any construction or physical change in the internal arrangement of rooms or the supporting members of a building or structure or change in the appearance of any building or structure.

“Antenna” means a device for transmitting or receiving radio, television or any other transmitted signal.

“Applicant” means owner(s) of property, or their agent(s) who are seeking privileges provided by this title.

“Attached” means any structure that has a wall or roof in common with another structure.

“Basement” means a portion of building partly or wholly underground and having more than one-half (1/2) of its height below the average level of the adjoining ground.

“Berm” means a mound or embankment of earth.

“Block” means a parcel of land surrounded by public streets, highways, freeways, railroad rights-of-way, flood control channels, creeks, washes, rivers or unsubdivided acreage or any combination thereof.

“Building” means a permanently located structure, having a roof, for the housing or enclosure of persons, possessions, or property of any kind. Mobile homes, travel trailers and other vehicles, even though permanently immobilized, shall not be deemed to be buildings.

“Building area” means the net portion of the lot remaining after deducting all required setbacks from the gross area of the lot.

“Building coverage” means the percent of lot area which may be covered by roof covered buildings, structures or improvements located on a lot.

“Building height” means the vertical distance between the average finished ground surface adjacent to the structure and to the highest point of the structure, excluding architectural features and appurtenances such as, but not limited to, chimneys, vents, antennas, elevators, and similar mechanical equipment.

“Building, main” means a building in which the principal use of the real property is conducted.

“Building setback area, front” means an area extending across the full width of the lot between the front lot line or the existing or future street right-of-way and a structural setback line parallel thereto. On corner lots, the shortest street frontage shall be the front building setback area.

“Building setback area, interior side” means an area extending from the required front building setback area or, where there is no required front building setback area, from the front lot line to the required rear building setback area or, where there is no required rear building setback area, to the rear lot line and from the interior side lot line to a setback line parallel thereto.

“Building setback area, rear” means an area extending across the full width of the lot between the rear lot line and a setback line parallel thereto.

“Building setback area, side” means a building setback area between the side lot line and a line parallel thereto and extending from the front building setback area to the rear building setback area.

“Building setback area, street side” means an area extending from the required front building setback area or, where there is no required front building setback area, from the front lot line to the rear lot line, and from the side street lot line, or the existing or future side street right-of-way (whichever is greater) to a structural setback line parallel thereto.

“Building site” means the ground area of a building together with all open spaces required by this title.

“Carport” means a permanent roofed structure not completely enclosed to be used for vehicle parking.

“City” means the City of Hanford.

“Commercial vehicle” means a vehicle customarily used a part of a business for the transportation of goods or people.

“Commission” means the Planning Commission of the City of Hanford.

“Conditional use” means a use that may locate within a zone only upon taking measures to address issues that may make the use detrimental to the public health, safety and welfare and will not impair the integrity and character of the zoned district.

“Conditional use permit (CUP)” means a discretionary entitlement which may be granted under the provisions of this title and which when granted authorizes a specific use to be made of a specific property, subject to compliance with all terms and conditions imposed on the entitlement.

“Construction commencement” means the start of construction of a substantial portion on-site and off-site structural improvements after a building permit has been issued.

“Council” means the City Council of the City of Hanford.

“County” means the County of Kings.

“Court” means an open, unoccupied space, other than a yard, unobstructed from ground to sky on the same lot with a building or buildings and which is bounded on two or more sides by the walls of a building.

“Days” means consecutive calendar days unless otherwise stated.

“Decibel (dB / dBA)” is a unit for describing the amplitude of sound, as it is heard by the human ear.

“Density” means the number of dwelling units per gross acre, unless otherwise stated, for residential uses.

“Density Bonus” means an increase in the allowable number of residences granted by the city or county in return for the project’s providing low- or moderate-income housing. A housing development that provides 20 percent of its units for lower-income households, ten percent of its units for very-low income households, or 50 percent of its units for seniors is entitled to a density bonus and other concessions (See California Government Code section 65915).

“Design” means the planning and engineering of the following: street alignments, grades and widths; drainage and sanitary facilities and utilities, including alignment and grades thereof; location and size of all required easements and rights-of-way; fire roads and fire breaks; lot size and configuration; traffic access; grading; land to be dedicated for park or recreational purposes; building, structures and improvements and other such specific physical requirements.

“Detached” means any building or structure that does not have a wall or roof in common with any other building or structure.

“Development” means any change or alteration of real property or its boundary lines, and including, without limitation, the placement or erection of any solid material, structure or improvement thereon; discharge or disposal of any dredged material or any gaseous liquid, solid or thermal waste; grading, removing, dredging, mining or extraction of any soil or materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition or alteration of the size of any structure including any facility of any

private, public or municipal utility; and the removal of any major vegetation. As used in this title, "structure" includes but is not limited to any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line. A "project," as defined in Government Code Section 65931, is included with this definition.

"Development agreement" means a binding contract between a developer and a city or county establishing the conditions under which a particular development may occur. The local government "freezes" the regulations applicable to the site for an agreed upon period of time. (see California Government Code section 65864)

"Development permit" means a discretionary entitlement which may be granted under the provisions of this title and which when granted authorizes a specific use to be made of specific property, subject to compliance with all terms and conditions imposed on the entitlement.

