

The City of Hanford
CALIFORNIA



City Council Meeting Agenda

September 21, 2021
7:00 PM – Regular Meeting
Council Chambers
400 N. Douty St.

Council Members will meet in-person in the Council Chambers. The meeting will also be lived streamed on the City's website: <http://livestream.hanford.city/>

6:00 PM CALL TO ORDER CLOSED SESSION:

ROLL CALL BY THE CITY CLERK :

PUBLIC COMMENT :

*Comments from the public are limited to items 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.*

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING:

- A. CONFERENCE WITH LEGAL COUNSEL-REAL PROPERTY NEGOTIATIONS (GC 54956.8):

Property: APN's 028-240-018, 028-240-020, 08-310-005, 028-310-005, 028-310-007, 028-310-008, 028-310-025

Agency Negotiators: Mario Cifuentez, Ty Mizote
Negotiating Party: City Farm Industries Inc.

- B. CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION (GC 54956.9(d)(4)):

One potential case.

C. CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION (GC 54956.9(d)(2)):

One potential case (Brown Act compliant).

D. CONFERENCE WITH LEGAL COUNSEL-PUBLIC EMPLOYEE PERFORMANCE
EVALUATION (GC 54957(b)(1)):

Title: City Attorney

CALL TO ORDER REGULAR SESSION:

ROLL CALL:

INVOCATION:

Pastor Orris Whitley

FLAG SALUTE:

CLOSED SESSION ACTION REPORT :

RECOGNITIONS/PROCLAMATIONS:

A. Introduction of New Police Officers

B. Proclamation to American Ambulance in recognition of their outstanding service and efforts during the COVID-19 pandemic.

C. Proclamation National Fire Prevention Week October 3-9, 2021

STAFF COMMUNICATIONS:

COUNCIL REPORTS/COMMENTS:

PUBLIC COMMENT:

*This is the time for citizens to comment on subject matters not on the agenda and that are within the jurisdiction of the Hanford City Council. This is also the public's opportunity to request an item from the Consent Calendar be pulled for discussion purposes or to comment on any item on the agenda. Comments related to Public Hearing items will be heard at the time the item is discussed. A maximum of **three minutes** is allowed for each speaker. Please begin your comments by stating your name and providing your city of residence.*

CONSENT CALENDAR:

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

A. PROCEDURAL WAIVER: Waive reading in full of resolutions and ordinances and approval and adoption of same by reading title the only.

B. City Clerk: Approval of the Minutes of the May 4, 2021 Meeting

- C. Administration: Second Reading of Ordinance No. 21-05, Amending those sections of Title 2 of the Hanford Municipal Code to set the number of seats on all City Commissions at 5 and making several other revisions to Chapters 2.20, 2.28, 2.32, and 2.36 of the Municipal Code.
- D. Information Technology: Approval of adding additional fiber optic network connectivity at Longfield Center, Coe Park Center, Plunge and Airport for an initial installation/construction cost of \$30,000 which will be paid from ARPA funds.
- E. Police: Approval of Out of State Travel to Stateline Nevada for Sun Ridge Users Conference for a Police Sergeant and Senior Records Clerk.
- F. Public Works: Authorization to award a contract, to provide pedestrian accessibility and safety and additional street lighting on Redington Street between Phillips Street and Scott Street, to DOD Construction of Bakersfield CA, in the amount of \$108,475.00 and approve an additional appropriation of \$23,600.00 from the Accumulated Capital Outlay Reserves to fully fund this project.

PUBLIC HEARINGS:

- A. City Attorney: Adoption of Resolution of Necessity 21-42-R for APN 001-040-015 (the “Property”) authorizing the City Attorney to take the steps necessary to finalize the acquisition of the property (Arthur Delgado Eminent Domain) for the widening of 12th avenue by the City (the “Project”).
- B. Community Development: Public hearing to Accept comments and Approve the submission of the 2020/21 Community Development Block Grant (CDBG) Consolidated Annual Performance and Evaluation Report.

GENERAL BUSINESS:

- A. Public Works: Authorization to advertise for bids for the FY 20/21 CDBG Lacey Park Basketball Courts and Pre-Authorize the City Manager to award and execute the contract on behalf of the City to the lowest responsible bidder, providing project bid is within current budget appropriation.
- B. Administration: Adoption of Resolution No. 21-42-R, expressing support for actions to further strengthen local democracy, authority, and control as it relates to Local zoning & Housing Issues and Personal Rights of City Residents.

COUNCIL FUTURE AGENDA ITEMS:

Council Future Agenda Items

Upcoming Important Dates:

September 22-24: League of Cal Cities Annual Conference Sacramento
 September 25: HERB N JOY Grand opening Plan B Tap House 7:00 p.m.
 October 2 & 3: 42nd Annual Renaissance of Kings Faire 10:00 a.m. 6:00 p.m./10:00 a.m. -5:00 p.m.
 October 5: Regular City Council Meeting
 October 10: Hanford Fire Department Open House Civic Park 10:00 a.m. – 2:00 p.m.
 October 19: Regular City Council Meeting

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: 9/21/2021	AGENDA SECTION: B
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SUBJECT:

Fire: Proclamation to American Ambulance in recognition of their outstanding service and efforts during the COVID-19 pandemic.

RECOMMENDATION:

That the City Council present a proclamation to American Ambulance personnel and staff in recognition of their efforts during the COVID pandemic.

BACKGROUND:

For over a year and a half one thing has dominated our lives and decision-making around this country and the City of Hanford was not excluded from the impact of COVID 19. COVID has literally and figuratively changed the faces of citizens, created divides more severe than politics or religion, and has impacted every person, whether infected by the disease or the ever-changing regulations. Through it all, the partnerships between first responders have grown strongly in the effort to protect the citizens we all serve.

A critical component of this relationship is the “emergency care and transportation of the sick and injured”. This is so important that the American Academy of Orthopedic Surgeons (AAOS) titles their Emergency Medical Technician (EMT) textbook with the same words since 1971. American Ambulance is that critical component as a partner with the City of Hanford in prehospital emergency medical care. The relationship with American Ambulance and the City began in 2000, when they were awarded the sole operating agreement for Kings County making them our primary ambulance first responders.

Over these last two decades American Ambulance has continued to grow and provide greater services to meet pre-hospital medical needs of all citizens and those who visit the City. Both Hanford Police and Fire Departments have come to rely on the professionalism demonstrated by their line and dispatch personnel, as well as their staff. The City has grown significantly over the last twenty years and American Ambulance has continued to grow and adapt to our needs. COVID may dominate our attentions but the treatment of our people dominate our passion. For

all these reasons, and more, through Proclamation we recognize the continual hard work and professionalism that we have come to expect from American Ambulance.

FISCAL IMPACT:

None

ATTACHMENTS:



AGENDA STAFF REPORT

MEETING DATE: 9/21/2021	AGENDA SECTION: C
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SUBJECT:

Proclamation National Fire Prevention Week October 3-9, 2021

RECOMMENDATION:

That the City Council Proclaim the week of October 3 -9, 2021 as Fire Prevention Week

BACKGROUND:

On July 2, 1887 the community of Hanford suffered a devastating loss of 39 businesses during a fire that ran through the town. Losses are estimated at nearly \$175,000, or more than five million in today's dollars. Shortly after the fire, townsfolk established a volunteer fire department. Just a few year later, in 1891 another fire ravished the town for hours, consuming 15 businesses. In the attempt to prevent further conflagrations, Hanford incorporated 130 years ago on August 8, 1891. Like Hanford, many communities suffered and continue to suffer great loss from fire.