"Display area" means the area of a building in a retail sales store used to display goods that are for sale.

"Driveway" means a permanently surfaced area providing direct access for vehicles between a street and a permitted off-street parking or loading area.

"Dwelling" or "Dwelling Unit" means a room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), which constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

"Easement" means a grant of property rights by the property owner to the public, or any specific person.

"Electric vehicle" means a vehicle that uses a plug-in battery to provide all or part of the motive power of the vehicle, including battery electric, plug-in hybrid electric, or plug-in fuel cell vehicle.

"Electric vehicle service equipment" means an electric component assembly or cluster of component assemblies designed specifically to charge batteries within electric vehicles by permitting the transfer of electric energy to a battery or other storage device in an electric vehicle.

"Establishment" means land, buildings, rooms, space, and/or equipment necessary for conducting business.

"Façade" means the exterior wall of a building exposed to public view or that wall viewed by persons not within the building.

"Family" is an individual or a group of persons living together who constitute a bona fide single-family housekeeping unit in a dwelling unit, not including a fraternity, sorority, club, or other group of persons occupying a hotel, lodging house or institution of any kind.

"Facility" means land, buildings, rooms, space, and/or equipment necessary for doing something.

"FAR (Floor Area Ratio)" is a measure of development intensity. FAR is the ratio of the floor area of a building to the area of its site. For instance, both a two-story building that covers an entire lot and a four-story building that covers 1/2 of a lot have a FAR of 2.

“Fence” means a barrier surrounding or located upon a parcel of real property or a portion thereof and intended to prevent escape or intrusion therefrom or to identify a boundary identity, including without limitation, screened, solid (ninety percent (90%) or more closed to air, light and vision), open (fifty percent (50%) or more), or temporary and which may be constructed from wood, metal or masonry material or any combination thereof.

“Floor area” means the gross area included within the surrounding exterior finish wall surface of a building or portion thereof, exclusive of courtyards.

“Furniture” means the things placed in a room which equips it for living. This normally includes beds, tables, chairs, sofas, desks, and shelves. Home appliances, outdoor/patio furniture, wall cabinets, garage storage units and home furnishing accessories are excluded from the definition of furniture.

“Garage” means an enclosed building, or a portion of an enclosed building used for the parking of vehicles.

“General Plan” means a document adopted by the City Council containing statement of policies, including text and diagrams, setting forth objectives, principles, standards, and plan proposals, for the future physical development of the City of Hanford.

“Glare” means the effect produced by brightness sufficient to cause annoyance, discomfort, or loss in visual performance and visibility.

“Grade” means the degree of rise or descent of a sloping surface.

“Grade, finished” means the final elevation of the ground surface after development.

“Grade, natural” means the elevation of the ground surface in its natural state before man-made alterations.

“Grading” means the stripping, cutting, filling, stockpiling of earth or land, including the land in its cut or filled condition.

“Gross acreage” means the total area within the lot lines of a lot or parcel of land before public streets, easements or other areas to be dedicated or reserved for public use are deducted from such lot or parcel, and does not include adjacent lands already dedicated for such purposes.

“Hazardous waste” means either of the following:

1. A waste, or combination of wastes, which because of its quantity, concentration or physical, chemical or infectious characteristics may either:
 - a. Cause, or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness, or
 - b. Pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported or disposed of, or otherwise managed;
2. A waste which meets any of the criteria for the identification of a hazardous waste adopted by the State Department of Health Services pursuant to Health and Safety Code Section 25117 or any other federal, state or local law or regulation;
3. Resource Conservation and Recovery Act hazardous wastes;

4. Unless expressly provided otherwise, the term “hazardous waste” shall be understood to also include extremely hazardous waste and acutely hazardous waste. (Health and Safety Code Section 25117.)

“Improvement” means any item which becomes part of, placed upon, or is affixed to real estate.

“Infill development site” means a parcel or group of parcels that make up a site that is vacant or underutilized and is surrounded by developed land or parcels on at least seventy-five (75) percent of its perimeter. Infill development sites include previously developed sites that may/will be redeveloped.

“Integrated shopping center” means a combination of three (3) or more business establishments permitted or conditional permitted in the zone district in which they are located where off-street parking, landscaping, lighting, or other features are developed, managed and maintained jointly.

“Kitchen” means any room, all or any part of which is designed and/or used for cooking and the preparation of food.

“Landscaping” means an area devoted to, or developed and maintained predominantly with, native or exotic plant materials including lawn, groundcover, trees, shrubs and other plant materials; artificial turf and other permeable surfaces; and also including accessory decorative outdoor landscape elements such as pools, fountains, paved or decorated surfaces (excluding driveways, parking, loading or storage areas), and sculptural elements.

“Land use” means a description of how land (real estate) is occupied or utilized.

“Loading Space” means an off-street space or berth on the same lot with a building or contiguous to a group of buildings for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials.