Fire Prevention Week was established to commemorate the Great Chicago Fire of 1871 that killed more than 250 people, left more than 100,000 people homeless, and destroyed more than 17,400 structures. On the 40th anniversary of this tragic event, the Fire Marshals Association or North America, now the International Fire Marshals Association, decided to recognize the anniversary of the Great Chicago Fire through public education on fire prevention. In 1920, President Woodrow Wilson issued the first National Fire Prevention Day Proclamation. In 1922 this expanded to recognize the Sunday through Saturday period in which October 9th falls, in recognition of the final day of the fire, would be known as National Fire Prevention Week. In 1925, President Calvin Coolidge solidified National Fire Prevention Week into history and it is still observed today, making it the longest running public health and safety observance on record.

Each year a theme is established by the National Fire Protection Agency (NFPA). This year's theme is "Learn the Sounds of Fire Safety". Specifically, the sounds that smoke detectors make. While it sounds simple, knowing the difference between a chirp and a beep can save lives. Smoke alarms play a critical role in reducing loss of life and property for more than 40 years.

The NFPA key messages are:

1. Exit the building anytime a smoke or CO alarm beeps to alert occupants of danger
2. If an alarm chirps, check the batteries are replace the alarm
3. Test alarms monthly
4. Install strobes or bed shakers for households with anyone who is hearing impaired
5. Know the difference between the sound of a smoke alarm and a CO alarm (smoke alarm = 3 beeps and CO alarm = 4 beeps)

This year National Fire Prevention Week falls on October 3 -9, 2021. Your Hanford Fire Department will be holding our annual Open House in honor of this event on Sunday, October 10, 2021. Due to COVID, we will be holding the event a Civic Park from 10 to 2. Hot dogs will be served and there will be numerous activities and safety events for people to participate in.

FISCAL IMPACT:

None

ATTACHMENTS:

Fire Prevention Week Proclamation



CITY OF HANFORD PROCLAMATION



WHEREAS, 150 years ago, the Great Chicago Fire became the catalyst for change in the American Fire Service after the loss of more than 250 people and 17,400 structures; and

WHEREAS, 101 years ago, in remembrance of the Great Chicago Fire, President Woodrow Wilson issued the first National Fire Prevention Day Proclamation; and

WHEREAS, one year later, the Fire Marshals Association of North American expanded the reflection to include public education occurring during the week the October 9th fall within; and

WHEREAS, Fire Prevention Week is the longest running public health and safety observance on record; and

WHEREAS, the Hanford Fire Department is dedicated to reducing the occurrence of home fire by providing fire prevention and education; and

WHEREAS, home is the location where people are at greatest risk from fire, and it is important to have working smoke and CO alerting systems to notify people of the need to evacuate; and

WHEREAS, only 8% of households surveyed by the NFPA stated their first thought upon hearing an alarm would be to get out of the house; and

WHEREAS, the 2021 Fire Prevention Week theme, “Learn the Sounds of Fire Safety”, serves to remind us to listen and know what the sounds smoke and carbon monoxide alarms make and what to when they hear them.

NOW, THEREFORE, BE IT PROCLAIMED that the City Council, do hereby proclaim the week of October 3-9, 2021

FIRE PREVENTION WEEK

In the City of Hanford and urge all citizens to learn the sounds of their smoke and carbon monoxide alarms and heed fire prevention and safety messages all year round.

Presented this 21st day of September, 2021.



**AGENDA
STAFF REPORT**

MEETING DATE: 9/21/2021	AGENDA SECTION: B
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SUBJECT:

City Clerk: Approval of the Minutes of the May 4, 2021 Meeting

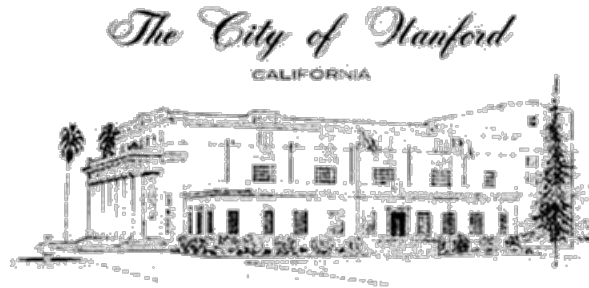
Recommendation:

Approve the minutes of the May 4, 2021 Meeting.

FISCAL IMPACT:

ATTACHMENTS:

5.4.2021



CITY COUNCIL MEETING MINUTES

**May 4, 2021 7:00 PM
Council Chambers
400 N. Douty St.**

5:00 PM CALL TO ORDER STUDY AND CLOSED SESSION :

Mayor Ramirez called the Study and Closed Session to order at 5:00 p.m.

ROLL CALL BY THE CITY CLERK :

Present: Francisco Ramirez, Diane Sharp, Kalish Morrow, John Draxler.

Late: Art Brieno

PUBLIC COMMENT :

*Comments from the public are limited to items 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.*

Rick Palmer, Fresno resident expressed his interest in cannabis cultivation in Hanford.

STUDY SESSION:

Kings Economic Development Corporation Update:

King Economic Development Corporation (EDC) President/CEO Lance Lippincott presented the economic overview of Hanford and wage trends. Mr. Lippincott discussed site selection, the past year's attraction outreach activities, active projects, industrial economic activity, the top factors for industrial and retail site selection and the planned upcoming operations for Kings EDC. Mr. Lippincott invited questions from the Council. Mayor Ramirez commented on a past Council discussion of the development of industrial park number two. Mr. Lippincott answered questions from Council, and City Manager Cifuentez clarified the process of pursuing the development of more industrial park space.

Overview of the Refuse Division and Storm Sewer Operations for the City of Hanford:

Public Works Director John Doyel and Deputy Public Works Director Jim Ross provided an overview of the Refuse Division and Storm and Water Division operational statistics and division funding. Dir. Doyel clarified that the presented budgeted revenue and expenses for the Waste Water Division were not accurate. Staff also discussed capital improvement projects and the future challenges with increasing State regulations. Staff addressed the concerns and questions from the Council.

Review of the Parks Master Plan :

Parks and Community Services Director Brad Albert introduced Parks and Recreation Commissioner Cheyne Strawn. Commissioner Strawn shared his story of why he wanted to become a Commissioner and provided his background. He also stated that he will continue to advocate for the City parks. Dir. Albert presented Session 2 of the Review of the Parks Master Plan and provided a recap of the first Study Session discussion. Dir. Brad discussed the communities' input on future park improvements, Capital Improvements, and Sustainable and Expanded Services. The Council Members participated in a vision exercise. Each of the Council Members wrote down their vision for the City of Hanford's Parks and Recreation in the next 5-10 years. Dir. Albert shared and addressed the Council's comments. Dir. Albert answered questions from the Council and Parks and Recreation Commissioner Kelly commented on the basketball courts available to the public in Hanford.

Mayor Ramirez adjourned to closed session at 6:35 p.m.

CLOSED SESSION FOR DISCUSSION OF THE FOLLOWING :***CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION (gc 54956.9(d)(2)):***

Employment related claim received on January 6, 2021.

CALL TO ORDER REGULAR SESSION:

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

CONFERENCE WITH LEGAL COUNSEL-REAL PROPERTY NEGOTIATIONS (gc 54956.8):

Property: 109 E. Eighth Street
Agency Negotiators: Mario Cifuentez, Ty Mizote
Negotiating party: Carnegie Museum of Kings County (CMKC)

ROLL CALL:

Attendee Name	Title	Status	Arrived
John Draxler	Council Member	Present	4:55 PM
Diane Sharp	Vice Mayor	Present	4:50PM
Art Brieno	Council Member	Late	5:04 PM
Kalish Morrow	Council Member	Present	4:50 PM
Francisco Ramirez	Mayor	Present	4:30 PM

INVOCATION:

The invocation was led by Pastor Tom Warren

FLAG SALUTE:

The flag salute was led by Vice Mayor Sharp.

CLOSED ACTION REPORT:

The closed session reconvened after the regular meeting.