“Lot” means a parcel, tract or area of land established by plat, subdivision, or as otherwise permitted by law, to be used, developed or built upon. The classifications of lots are:

1. “Corner” means a lot located at the intersection of two or more streets at an angle of not more than one hundred thirty-five (135) degrees. If the angle is greater than one hundred thirty-five (135) degrees, the lot shall be considered an interior lot.
2. “Flag” means a lot having access or an easement to a public or private street by a narrow, private right-of-way.
3. “Interior” means a lot abutting only one street.
4. “Key” means a lot with a side line that abuts the rear line of any one or more adjoining lots.
5. “Reverse corner” means a corner lot, the rear of which abuts the side of another lot.
6. “Through” means a lot having frontage on two generally parallel streets, with only one primary access. (See “Illustration of Terms.”).

“Lot area” means the net horizontal area within bounding lot lines after dedication.

“Lot coverage” means the area of a lot covered by buildings excluding eaves, projecting balconies, ground-level paving, landscaping, and open recreational facilities.

“Lot depth” is the horizontal distance between the midpoint of the front lot line and the midpoint of the rear lot line.

“Lot frontage” means the portion of the lot contiguous to the street.

“Lot line” means any boundary of a lot. The classifications of lot lines are:

1. “Front” means on an interior lot, the line separating the parcel from the street. On a corner lot, the shorter lot line abutting a street. (If the lot lines on a corner lot are equal in length, the front lot line shall be determined by the director). On a through lot, the lot line abutting the street providing the primary access to the lot.
2. “Interior” means any lot line not abutting a street.
3. “Rear” means a lot line, not intersecting a front lot line, which is most distant from and most closely parallel to the front lot line.

“Lot Width” means the horizontal distance between side lot lines, measured at the front setback line.

“Mall” means a large building or series of connected buildings containing a variety of retail stores, restaurants, and entertainment activities including, but not limited to, such activities as theaters, arcades, amusement rides, rock-climbing and other indoor recreation opportunities that serve a regional population.

“Median” means a paved or planted area separating a street or highway into two (2) or more lanes of opposite directions of travel.

“Nonconforming lot” means a lot, the area, frontage or dimensions of which do not conform to the provisions of this zoning code.

“Nonconforming structure” means a structure, lot or use which did conform to applicable laws when constructed or initiated, and which does not now conform to the provisions of this zoning code.

“Nonconforming use” means a use complying with applicable laws when established but which does not conform to the provisions of this zoning code.

“Open space” means any parcel or area of land or water essentially unimproved and set aside, dedicated, designated, or reserved for public or private use or enjoyment or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space. Does not include area covered by buildings or accessory structures (except recreational structures), paved areas (except recreational facilities), proposed and existing public and private streets or driveways, and school sites.

“Open space, common usable” means recreational or leisure space for the shared use of residents of a multi-unit development with no dimension less than 20-feet and may include gardens, playgrounds, courtyards, swimming pools, sitting areas, court games, recreation rooms, exercise rooms or gyms, spas, community rooms, lawn/turf used for open play, ponds, fountains, atriums, picnic areas, rooftop gardens or green roofs, or similar uses or facilities.

“Overhang” means the part of a roof or wall that extends beyond the façade of a lower wall.

“Overlay district” is a district established by this zoning code which may be applied to a lot or portion thereof only in combination with a base district.

“Parapet” means the extension of the main walls of a building above the roof level.

“Parcel” means a parcel of land under one ownership that has been legally subdivided or combined and is shown as a single parcel on the latest recorded map in the Kings County recorder’s office.

“Parking area” means any public or private land area designed and used for parking motor vehicles including parking lots, garages, private driveways, and legally designated areas of public streets.

“Parking lot” is an off-street, ground-level area, usually surfaced and improved, for the temporary storage of motor vehicles.

“Parking ratio” means the number of parking spaces provided per 1,000 square feet of floor area.

“Parking, shared” means a public or private parking area used jointly by two or more uses.

“Parking space” is the space marked for the parking of a motor vehicle within a public or private parking area.

“Parking structure or structured parking” means a multi-story car park (also called a parking garage or indoor parking) designed for car parking and where there are a number of floors or levels on which parking takes place.

“Parkway” means that portion of the public street right-of-way between the curb or curb line and the adjacent sidewalk or property line, as applicable, used for or which may be used for the purpose of planting and maintaining street trees, shrubs, hedges, or other plants. In some areas within the city, park strips may extend into a private property’s yard beyond the sidewalk. Park strips may be located on private property or may abut private property.

“Performance standards” means zoning regulations that permit uses based on a particular set of standards of operation rather than on particular type of use. Performance standards may provide specific criteria to limit noise, air pollution, emissions, odors, vibration, dust, dirt, glare, heat, fire hazards, wastes, traffic impacts, or visual impact of a use.

“Permit” means a written governmental permission issued by an authorized official, empowering the holder thereof to do some act not forbidden by law, but not allowed without such authorization.

“Person” means any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, company, joint stock association, corporation, estate, trust, organization, business, business trust, public agency, school district, state of California, and its political subdivisions or instrumentalities, receiver, syndicate or any group or combination thereof, acting as a unit, including any trustee, receiver or assignee.

“Permitted use” means any use allowed in a land use zoning district and subject to the provisions applicable to that district.