STAFF COMMUNICATIONS:

City Manager Cifuentez attended and Main Street Hanford's Annual meeting. He also discussed local sales tax statistics and provided a department update for Public Works.

COUNCIL REPORTS/COMMENTS:

Vice Mayor Sharp attended the KCAPTA Board Meeting and discussed the events she attended.

Council Member Morrow had nothing to report.

Council Member Brieno commented on community activities at the parks.

Council Member Draxler had nothing to report.

Mayor Ramirez discussed the events he attended and commented on the upcoming plans for Faraday Future Inc.

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.*

Jim Castleman announced the opening of Thursday Night Market.

Kenneth Silva commented on his hanger eviction notice. He also provided documents for the Council to review.

Kathleen Fraiserziner read two of the letters that Mr. Silva provided to the Council.

Dr. David Silva commented on Kenneth Silva's hanger eviction notice.

George Casares commented on his permit application for a cannabis dispensary.

Bob Ramos commented on consent item A and the undeveloped acreage west of Hidden Valley Park.

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 Draxler pulled Item C (Approval of Final Map and Subdivision Agreement with Presidio JJR Bella Vista, LLC, for Tract No. 928, Unit No. 1(Centennial Drive & Fargo Avenue)) and Council Member Brieno pulled Item D (Authorization for staff to advertise for bids for the Police Activities League Parking Lot Project and Pre-Authorization for the City Manager to award and execute the contract on behalf of the City to the lowest responsible bidder providing project bid is within current budget appropriation).

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Diane Sharp, Vice Mayor
SECONDER:	Kalish Morrow, Council Member
AYES:	Draxler, Sharp, Brieno, Morrow, Ramirez

- A. PROCEDURAL WAIVER: Waive reading in full of resolutions and ordinances and approval and adoption of same by reading title the only.
- B. Public Works: Authorization to purchase street right-of-way located at the Peoples Ditch Crossing at Emma Lee Lane from Peoples Ditch Company, as shown on the attached map, in the amount of \$700 plus escrow fees; accept the attached Grant Deed and authorization for the City Manager to execute and the City Clerk to attest and file said deeds with the Kings County Recorder's Office, and accept the attached Purchase and Sale Agreement and authorize City staff to execute said agreement. (APN 006-270-006)
- C. Public Works: Approval of a Notice of Completion for the FY 19/20 Pavement Resurfacing Project on Idaho Ave. from the BNSF Railroad to 10th Ave. and authorization for the Mayor to execute and the City Clerk to attest and file said Notice with Kings County recorder's office.
- D. Finance: Quarterly Report and Monthly Investment Transaction Report

Items pulled:

- 1. Public Works: Approval of Final Map and Subdivision Agreement with Presidio JJR Bella Vista, LLC, for Tract No. 928, Unit No. 1(Centennial Drive & Fargo Avenue)

[Item C] Pulled by Council Member Draxler.

Dir. Doyel discussed the development phases and answered questions from Council Member Draxler.

Motion to approve as recommended.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Diane Sharp, Vice Mayor
SECONDER:	Kalish Morrow, Council Member
AYES:	Draxler, Sharp, Brieno, Morrow, Ramirez

- 2. Public Works: Authorization for staff to advertise for bids for the Police Activities League Parking Lot Project and Pre-Authorization for the City Manager to award and execute the contract on behalf of the City to the lowest responsible bidder providing project bid is within current budget appropriation.

[Item D] Pulled by Council Member Brieno.

Dir. Doyel discussed the estimate and answered questions from Council Member Brieno.

Motion to approve as recommended.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	John Draxler, Council Member
SECONDER:	Art Brieno, Council Member
AYES:	Draxler, Sharp, Brieno, Morrow, Ramirez

PUBLIC HEARINGS:

- A. Community Development: Public Hearing to receive comments and approval and adoption of the proposed 2021-2022 Annual Action Plan for expenditures of Community Development Block Grant (CDBG) funds

Mayor Ramirez opened the public hearing at 7:35 p.m. and called for the staff report. Administrative Analyst Sandra Lerma-Martinez presented the staff report and discussed the budget and projects. Ms. Martinez addressed the Council's questions and comments. City Manager Cifuentes commented on the future budget allocations.

Mayor Ramirez opened public comment at 7:44 p.m.

IN-FAVOR:

None

OPPOSED:

None

Mayor Ramirez closed the public hearing at 7:44 p.m.

Motion to approve.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Diane Sharp, Vice Mayor
SECONDER:	Art Brieno, Council Member
AYES:	Draxler, Sharp, Brieno, Morrow, Ramirez

- B. Public Works: Conduct a public hearing for the formation of Landscape Assessment District No. 21-01 at Centennial Drive and Fargo Avenue, and adopt Resolution 21-16-R establishing the formation of the district and confirming the levy and collection of annual assessments.

Mayor Ramirez opened the public hearing at 7:45 p.m. and called for the staff report. Public Works Director John Doyel presented the staff report and answered questions from the Council.

Mayor Ramirez opened public comment 7:49 p.m.

IN-FAVOR:

None

OPPOSED:

None

Mayor Ramirez closed the public hearing at 7:50 p.m.

Motion to approve.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	John Draxler, Council Member
SECONDER:	Art Brieno, Council Member
AYES:	Draxler, Sharp, Brieno, Morrow, Ramirez

GENERAL BUSINESS:

- A. Parks and Community Services: Award of a contract to Advanced Exercise for the purchase of fitness equipment for the Longfield Center in the amount of \$77,678.44 and approve the proposed fitness membership fee structure.

Parks and Community Services Director Brad Albert provided an update of the renovations at the Longfield Center and discussed the proposed purchase of fitness equipment and the fitness membership fee structure. Dir. Albert addressed the Council's questions and concerns.

Motion to approve.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Art Brieno, Council Member
SECONDER:	Kalish Morrow, Council Member
AYES:	Draxler, Sharp, Brieno, Morrow, Ramirez

- B. Parks and Community Services: Award of a contract to The National Fitness Campaign for the Fitness Court® to be located at Hidden Valley Park and appropriation of \$157,995 from the Park Impact Fee Fund.

Park and Community Services Director Brad Albert presented the Hidden Valley National Fitness Court and provided the details of the amenities of the fitness court. He also discussed the NFC/CPRS grant and the potential sponsorship funding for the project. Dir. Albert addressed the question and concerns from the Council.

Motion to approve as recommended and placed in location option number 3.

RESULT:	APPROVED [4 TO 1]
MOVER:	John Draxler, Council Member
SECONDER:	Francisco Ramirez, Mayor
AYES:	Draxler, Sharp, Morrow, Ramirez
NAYS:	Brieno

- C. Review of the proposed Process for Appointing a Council member and, if approved, direct staff to commence an appointment process as determined by the City Council.

City Manager Cifuentez presented the process for appointing a Council Member to the vacancy in District A and invited questions from the Council.

Motion to approve.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Diane Sharp, Vice Mayor
SECONDER:	Francisco Ramirez, Mayor
AYES:	Draxler, Sharp, Brieno, Morrow, Ramirez

COUNCIL FUTURE AGENDA ITEMS:

The Council directed staff to prepare for two future discussions: The development of Industrial Park number two and the consideration of rezoning the 18 acres west of Hidden Valley Park.

A. Council Future Agenda Items**ADJOURNMENT:**

Mayor Ramirez adjourned to closed session at 8:47 p.m.

Respectfully submitted,

Natalie Corral
City Clerk

Attachment: 5.4.2021 (Clerk: 5.4.2021 Minutes)



AGENDA STAFF REPORT

MEETING DATE: 9/21/2021	AGENDA SECTION: C
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SUBJECT:

Administration: Second Reading of Ordinance No. 21-05, Amending those sections of Title 2 of the Hanford Municipal Code to set the number of seats on all City Commissions at 5 and making several other revisions to Chapters 2.20, 2.28, 2.32, and 2.36 of the Municipal Code.

RECOMMENDATION:

That the City Council, by motion, approve the second reading of Ordinance No. 21-05 and adopt the ordinance.

BACKGROUND:

At the July 20, 2020 Council meeting, Council directed the Staff to make several revisions to the City's Municipal Code, related to City Commissions. The City Manager and City Attorney have worked to incorporate those changes into revised sections of Title 2 of the Municipal Code and the attached "Redline" version of the Chapters detail the various changes.

The following is a summary of significant changes to HMC Chapters 2.20, 2.28, 2.32, and 2.36 that are contained in the attached Ordinance:

- Set the number of commissioner seats at five (5) for all City Commissions
- Removed the requirement that Council appoint liaisons to each commission
- Added language to strengthen residency requirements for Commissioners
- Allowed for members to remain seated, past term expiration, to allow Council ample time to appoint new members.
- Established a lower threshold of absences for members to insure commissioners remain engaged in matters related to those commissions

FISCAL IMPACT:

No Impact

ATTACHMENTS:

Commission Changes Ordinance

Title 2 Commission Ordinance Updates - Final

Title 2 Commission Ordinance Updates - Redline

ORDINANCE NO. 21-05

AN ORDINANCE AMENDING HANFORD MUNICIPAL CODE CHAPTERS 2.20, 2.28, 2.32 AND 2.36 RELATING TO ESTABLISHMENT AND CONDUCT OF CITY COMMISSIONS.

The City Council of the City of Hanford does ordain as follows:

Section 1: Hanford Municipal Code Chapters 2.20, 2.28, 2.32 and 2.36 contains regulations relating to the establishment and conduct of City Commissions.

Section 2: The regulations contained in Chapters 2.20, 2.28, 2.32 and 2.36 were adopted many years ago, and the Council has determined that the chapters need updates for the effective operation and administration of the City’s Commissions.

Section 3: The City Council of the City of Hanford does ordain that Chapters 2.20, 2.28, 2.32 and 2.36 of the Hanford Municipal Code are hereby amended and restated as shown in the attached Exhibits “A”, “B”, “C”, and “D”, which are incorporated herein by reference.

Section 4: This ordinance shall take effect thirty (30) days after its passage and shall be published once in the Hanford Sentinel within fifteen (15) days after its passage or a summary of this ordinance shall be published in the Hanford Sentinel in a manner consistent with the requirements of the California Government Code.

Passed and adopted at a regular meeting of the City Council of the City of Hanford duly called and held on _____, 2021, by the following roll call vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

APPROVED

Francisco Ramirez
MAYOR of the City of Hanford

ATTEST:

NATALIE CORRAL
CITY CLERK

Attachment: Commission Changes Ordinance (Admin: Second reading of Commission Ordinance Revisions)

STATE OF CALIFORNIA)
COUNTY OF KINGS) ss
CITY OF HANFORD)

I NATALIE CORRAL, 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 7th day of September, 2021, 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 _____, 2021.

NATALIE CORRAL
CITY CLERK

Attachment: Commission Changes Ordinance (Admin: Second reading of Commission Ordinance Revisions)

Exhibit “A”

Chapter 2.20 CITY COMMISSIONERS GENERALLY

2.20.010 Establishing city commissions.

The city council does establish the parking and traffic commission, the parks and recreation commission, and the planning commission, and is authorized to establish other commissions as required by state law or as deemed necessary. (Ord. 15-13 § 1, 2015; Ord. 09-06, 2009; Ord. 05-05, 2005; Ord. 00-03, 2000; prior code § 2-8.01)

2.20.020 Structuring commissions.

Every commission shall have a specific statement of duties, responsibilities and functions which shall be reexamined periodically to determine its effectiveness.

The size and number of members of each commission shall be determined by the city council and the membership of each commission shall be related to the duties, responsibilities and functions of such commission.

2.20.030 Appointing commission members.

Members of all commissions shall be appointed by the mayor with the approval of a majority of the members of the city council.

At the first city council meeting in January of each year, the mayor shall endeavor to appoint members to commissions and committees, to fill vacancies caused by the regular expiration of terms of membership. All such appointments shall be approved by a majority of the members of the city council.

Vacancies occurring due to resignation or other cause, shall be noticed as required by state law and appointment made by the mayor at the earliest date possible. All such appointments shall be approved by a majority of the members of the city council.

All vacancies shall be advertised so that any interested citizen may make application. City residency shall be required for all commission members and shall be confirmed by each applicant and each member under penalty of perjury. The City may require a member to confirm his or her residency throughout the member's term. (Prior code § 2-8.03)

2.20.040 Terms and reappointments.

Terms of commission members shall be four years. Upon expiration of a member's term, the member shall, however, continue to serve until his or her replacement is appointed in accordance with Section 2.20.030. Upon the expiration of the first term of any member, the mayor with the approval of a majority of the members of the council may reappoint such member; however, in no event shall any one member serve more than two (2) consecutive terms on any one commission, exclusive of appointments to fill unexpired terms.

No individual, having served the maximum allowable number of terms, on a commission, may be reappointed to that commission, for at least one year from the last date served.

No individual may serve on more than one commission at any one time. This shall not preclude any member of a commission from also serving on a special ad hoc committee established by the city council for a specific purpose.

Members serve at the pleasure of the city council and may be removed for cause or no-cause. Members may be removed by the city council for cause for various reasons, including three (3) consecutive absences or a member attends less than thirty (30) percent of the meetings held over a 12 month period, unless extenuating circumstances apply and are noted for the record. (Ord. 16-10 § 1, 2016; prior code § 2-8.04)

2.20.050 Commission operating policies.

Each commission shall annually elect a chair and vice-chair from among its members.

All meetings of commissions are open to the public in accordance with the public meeting laws of the state of California.

The number of meetings, dates and times, related to business needs of the commission, may be set by each commission. Notices of all meetings, including date, time, place and subjects to be discussed, shall be published or posted in accordance with the public meeting laws of the state of California.

Minutes of all meetings shall be kept in accordance with the public meeting laws of the state of California. (Ord. 00-03, 2000; prior code § 2-8.05)

2.20.060 Compensation.

All members of commissions shall serve without compensation. (Prior code § 2-8.06)

Exhibit “B”

Chapter 2.28 PARKING AND TRAFFIC COMMISSION**2.28.010 Created.**

- A. There is created a parking and traffic commission, which shall consist of five (5) members appointed in accordance with Section [2.20.030](#).
- B. Present members of the parking and traffic commission shall hold office for the balance of their respective terms. Thereafter, appointments shall be for four (4) year terms.
- C. The city engineer or designee shall serve as secretary to the commission.
- D. The parking and traffic commission shall have the following duties and responsibilities:
 - 1. To suggest the most practical means for coordinating the activities of all officers and agencies of the city having authority with respect to the enforcement of the parking and traffic laws and ordinances;
 - 2. To stimulate and assist in the preparation of the publication of parking and traffic reports;
 - 3. To receive comments and complaints from the public having to do with parking and traffic matters;
 - 4. To recommend to the city council ways and means of improving parking and traffic conditions and the administration and enforcement of the parking and traffic laws and ordinances; and
 - 5. Perform any other functions, which may be assigned by the city council. (Ord. 16-01, 2016; prior code § 2-8.08)

Exhibit “C”

Chapter 2.32 PARKS AND RECREATION COMMISSION

2.32.010 Created.

A. There is created a parks and recreation commission which shall consist of five (5) members appointed in accordance with Section [2.20.030](#).

B. Notwithstanding subsection A., present members of the existing parks and recreation commission shall hold office for the balance of their respective terms. Thereafter, appointments shall be made for four (4) year terms.