“Planned unit development (PUD)” means the development of a parcel(s) or structure(s) with two or more different land uses such as, but not limited to a combination of residential, office, manufacturing, retail, public or entertainment in a single or physically integrated group of structures.

“Principal use” means the primary or predominate use of any lot, building or structure.

“Project” means the total development within the boundaries as defined on the development plan.

“Public right-of-way” means a strip of land acquired by reservation, dedication, prescription, voluntary purchase and sale, or condemnation and intended to be occupied by a road, trail, water line, sanitary sewer and/or any other public uses.

“Recreational vehicle” means a vehicle or trailer capable of human habitation or designed or used for recreational camping or travel use, whether self-propelled or mounted on or drawn by another vehicle, or any structure inspected, approved and designated a recreational vehicle and bearing the insignia of the state of California or any other state or federal agency having the authority to approve recreational vehicles. RVs include, without limitation, any of the following: camp trailer, as defined by the California Vehicle Code Section 324; house car, as defined by California Vehicle Code Section 362; trailer coach, as defined by California Vehicle Code Section 635; mobile home, as defined by California Vehicle Code Section 396; bus, as defined by California Vehicle Code Section 233, whether altered or unaltered or for commercial or private use; boat, watercraft, and/or trailer for a boat or watercraft; trailers designed to carry persons, property or animals on its own structure and to be drawn by a motor vehicle; and recreational vehicle, as defined by the California Health and Safety Code Section 18010.

“Recycling” means the process by which waste products are reduced to raw materials and transformed into new reused or reconstructed products which meet the quality standards necessary to be used in the market place.

“Review authority” means the person, committee, commission or council responsible for the review and/or final action on a land use entitlement.

“Right-of-way” means a strip of land acquired by purchase, reservation, dedication, forced dedication, prescription, or condemnation and intended to be occupied or occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer, and other similar uses.

“Rounding of quantities” means the consideration of distances, unit density, density bonus calculations, or other aspects of development or the physical environment expressed in numerical quantities which are fractions of whole numbers; the numbers are to be rounded to the nearest highest whole number when the fraction is .5 or more, and to the next lowest whole number when the fraction is .5, except as otherwise provided in this zoning code.

“Screened or screening” means shielded, concealed, and effectively hidden from view by a person standing at ground level on an abutting site, or outside the area, screened by a fence, wall, hedge, berm, or similar architectural or landscape feature that is at least 90% view obscuring.

“Setback” means the area between the setback line and property line.

“Setback line” is a line within a lot parallel to and measured from a corresponding lot line, forming the boundary of a required yard and governing the placement of structures and uses on the lot.

“Sign” means any letter or symbol made of cloth, metal, paint, paper, wood or other material of any kind whatsoever placed for advertising, identification or other similar purposes on the ground or on any wall, post, fence, building, structure, vehicle or on any place whatsoever.

“Site” the land or area that is the subject of a development project or use, and may include more than one lot or parcel.

“Site area” means the net horizontal area included within the boundary lines of a site, not including the area within the established right-of-way of a public street, future public street, or railroad, or any other area dedicated or to be dedicated for a public use.

“Site plan” means a plan, prepared to scale, showing accurately and with complete dimensioning all of the buildings, structures, and uses and the exact manner of development proposed for a specific parcel of land.

“Slope” means the degree of deviation of a surface from the horizontal, usually expressed in percentage or degrees.

“Solar facilities” means the airspace over a parcel that provides access for solar energy system to absorb energy from the sun.

“Specific plan” means a plan consisting of text, maps and other documents and exhibits regulating development within a defined area of the city, consistent with the General Plan and the provisions of Government Code Section 65450 et seq.

“Story” means that portion of a building included between the surface of any floor and the surface of any floor next above it, or if there be no floor above it, then the space between such floor and ceiling next above it.

“Street” means any public or private thoroughfare with a width of twenty feet (20') or more which affords a primary means of access to abutting property.

“Street, private” means a street in private ownership, not dedicated as a public street, which provides the principal means of vehicular access to a property and not to be construed to mean driveways, alleys, or parking areas.

“Street, public” is a street owned and maintained by the City, the County, or the State. The term includes streets offered for dedication which have been improved or for which a bonded improvement agreement is in effect.

“Structural Alterations” means any change in the supporting members of a structure such as the bearing walls or partitions, columns, beams, or girders.

“Structure” means anything constructed or built. An edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

“Structure, accessory” means a subordinate building which is incidental and not attached to the main building or use on the same lot. If an accessory building is attached to the main building or if the roof is a continuation of the main building roof, the accessory building shall be considered an addition to the main building. Includes structures regardless of whether a Building Permit is required, including, but not limited to, enclosed and unenclosed patios, barns, guesthouses, second dwelling units, garages, carports, storage buildings/sheds, trellis, gazebos, decks, and real or artificial rockscapes.

“Structure, temporary” means a structure without any foundation or footings and which is removed when the designated time period, activity, or use for which the temporary structure was erected has ceased.

“Target population” means persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

“Temporary structure” is a structure without any foundation or footings, and which is removed when the designated time period, activity, or use for which the temporary structure was erected has ceased.

“Temporary use” means a use established for a designated period of time, with the intent to discontinue the use at the end of the designated time period.