C. The director of the Parks & Community Services department or designee shall serve as secretary to the commission.

D. The parks and recreation commission shall have the following duties and responsibilities:

1. To become informed and knowledgeable about the city parks and recreation programs, facilities, and recreational needs;
2. Interpret the city's recreational programs to the general citizenry in order to promote understanding and public support;
3. Foster cooperation between the city and other governmental agencies and civic groups interested in the development of a community parks and recreation program;
4. Encourage a sound program of parks and recreation development and maintenance;
5. Advise the council on programs that will enhance the city's parks and recreation facilities or programs;
6. Recommend and encourage the adoption of a plan for future development of parks and recreation;
7. Receive and report on all matters referred to them by the council, as well as initiate studies and surveys for plans and reports for recommendations to the city council except that all expenditures of city funds shall be subject to prior approval by the city council;
8. Review the annual recreation department budget and make recommendations to the city council;
9. To recommend to the city the planting, care and/or removal of trees and shrubbery on property owned by the city and upon city streets and alleys;
10. Perform any other functions which may be assigned by the city council. (Ord. 17-01 § 1, 2017; Ord. 15-13 § 2, 2015; prior code § 2-8.09)

Exhibit “D”

Chapter 2.36 PLANNING COMMISSION

2.36.010 Planning commission.

A. There is created a planning commission which shall consist of five (5) members appointed in accordance with Section [2.20.030](#).

B. Notwithstanding subsection A., present members of the existing planning commission shall hold office for the balance of their respective terms. Thereafter, appointments shall be made for four (4) year terms.

C. The director of the community development department or designee shall serve as secretary to the commission.

D. The planning commission shall have the powers and duties provided by the California [Government Code](#) and the Hanford Municipal Code. The planning commission shall also perform any other functions which may be assigned by the city council.

E. The planning commission may employ or contract with planning consultants, engineers, or other city planning specialists provided such employment has first been authorized by the city council and all expenditure of city funds shall be subject to prior approval by the city council. (Ord. 17-01 § 2, 2017; Ord. 15-13 § 3, 2015; prior code § 2-8.10)

Chapter 2.20 CITY COMMISSIONERS GENERALLY

2.20.010 Establishing city commissions.

The city council does establish the parking and traffic commission, the parks and recreation commission, and the planning commission, and is authorized to establish other commissions as required by state law or as deemed necessary. (Ord. 15-13 § 1, 2015; Ord. 09-06, 2009; Ord. 05-05, 2005; Ord. 00-03, 2000; prior code § 2-8.01)

2.20.020 Structuring commissions.

Every commission shall have a specific statement of duties, responsibilities and functions which shall be reexamined periodically to determine its effectiveness.

The size and number of members of each commission shall be determined by the city council and the membership of each commission shall be related to the duties, responsibilities and functions of such commission.

2.20.030 Appointing commission members.

Members of all commissions shall be appointed by the mayor with the approval of a majority of the members of the city council.

At the first city council meeting in January of each year, the mayor shall endeavor to appoint members to commissions and committees, to fill vacancies caused by the regular expiration of terms of membership. All such appointments shall be approved by a majority of the members of the city council.

Vacancies occurring due to resignation or other cause, shall be noticed as required by state law and appointment made by the mayor at the earliest date possible. All such appointments shall be approved by a majority of the members of the city council.

All vacancies shall be advertised so that any interested citizen may make application. City residency shall be required for all commission members and shall be confirmed by each applicant and each member under penalty of perjury. The City may require a member to confirm his or her residency throughout the member's term. (Prior code § 2-8.03)

2.20.040 Terms and reappointments.

Terms of commission members shall be four years. Upon expiration of a member's term, the member shall, however, continue to serve until his or her replacement is appointed in accordance with Section 2.20.030. Upon the expiration of the first term of any member, the mayor with the approval of a majority of the members of the council may reappoint such member; however, in no event shall any one member serve more than two (2) consecutive terms on any one commission, exclusive of appointments to fill unexpired terms.

No individual, having served the maximum allowable number of terms, on a commission, may be reappointed to that commission, for at least one year from the last date served.

No individual may serve on more than one commission at any one time. This shall not preclude any member of a commission from also serving on a special ad hoc committee established by the city council for a specific purpose.

Members serve at the pleasure of the city council and may be removed for cause or no-cause. Members may be removed by the city council for cause for various reasons, including three (3) consecutive absences or a member attends less than thirty (30) percent of the meetings held over a 12 month period, unless extenuating circumstances apply and are noted for the record. (Ord. 16-10 § 1, 2016; prior code § 2-8.04)

2.20.050 Commission operating policies.

Each commission shall annually elect a chair and vice-chair from among its members.

All meetings of commissions are open to the public in accordance with the public meeting laws of the state of California.

The number of meetings, dates and times, related to business needs of the commission, may be set by each commission. Notices of all meetings, including date, time, place and subjects to be discussed, shall be published or posted in accordance with the public meeting laws of the state of California.

Minutes of all meetings shall be kept in accordance with the public meeting laws of the state of California. (Ord. 00-03, 2000; prior code § 2-8.05)

2.20.060 Compensation.

All members of commissions shall serve without compensation. (Prior code § 2-8.06)

Chapter 2.28 PARKING AND TRAFFIC COMMISSION

2.28.010 Created.

- A. There is created a parking and traffic commission, which shall consist of five (5) members appointed in accordance with Section [2.20.030](#).
- B. Present members of the parking and traffic commission shall hold office for the balance of their respective terms. Thereafter, appointments shall be for four (4) year terms.
- C. The city engineer or designee shall serve as secretary to the commission.
- D. The parking and traffic commission shall have the following duties and responsibilities:
 - 1. To suggest the most practical means for coordinating the activities of all officers and agencies of the city having authority with respect to the enforcement of the parking and traffic laws and ordinances;
 - 2. To stimulate and assist in the preparation of the publication of parking and traffic reports;
 - 3. To receive comments and complaints from the public having to do with parking and traffic matters;
 - 4. To recommend to the city council ways and means of improving parking and traffic conditions and the administration and enforcement of the parking and traffic laws and ordinances; and
 - 5. Perform any other functions, which may be assigned by the city council. (Ord. 16-01, 2016; prior code § 2-8.08)

Chapter 2.32 PARKS AND RECREATION COMMISSION

2.32.010 Created.

A. There is created a parks and recreation commission which shall consist of five (5) members appointed in accordance with Section [2.20.030](#).

B. Notwithstanding subsection A., present members of the existing parks and recreation commission shall hold office for the balance of their respective terms. Thereafter, appointments shall be made for four (4) year terms.

C. The director of the Parks & Community Services department or designee shall serve as secretary to the commission.

D. The parks and recreation commission shall have the following duties and responsibilities:

1. To become informed and knowledgeable about the city parks and recreation programs, facilities, and recreational needs;
2. Interpret the city's recreational programs to the general citizenry in order to promote understanding and public support;
3. Foster cooperation between the city and other governmental agencies and civic groups interested in the development of a community parks and recreation program;
4. Encourage a sound program of parks and recreation development and maintenance;
5. Advise the council on programs that will enhance the city's parks and recreation facilities or programs;
6. Recommend and encourage the adoption of a plan for future development of parks and recreation;
7. Receive and report on all matters referred to them by the council, as well as initiate studies and surveys for plans and reports for recommendations to the city council except that all expenditures of city funds shall be subject to prior approval by the city council;
8. Review the annual recreation department budget and make recommendations to the city council;
9. To recommend to the city the planting, care and/or removal of trees and shrubbery on property owned by the city and upon city streets and alleys;
10. Perform any other functions which may be assigned by the city council. (Ord. 17-01 § 1, 2017; Ord. 15-13 § 2, 2015; prior code § 2-8.09)

Chapter 2.36 PLANNING COMMISSION

2.36.010 Planning commission.

A. There is created a planning commission which shall consist of five (5) members appointed in accordance with Section [2.20.030](#).

B. Notwithstanding subsection A., present members of the existing planning commission shall hold office for the balance of their respective terms. Thereafter, appointments shall be made for four (4) year terms.

C. The director of the community development department or designee shall serve as secretary to the commission.

D. The planning commission shall have the powers and duties provided by the California [Government Code](#) and the Hanford Municipal Code. The planning commission shall also perform any other functions which may be assigned by the city council.

E. The planning commission may employ or contract with planning consultants, engineers, or other city planning specialists provided such employment has first been authorized by the city council and all expenditure of city funds shall be subject to prior approval by the city council. (Ord. 17-01 § 2, 2017; Ord. 15-13 § 3, 2015; prior code § 2-8.10)

Chapter 2.20 CITY COMMISSIONERS GENERALLY

2.20.010 Establishing city commissions.

The city council does establish the parking and traffic commission, the parks and recreation commission, and the planning commission, and is authorized to establish other commissions as required by state law or as deemed necessary. (Ord. 15-13 § 1, 2015; Ord. 09-06, 2009; Ord. 05-05, 2005; Ord. 00-03, 2000; prior code § 2-8.01)

2.20.020 Structuring commissions.

Every commission shall have a specific statement of duties, responsibilities and functions which shall be reexamined periodically to determine its effectiveness.

The size and number of members of each commission shall be determined by the city council and the membership of each commission shall be related to the duties, responsibilities and functions of such commission.

~~At the first city council meeting in January of each year, the mayor shall appoint city council liaison members to the established commissions. The city council liaison member is responsible for attending meetings and making reports to the council on the commission activities. (Prior code § 2-8.02)~~

2.20.030 Appointing commission members.

Members of all commissions shall be appointed by the mayor with the approval of a majority of the members of the city council.

At the first city council meeting in January of each year, the mayor shall endeavor to appoint members to commissions and committees, to fill vacancies caused by the regular expiration of terms of membership. All such appointments shall be approved by a majority of the members of the city council.

Vacancies occurring due to resignation or other cause, shall be noticed as required by state law and appointment made by the mayor at the earliest date possible. All such appointments shall be approved by a majority of the members of the city council.

All vacancies shall be advertised so that any interested citizen may make application. City residency shall be required for all commission members and shall be confirmed by each applicant and each member under penalty of perjury ~~unless members with the appropriate expertise cannot be found within the city.~~ The City may require a member to confirm his or her residency throughout the member's term. (Prior code § 2-8.03)

2.20.040 Terms and reappointments.

Terms of commission members shall be four years. Upon expiration of a member's term, the member shall, however, continue to serve until his or her replacement is appointed in accordance with Section 2.20.030. Upon the expiration of the first term of any member, the mayor with the approval of a majority of the members of the council may reappoint such member; however, in no event shall any one member serve more than two (2) consecutive terms on any one commission, exclusive of appointments to fill unexpired terms.

No individual, having served the maximum allowable number of terms, on a commission, may be reappointed to that commission, for at least one year from the last date served.

No individual may serve on more than one commission at any one time. This shall not preclude any member of a commission from also serving on a special ad hoc committee established by the city council for a specific purpose.

Members serve at the pleasure of the city council and may be removed for cause or no-cause.

Members may be removed by the city council for cause for various reasons, including if they have three (3) consecutive absences or a member attends less than ~~seventy-three~~ (73) percent of the meetings held over a 12 month period, unless extenuating circumstances apply and are noted for the record. (Ord. 16-10 § 1, 2016; prior code § 2-8.04)

2.20.050 Commission operating policies.

Each commission shall annually elect a chair and vice-chair from among its members.

All meetings of commissions are open to the public in accordance with the public meeting laws of the state of California.

~~All commissions shall meet at least once a month.~~ The number of meetings, dates and times, related to business needs of the commission, may be set by each commission. Notices of all meetings, including date, time, place and subjects to be discussed, shall be published or posted in accordance with the public meeting laws of the state of California.

Minutes of all meetings shall be kept in accordance with the public meeting laws of the state of California. (Ord. 00-03, 2000; prior code § 2-8.05)

2.20.060 Compensation.

All members of commissions shall serve without compensation. (Prior code § 2-8.06)

Chapter 2.28 PARKING AND TRAFFIC COMMISSION

2.28.010 Created.

A. There is created a parking and traffic commission, which shall consist of five (5) members appointed in accordance with Section 2.20.030. ~~One member of the city council appointed by the mayor with the approval of a majority of the city council, and the city engineer, or designee, shall serve as nonvoting ex officio members.~~

B. Present members of the parking and traffic commission shall hold office for the balance of their respective terms. Thereafter, appointments shall be for four (4) year terms.

C. The city engineer or designee shall serve as secretary to the commission.

D. The parking and traffic commission shall have the following duties and responsibilities:

1. To suggest the most practical means for coordinating the activities of all officers and agencies of the city having authority with respect to the enforcement of the parking and traffic laws and ordinances;

2. To stimulate and assist in the preparation of the publication of parking and traffic reports;

3. To receive comments and complaints from the public having to do with parking and traffic matters;

4. To recommend to the city council ways and means of improving parking and traffic conditions and the administration and enforcement of the parking and traffic laws and ordinances; and

5. Perform any other functions, which may be assigned by the city council. (Ord. 16-01, 2016; prior code § 2-8.08)

Chapter 2.32 PARKS AND RECREATION COMMISSION

2.32.010 Created.

A. There is created a parks and recreation commission which shall consist of ~~seven~~ five (75) members appointed in accordance with Section 2.20.030. ~~One member of the city council appointed by the mayor with the approval of a majority of the city council, the director of the recreation department, or designee, and the parks superintendent, or designee, shall serve as nonvoting ex officio members.~~

B. Notwithstanding subsection A., Present members of the existing parks and recreation commission shall hold office for the balance of their respective terms. Thereafter, appointments shall be made for four (4) year terms.

C. The director of the Parks & Community Services~~recreation~~ department or designee shall serve as secretary to the commission.

D. The parks and recreation commission shall have the following duties and responsibilities:

1. To become informed and knowledgeable about the city parks and recreation programs, facilities, and recreational needs;
2. Interpret the city's recreational programs to the general citizenry in order to promote understanding and public support;
3. Foster cooperation between the city and other governmental agencies and civic groups interested in the development of a community parks and recreation program;
4. Encourage a sound program of parks and recreation development and maintenance;
5. Advise the council on programs that will enhance the city's parks and recreation facilities or programs;
6. Recommend and encourage the adoption of a plan for future development of parks and recreation;
7. Receive and report on all matters referred to them by the council, as well as initiate studies and surveys for plans and reports for recommendations to the city council except that all expenditures of city funds shall be subject to prior approval by the city council;
8. Review the annual recreation department budget and make recommendations to the city council;
9. To recommend to the city the planting, care and/or removal of trees and shrubbery on property owned by the city and upon city streets and alleys;
10. Perform any other functions which may be assigned by the city council. (Ord. 17-01 § 1, 2017; Ord. 15-13 § 2, 2015; prior code § 2-8.09)

Chapter 2.36 PLANNING COMMISSION

2.36.010 Planning commission.

A. There is created a planning commission which shall consist of ~~five~~^{seven} (57) members appointed in accordance with Section 2.20.030. ~~One member of the city council appointed by the mayor with the approval of a majority of the city council, and the director of the community development department, or designee, shall serve as nonvoting ex officio members.~~

B. Notwithstanding subsection A., Present members of the existing planning commission shall hold office for the balance of their respective terms. Thereafter, appointments shall be made for four (4) year terms.