“Traffic safety sight area” means a space that is set aside on a corner lot in which all visual obstructions, such as structures and plantings, which inhibit visibility and thus cause a hazard to traffic and pedestrian safety are prohibited.

“Transient basis” means a continuous period of two (2) weeks or less.

“Underutilized land” means land with a structure or structures that occupy only a small portion of the land and is being used significantly below its potential use.

“Use” means the purpose (type or extent) for which land or a building is arranged, designed or intended or for which either land or a structure is occupied or maintained.

“Use initiation” means the implementation of a use on a parcel or occupancy of a structure, or construction of substantial site improvements after a building permit has been issued, subject to determination by the director.

“Use, accessory” means a use which is incidental to, and customarily associated with, a specified principal use and which meets the applicable conditions set forth in this ordinance.

“Use, allowed” means a use listed by the regulation of any particular district as a permitted use within that district and permitted therein as a matter of right when conducted in accord with the regulations established by this Ordinance.

“Use, conditional” means a use listed by the regulations of any particular district as a conditional use within that district and allowable therein, solely on a discretionary and conditional basis, subject to development/design review or to a Conditional Use Permit, and to all other regulations established by this Code.

“Use, principal” means a use which fulfills a primary function of a household, establishment, institution, or other entity.

“Use, temporary” means a use established for a fixed period of time with the intent to discontinue such use upon the expiration of the time period.

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

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

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

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

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

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

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

Notice of Exemption 2019-19

To: ☐ Office of Planning and Research
P.O. Box 3044, Room 212
Sacramento, CA 95812-3044

☒ County Clerk
County of Kings
Kings County Government Center
Hanford, CA 93230

From: City of Hanford
317 North Douty Street
Hanford, CA 93230

Project Title: Municipal Code Amendment 2019-01

Project Location – City of Hanford

Project Location – City: Hanford **Project Location – County:** Kings County

Description of Nature, Purpose and Beneficiaries of Project: **MUNICIPAL CODE AMENDMENT NO. 2019-01:** a request by 198-43, LLC to amend Title 17, Section 17.08.030 – Commercial, Office, and Industrial Zone Use Table of the Hanford Municipal Code by adding sections in order to permit or permit with a conditional use permit, the following uses in the C-R Regional Commercial zone district: colleges; exercise studios; large health facilities; business support services; medical offices; professional and commercial offices; laboratories; furniture stores; and food catering

Name of Public Agency Approving Project: City of Hanford, Planning Division

Name of Person or Agency Carrying Out Project: 198-43, LLC

Exempt Status: **(check one)**

- ☐ Ministerial (Sec. 21080(b)(1); 152698);
☐ Declared Emergency (Sec. 21080(b)(3); 15269 (a));
☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
☐ Categorical Exemption: State type and section number:
☒ Statutory Exemption. State code number: 15061(b)(3) General Rule

Reasons why project is exempt:

The proposed 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 proposed project is a text amendment that is not associated with a physical development, therefore there are no physical impacts that will result from the project.

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 the General Plan and Zoning Ordinance, such as schools, exercise, retail, office, recreation and food service. No use

Attachment: Notice of Exemption 2019-19 (CD: MCA 2019-01)

that was not supported by the General Plan, the Zoning Ordinance or other plan was recommended for approval and included in the Ordinance for adoption by the City Council.

Lead Agency

Contact Person: Darlene R. Mata Area Code/ Telephone: (559) 585-2590

Signature: _____ Date: June 18, 2018 Title: Community Development Director

☒ Signed by Lead Agency Date received for filing at OPR: _____

☐ Signed by Applicant



AGENDA STAFF REPORT

MEETING DATE: 6/17/2019	AGENDA SECTION: A
--------------------------------	--------------------------

SUBJECT:

Introduce and pass to a second reading, an amendment to Ordinance Section 10.16.130(B) of the City of Hanford Municipal Code, to prohibit parking at any time on Seventh Street west of 11th Avenue.

RECOMMENDATION:

That the City Council, by motion, introduce and pass to a second reading, an amendment to Ordinance Section 10.16.130(B) of the City of Hanford Municipal Code, to prohibit parking at any time at the designated location.

19. Seventh Street

“d. A length of curb seventy (70) feet long and west from a point located seventy five (75) feet west of the centerline of 11th Avenue on the north side of Seventh Street.”

BACKGROUND:

City staff became aware of a visibility issue with an existing unmarked midblock crosswalk at the intersection of west bound Seventh Street and north bound Garner Avenue. The crosswalk is located approximately 200' west of the intersection of Seventh Street and 11th Avenue, and due to vehicles parking on the north side of Seventh Street, pedestrians at the crosswalk location are not visible to oncoming traffic. Attached is an exhibit of the requested red curb location.

The intersection of 11th Avenue and Seventh Street is the second busiest intersection in Hanford with a traffic volume of 35,000 vehicles per day. There have been 9 accidents reported at the intersection in the last 5 years. The speed limit on Seventh Street and Garner Avenue is 35 mph, and as vehicles turn onto Garner Street, they approach an unmarked crosswalk. Painting the curb red and posting “No Parking” signs will provide the visibility for oncoming traffic to pedestrians at the crosswalk on Garner Avenue.

Staff presented this item at the January 24, 2019 Parking and Traffic Commission meeting, and a motion was passed to recommend to City Council to approve the recommendation and hold a Public Hearing. Attached for Council review are the meeting minutes from this meeting

FISCAL IMPACT:

The Financial Impact to the city budget will be minimal and will include painting curb red along the designated segment, and installing a “No Parking Any Time” sign and post.

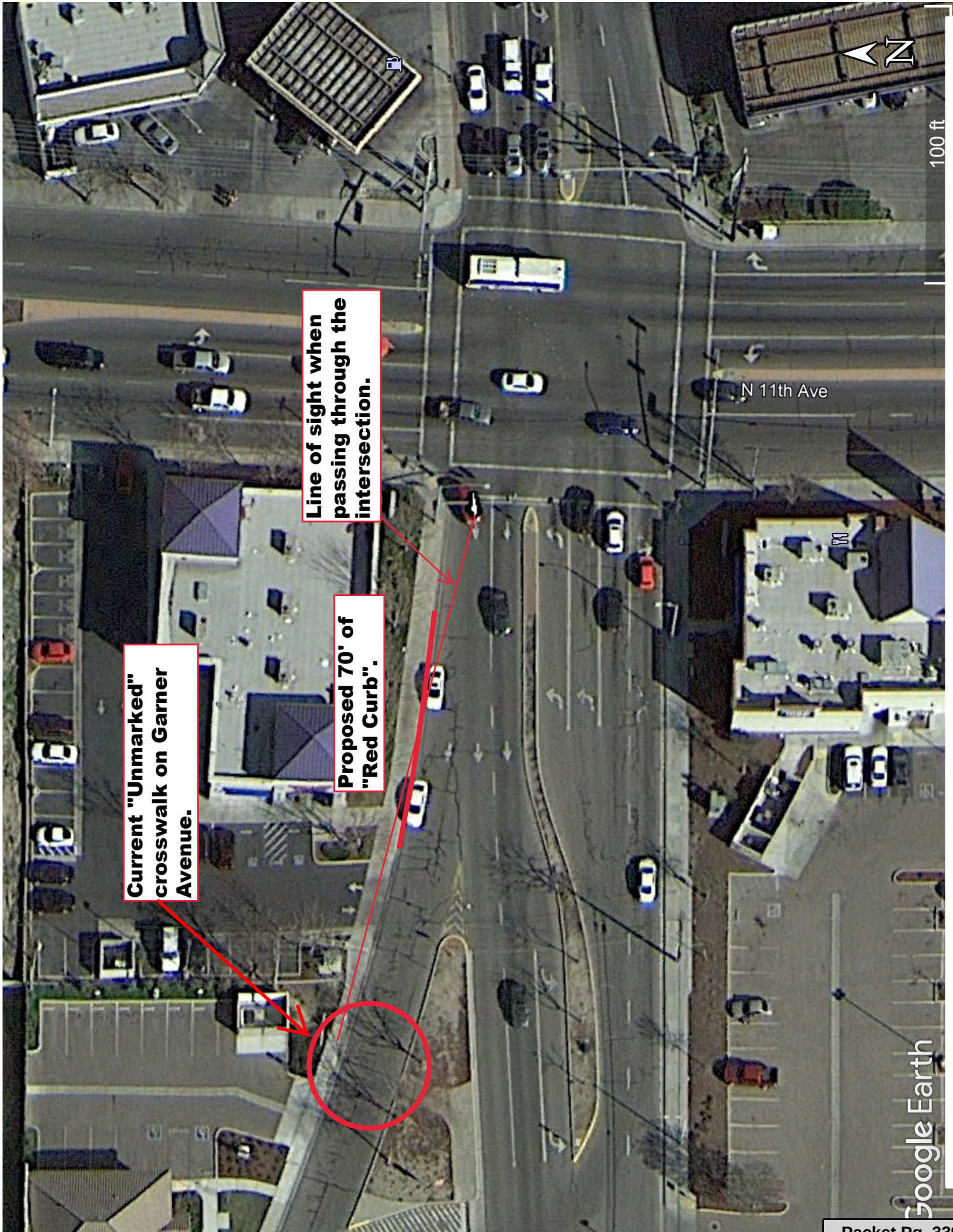
ATTACHMENTS:

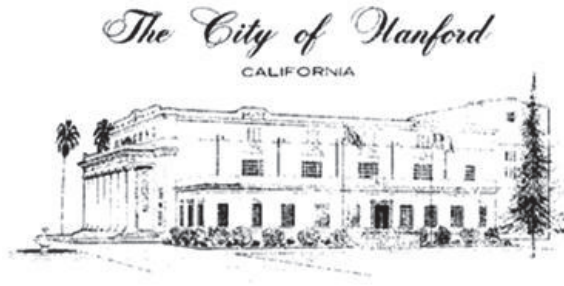
Location Map

Parking and Traffic Commission Meeting Minutes

Ordinance-No Parking on Seventh Street west of 11th Avenue

WORD.doc of Ord 10.16.030(B)-Seventh Street Parking Prohibited





MINUTES
PARKING AND TRAFFIC COMMISSION
of the
CITY OF HANFORD

COUNCIL CHAMBERS
400 N. Douty St.
5:30 PM, Thursday, January 24, 2019

CALL TO ORDER

Chairman DWIGGINS called the meeting to order at 5:30 PM.