C. The director of the community development department or designee shall serve as secretary to the commission.

D. The planning commission shall have the powers and duties provided by the California Government Code and the Hanford Municipal Code. The planning commission shall also perform any other functions which may be assigned by the city council.

E. The planning commission may employ or contract with planning consultants, engineers, or other city planning specialists provided such employment has first been authorized by the city council and all expenditure of city funds shall be subject to prior approval by the city council. (Ord. 17-01 § 2, 2017; Ord. 15-13 § 3, 2015; prior code § 2-8.10)



AGENDA STAFF REPORT

MEETING DATE: 9/21/2021	AGENDA SECTION: D
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SUBJECT:

Information Technology: Approval of adding additional fiber optic network connectivity at Longfield Center, Coe Park Center, Plunge and Airport for an initial installation/construction cost of \$30,000 which will be paid from ARPA funds.

RECOMMENDATION:

That the City Council, by motion, approve the addition of four sites to the City's current wide area network (WAN) (Longfield Center, Coe Park Center, Plunge and Airport) and appropriate \$30,000 from the ARPA funding for the City's share of construction costs.

BACKGROUND:

The City currently has a fiber optic network connecting City facilities. Currently the facilities serviced are City Hall, Fire Station 1, 2 and 3, Waste Water Treatment Plant, Police Department and Corporation Yard. This fiber optic network connects all of the facilities into a local area network (LAN) for computer services and phone services. As the City continues to incorporate additional services, MUNIS, Time and Attendance, Recreation software, as well as others, the need for direct network connectivity at these sites will be increase and become beneficial through staff efficiencies. Due to services not being in the buildings, construction would be needed to be performed by Comcast to deliver the fiber optics to these locations. Comcast has worked with the City to alleviate the burden of 100% of the construction costs, and is requesting that the City to contribute \$30,000 towards the complete project cost of \$98,000.

With the addition of these four facilities being a part of the City WAN, the City will be able to provide better service to our residents, as well as provide public wireless Internet at all of the facilities at a later time.

FISCAL IMPACT:

This project will cost \$30,000, which has not been previously budget for, and Council is being asked to appropriate the funding from the ARPA money that the City has already received.

Additionally, the monthly service to these additional locations will increase the monthly Comcast charges by \$24,000 per year, which will be funded out of the Information Technology Budget (1315) Fund.

ATTACHMENTS:

Sales Order Form

MSA

CUSTOMER INFORMATION (for notices)

Primary Contact: Eric Forcey

Title:

Address 1: 315 N Douty St.

Address 2:

City: Hanford

State: CA

Zip: 93230

Allowable Contract Date:

Phone:(559) 585-4746

Cell:

Fax:

Email:eforcey@ci.hanford.ca.us

Contract Generated Date:08/25/2021

SUMMARY OF CHARGES (Details on following pages)

Service Term (Months): 60	
SUMMARY OF SERVICE CHARGES*	
Total Ethernet Monthly Recurring Charges:	\$ 1,905.20
Total Trunk Services Monthly Recurring Charges:	\$ 0.00
Total Off-Net Monthly Recurring Charges:	\$ 0.00
Total Monthly Recurring Charges (all Services):	\$ 1,905.20
SUMMARY OF STANDARD INSTALLATION I	
Total Ethernet Standard Installation Fees*:	00
Total Trunk Services Standard Installation Fees:	00
Total Off-Net Standard Installation Fees:	00
Total Standard Installation Fees (all Services):	00
SUMMARY OF CUSTOM INSTALLATION I	
Total Custom Installation Fee:	\$ 30
Amortized Custom Installation Fee	00

SUMMARY OF EQUIPMENT I	
Total Monthly Recurring Ethernet Equipment Fees:	\$ 00
Total Monthly Recurring Trunk Services Equipment Fees:	00
Total Monthly Recurring Equipment Fees (all Services):	\$ 00

*Note: Charges identified in the Service Order are exclusive of maintenance and repair charges, and applicable federal, state, and local taxes, USF fees, surcharges and recoupments (however designated). For refer to your Comcast Enterprise Services Master Services Agreement (MSA) for specific detail regarding such charges. Customer shall pay Comcast one hundred percent (100%) of the non-amortized Custom Installation Fee prior to the installation of Service.

GENERAL COMMENTS

AGREEMENT

This Comcast Enterprise Services Sales Order Form ("Sales Order") shall be effective upon acceptance by Comcast. This Sales Order is made a part of the Comcast Enterprise Services Master Services Agreement entered between Comcast and the undersigned and is subject to the Product Specific Attachment for the Service(s) ordered herein, located at <https://business.comcast.com/terms-conditions-ent>, (the "Agreement"). Unless otherwise indicated herein, capitalized words shall have the same meaning as in the Agreement.

- E911 NOTICE
- Comcast Business Class Trunking Service may have the E911 limitations specified below:
- The National Emergency Number Association (NENA), a 911 industry organization that makes recommendations for standardized services relating to E911, has issued guidelines that state "The PBX owner is responsible for creating customer records, preferably in NENA standard format, that identify caller locations." To facilitate Customer's compliance with these guidelines and with associated state and local requirements related to provision of Automatic Location Information (ALI) for E911 services, Comcast offers two options:
 - a. Comcast will send to the ALI database or Subscriber Location Database (SLDB) the main billing telephone number and the main address provided by Customer; or
 - b. Customer may choose to sign up for up to 10 Emergency Location Information Numbers (ELINs) that Customer could assign to zones within Customer's premises that would be separately identified to the call taker. The location information, such as a specific floor, side of a building, or other identifying information, could assist emergency responders to more quickly reach the appropriate location. Customer is solely responsible for programming its PBX system to map each station to one of these numbers, and for updating the system as necessary to reflect moves or additions of stations within the premises. Comcast will then assign the assigned ELINs to the ALI or SLDB database, as is appropriate.
 - Many jurisdictions require businesses using multi-line telephone systems to program their systems to transmit specific location information for 911 calls. Customer bears sole responsibility to ensure that it complies and complies with all such requirements. In any event, if Customer does not maintain E911 records in a timely and accurate manner, the E911 call taker may not receive proper location information, and emergency responders may be delayed or even prevented from timely reaching the caller's location.
 - Battery Back Up - The Integrated Access Device (IAD) provided by Comcast is not equipped with battery backup. It is Customer's responsibility to ensure adequate back-up power is provided to ensure service continuity during a power outage, as employees would otherwise be unable to use the Services, including dialing 9-1-1, when power is unavailable.
 - Calls using the Service, including calls to 911, may not be completed if there is a problem with network facilities, including network congestion, network/equipment/power failure, or another technical problem.
 - All questions should be directed to 1-800-391-3000. E911 Service, Private Branch Exchange, and Direct Inward Dial Service.

By signing below, Customer acknowledges, agrees to and accepts the terms and conditions of this Sales Order.