ROLL CALL

Attendee Name	Title	Status	Arrived
Glenda Dwyer		Excused	
James MacLellan		Present	
Alex Dwiggins		Present	
Roger Snow		Present	
Dennis Ham		Present	

FLAG SALUTE

Commissioner DWIGGINS led the flag salute.

MINUTES APPROVAL

Motion made to except the minutes.

1. Approve Minutes from September, 27 2018 Parking & Traffic Commission Meeting

RESULT:	APPROVED [3 TO 0]
MOVER:	Roger Snow
SECONDER:	James MacLellan
AYES:	MacLellan, Dwiggins, Snow
ABSTAIN:	Ham

PUBLIC COMMENT

*This is the time for citizens to comment on subject matters not on the agenda and that are within the jurisdiction of the Commission. A maximum of **three minutes** is allowed*

for each speaker. Please begin your comments by stating your name and providing your city of residence.

None to report

STAFF REPORTS

2. "RED CURBING" ON NORTH SIDE OF SEVENTH STREET WEST OF 11TH AVENUE

Staff presented a request for an additional 70' of "Red Curb" totaling 128' along the north side of Seventh Street west of the intersection of 11th Avenue for the safety of pedestrians using the crosswalk on Garner Avenue. Motion made to accept staffs recommendation to add 70' of additional "Red Curb", for a total of 128' along the north side of Seventh Street west of 11th avenue, and to add this location to Section 10.16.130(B) of the City of Hanford Municipal Code prohibiting parking at anytime in the designated area.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Roger Snow
SECONDER:	Dennis Ham
AYES:	MacLellan, Dwiggins, Snow, Ham

STAFF COMMUNICATION

3. City Council Actions

Staff spoke briefly regarding City Council actions.

COMMISSIONERS ITEMS OF INTEREST

Staff briefed Commissioners on previous requests made by Commissioners.

Staff informed Commissioners that CalTrans intends to install "No Right Turn On Red" signs on Fourth Street at Redington Avenue.

Staff informed Commissioners regarding bicycle racks. Request is needed.

Staff informed Commissioners about discussion regarding reducing Douty Street 2 lanes and possibly having "One Way" streets downtown.

ADJOURNMENT

Commissioner DWIGGINS motioned to adjourn at 6:51 PM.

Respectfully submitted,

Shawn Dailey, Secretary,
Engineering Technician, II

ORDINANCE NO. _____

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

The City Council of Hanford does hereby ordain as follows:

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

A new Subparagraph (d) shall be added to Subparagraph (19. Seventh Street) to read as follows:

“d. A length of curb seventy (70) feet long and west from a point located seventy five (75) feet west of the centerline of 11th Avenue on the north side of Seventh Street.”

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

Passed and adopted at a regular meeting of the City Council of the City of Hanford, duly called and held on the _____ day of _____, 2019, by the following vote:

AYES:

Council Member _____

NOES:

Council Member _____

ABSTAIN:

Council Member _____

ABSENT:

Council Member _____

APPROVED

Sue Sorenson,
MAYOR of the City of Hanford

ATTEST:

SARAH MARTINEZ
CITY CLERK

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

I, Sarah Martinez, City Clerk of the City of Hanford, do hereby certify the foregoing ordinance was duly introduced at a regular meeting of the City Council of the City of Hanford on the _____ day of _____, 2019, and it was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the ____ day of _____, 2019.

Dated: _____

Sarah Martinez, City Clerk

ORDINANCE NO. _____

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

The City Council of Hanford does hereby ordain as follows:

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

A new Subparagraph (d) shall be added to Subparagraph (19. Seventh Street) to read as follows:

“d. A length of curb seventy (70) feet long and west from a point located seventy five (75) feet west of the centerline of 11th Avenue on the north side of Seventh Street.”

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

Passed and adopted at a regular meeting of the City Council of the City of Hanford, duly called and held on the _____ day of _____, 2019, by the following vote:

AYES:

Council Member _____

NOES:

Council Member _____

ABSTAIN:

Council Member _____

ABSENT:

Council Member _____

APPROVED _____

Sue Sorenson,
MAYOR of the City of Hanford

ATTEST:

SARAH MARTINEZ
CITY CLERK

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

I, Sarah Martinez, City Clerk of the City of Hanford, do hereby certify the foregoing ordinance was duly introduced at a regular meeting of the City Council of the City of Hanford on the _____ day of _____, 2019, and it was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the ____ day of _____, 2019.

Dated: _____

Sarah Martinez, City Clerk



AGENDA STAFF REPORT

MEETING DATE: 6/17/2019	AGENDA SECTION: B
--------------------------------	--------------------------

SUBJECT:

City Clerk: Designate a voting delegate and alternate(s) for the League of California Cities Annual Conference.

RECOMMENDATION:

The Council discuss and designate the voting delegate from the City Council and up to two (2) alternates; and direct the City Clerk to complete and send the Voting Delegate/Alternate form to the League of California Cities.

BACKGROUND:

The League's 2019 Annual Conference is scheduled for October 16th-18th in Long Beach. An important part of the Annual Conference is the Annual Business Meeting scheduled for 12:30 p.m. on Friday, October 18, at the Long Beach Convention Center. At this meeting, the League membership considers and takes action on resolutions that establish League policy.

In order to vote at the Annual Business Meeting, the City Council must designate a voting delegate. The Council may also appoint up to two alternate voting delegates, one of whom may vote in the event that the designated voting delegate is unable to serve in that capacity.

FISCAL IMPACT:

ATTACHMENTS:



AGENDA STAFF REPORT

MEETING DATE: 6/17/2019	AGENDA SECTION: C
--------------------------------	--------------------------

SUBJECT:

Police: Authorize a letter in opposition to AB 516 Authority to remove vehicles.

RECOMMENDATION:

That the City Council approve by motion the attached letter in opposition to AB 516 and direct staff to send the letter to our government officials.

BACKGROUND:

If AB 516 passes it will eliminate the ability of our City to adequately enforce state and local vehicle violations related to the towing of vehicles.

- a. It would prevent city officials from immobilizing vehicles (boot) when they have five or more unpaid parking tickets.
- b. Remove vehicles from roadways if there registration has been expired for more than five months.
- c. Remove vehicles in violation of parking time restrictions such as 72 hour parking.

This could have a dramatic effect on our ability to do the following:

- a. Clean our streets and gutters.
- b. Respond to complaints from citizens regarding blight and other parking related issues.
- c. Prevent businesses from using City streets as parking lots.
- d. Enforce time restrictions, mainly in our downtown designed to prevent all day parking in much needed spaces.
- e. Promote responsible RV parking.
- f. Additional costs when working on our roadways. Due to inoperable and unregistered vehicles.

We believe this poorly crafted piece of legislation will have many unintended consequences.

FISCAL IMPACT:

ATTACHMENTS:

6.13.19 Opposition to AB516 letter

City of HANFORD

CALIFORNIA 93230
CITY OFFICES 319 NORTH DOUTY STREET



MAYOR
SUE SORENSEN

VICE-MAYOR
JOHN DRAXLER

COUNCIL MEMBERS
MARTIN DEVINE
FRANCISCO RAMIREZ
ARTHUR BRIENO

CITY MANAGER
DARREL L. PYLE

CITY ATTORNEY
ROBERT M. DOWD

June 17, 2019

The Honorable Jim Beall
Chair, Senate Transportation
California State Capitol, Room 2082
Sacramento, CA 95814

Re: AB 516 (Chiu) Authority to Remove Vehicles.
Notice of Opposition

Dear Senator Beall,

The City of Hanford is **OPPOSED** to AB 516 (Chiu), a measure that would eliminate the ability for our city to adequately enforce state and local vehicle violations.

AB 516 would eliminate enforcement tools to address motorists who disregard basic laws designed to benefit our entire community. Specifically, the measure would eliminate the ability for the City of Hanford to:

- Remove vehicles with expired registration that are operating illegally; and
- Remove vehicles in violation of parking time restrictions.

The authority to remove vehicles that are operating unlawfully for failing to register within six months is an essential enforcement tool for violation of state and local laws aimed at requiring insurance, keeping our air clean, our storm drains free of pollution, and our streets safe. Motorists that allow their vehicle registration to expire for more than 6 months are not only in gross violation of state law, but are rejecting their basic responsibility to pay for various programs and services collected with their registration.

The City of Hanford currently operates a street sweeping program. Not being able to remove vehicles on the road would result in the inability of our City to properly clean our streets. This would result in frustrations for our City residents and additional costs for road repair when vegetation is allowed to propagate in the road.

It is key to note that the 72-hour parking enforcement notice is usually triggered by a complaint from a local resident or business when cars appear abandoned or haven't moved for an extended period of time. By the time our city responds, more than 72 hours have typically elapsed, when a notice is thereby issued for the vehicle to move. Compliance costs nothing and can simply

involve moving a vehicle to a more acceptable location to avoid a tow. By the time a tow is actually enforced, a vehicle has likely remained unmoved for days and possibly weeks.

The City has experienced private businesses attempting to use City streets for the storage of vehicles. This storage resulted in the inability of residents to park near their own homes. This is especially troublesome for the elderly. This law provided a mechanism for us to halt this activity within a reasonably short period of time.

The approach in AB 516 rewards people who fail to pay their parking tickets, register their vehicles, or adhere to reasonable policies aimed at preventing abandonment and/or street storage of vehicles, regardless of income. Eliminating proportional consequences for these sorts of vehicle violations will exacerbate parking scarcity by creating an environment vulnerable for exploitation. This bill, coupled with efforts by the state aimed at eliminating local parking minimums, will create quality of life concerns across income demographics in California.

For these reason, the City of Hanford **Opposes** AB 516.

Sincerely,

Darrel L. Pyle
City Manager
City of Hanford

cc. Melissa Hurtado, State Senate
Rudy Salas, State Assembly
Rajveer Rakar, League of California Cities
Meg Desmond, League of California Cities