CUSTOMER USE ONLY (by authorized representative)		COMCAST USE ONLY (by authorized representative)	
Signature:	Signature:	Sales Rep:	Denece Alisio
Name:	Name:	Sales Rep E-Mail:	denece_alisio@comcast.com
Title:	Title:	Region:	All West Regions
Date:	Date:	Division:	West

Attachment: Sales Order Form (IT: Comcast Fiber Installation)

ETHERNET SERVICES AND PRICING

Account Name:

City of Hanford

Date:

August 25, 2021

MSA ID#:

CA-228738-bgisi

SO ID#:

CA-228738-bgisi-19827893

Short Description of Service:

Service Term (Months):

60

Solution Charges

Line	Request	Action	Service(s)	Description	Service Location A*	Service Location Z*	Comcast Metro	Performance Tier**	Tax Jurisdiction	Monthly	One	
1	New	Add	ENI10100	Port	415 FORD ST-City of Hanford 415 FORD ST		Northern California			\$ 73.65	\$ (	
2	New	Add	ENS-BASIC-50	50 Mbps	415 FORD ST-City of Hanford 415 FORD ST			See Matrix	Interstate	\$ 402.65	\$ (	
3	New	Add	EQP FEE	Equipment Fee	415 FORD ST-City of Hanford 415 FORD ST					\$ 34.95	\$ (	
4	New	Add	ENI10100	Port	543 S DOUTY ST-Coe Park Hall-City of Hanford 543 S DOUTY ST		Northern California			\$ 73.65	\$ (	
5	New	Add	ENS-BASIC-50	50 Mbps	543 S DOUTY ST-Coe Park Hall-City of Hanford 543 S DOUTY ST			See Matrix	Interstate	\$ 402.65	\$ (	
6	New	Add	EQP FEE	Equipment Fee	543 S DOUTY ST-Coe Park Hall-City of Hanford 543 S DOUTY ST					\$ 34.95	\$ (	
7	New	Add	ENI10100	Port	560 S DOUTY ST-Longfield Center-City of Hanford 560 S DOUTY ST		Northern California			\$ 73.65	\$ (	
8	New	Add	ENS-BASIC-50	50 Mbps	560 S DOUTY ST-Longfield Center-City of Hanford 560 S DOUTY ST			See Matrix	Interstate	\$ 402.65	\$ (	
9	New	Add	EQP FEE	Equipment Fee	560 S DOUTY ST-Longfield Center-City of Hanford 560 S DOUTY ST					\$ 34.95	\$ (	
10	New	Add	ENI10100	Port	954 W HANFORD ARMONA RD-City of Hanford 954 W HANFORD ARMONA RD		Northern California			\$ 73.65	\$ (	
11	New	Add	ENS-BASIC-50	50 Mbps	954 W HANFORD ARMONA RD-City of Hanford 954 W HANFORD			See Matrix	Interstate	\$ 402.65	\$ (	

Attachment: Sales Order Form (IT: Comcast Fiber Installation)

Line	Request	Action	Service(s)	Description	Service Location A*	Service Location Z*	Comcast Metro	Performance Tier**	Tax Jurisdiction	Monthly	One
					ARMONA RD						
12	New	Add	EQP FEE	Equipment Fee	954 W HANFORD ARMONA RD- City of Hanford 954 W HANFORD ARMONA RD					\$ 34.95	\$ (
* Services Location Details attached **Performance Tier Matrix Attached (For On-Net to On-Net or On-Net to Off-Net)						Total				Service Charges: \$ 1,905.20 Equipment Fees: \$ 139.80	\$ (

Attachment: Sales Order Form (IT: Comcast Fiber Installation)

SERVICE LOCATION DETAIL INFORMATION

Account Name: City of Hanford

MSA ID#: CA-228738-bgisi

SO ID#: CA-228738-bgisi-19827893

Date: August 2021

Line	Location Name / Site ID	Address 1	Address 2	City	State	Zip Code	DeMarc Location	Extend to DeMarc (Yes/No)	Inside Wiring (Yes/No)	Technical / Local Contact Name	Technical / Local Contact Phone #	Technical / Local Contact Email Address	Technical Contact On Site (Yes/No)	S L	te on
1	954 W HANFORD ARMONA RD-City of Hanford	954 W HANFORD ARMONA RD		HANFORD	CA	93230				Eric Forcey	(559) 585-4746	eforcey@ci.hanford.ca.us	Yes		
2	560 S DOUTY ST-Longfield Center-City of Hanford	560 S DOUTY ST		HANFORD	CA	93230				Eric Forcey	(559) 585-4746	eforcey@ci.hanford.ca.us	Yes		
3	415 FORD ST-City of Hanford	415 FORD ST		HANFORD	CA	93230				Eric Forcey	(559) 585-4746	eforcey@ci.hanford.ca.us	Yes		
4	543 S DOUTY ST-Coe Park Hall-City of Hanford	543 S DOUTY ST		HANFORD	CA	93230				Eric Forcey	(559) 585-4746	eforcey@ci.hanford.ca.us	Yes		

Attachment: Sales Order Form (IT: Comcast Fiber Installation)

Comcast Enterprise Services Sales Order Form
Ethernet Transport Services
Performance Tier (PT) Matrix

Metro	AUG	PA	CAR	CNM	CSC	CLE	CGA	CO	DAL	ETN	FPA	ATL	BOS	CHI	PHL	HOU	INDP	IND	JAC	KC	MI	MAT	MTN	MN	NYC	NAL	NCA	OR	PC	SFL	SCA	STN	SWF	SWT	TUC	UT	WA	WKY	
Augusta GA (AUG)	PT1	PT3	PT3	PT4	PT2	PT3	PT2	PT3	PT3	PT3	PT3	PT2	PT3	PT3	PT3	PT3	PT3	PT2	PT3	PT3	PT3	PT2	PT3	PT3	PT2	PT4	PT4	PT2	PT2	PT3	PT2	PT2	PT3	PT3	PT3	PT4	PT3	PT2	
Central & Western PA (PA)	PT3	PT1	PT3	PT3	PT3	PT2	PT3	PT3	PT3	PT3	PT3	PT2	PT2	PT2	PT2	PT3	PT2	PT3	PT3	PT3	PT2	PT2	PT2	PT3	PT2	PT3	PT4	PT4	PT3	PT3	PT4	PT2	PT3	PT3	PT3	PT3	PT4	PT2	
Central Arkansas (CAR)	PT3	PT3	PT1	PT3	PT3	PT3	PT2	PT2	PT2	PT3	PT3	PT2	PT3	PT3	PT3	PT2	PT3	PT3	PT3	PT3	PT3	PT3	PT2	PT3	PT3	PT2	PT3	PT3	P2	PT3	PT3	PT2	PT3	PT2	PT3	PT3	PT3	PT2	
Central New Mexico (CNM)	PT4	PT3	PT3	PT1	PT4	PT3	PT3	PT2	PT2	PT4	PT3	PT3	PT4	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT2	PT3	PT3	PT3	
Charleston (CSC)	PT2	PT3	PT3	PT4	PT1	PT3	PT2	PT3	PT3	PT3	PT3	PT2	PT3	PT3	PT3	PT3	PT3	PT1	PT3	PT3	PT3	PT3	PT3	PT3	PT2	PT4	PT4	PT3	PT2	PT4	PT3	PT2	PT3	PT3	PT3	PT3	PT4	PT3	
Cleveland (CLE)	PT3	PT2	PT3	PT3	PT3	PT1	PT3	PT2	PT3	PT3	PT3	PT2	PT2	PT2	PT2	PT3	PT2	PT2	PT3	PT2	PT2	PT2	PT3	PT2	PT2	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3
Coastal Georgia (CGA)	PT2	PT3	PT2	PT3	PT2	PT3	PT1	PT3	PT3	PT3	PT2	PT2	PT3	PT3	PT3	PT3	PT3	PT1	PT3	PT3	PT3	PT3	PT3	PT3	PT2	PT4	PT4	PT3	PT2	PT4	PT2	PT2	PT2	PT3	PT3	PT4	PT2		
Colorado (CO)	PT3	PT3	PT2	PT2	PT3	PT2	PT3	PT1	PT2	PT4	PT3	PT3	PT3	PT2	PT3	PT2	PT2	PT2	PT3	PT2	PT2	PT2	PT3	PT2	PT3	PT2	PT3	PT2	PT3	PT2	PT3	PT2	PT3	PT3	PT3	PT2	PT2	PT3	PT3
Dallas (Dal)	PT3	PT3	PT2	PT2	PT3	PT3	PT3	PT2	PT1	PT3	PT2	PT2	PT3	PT3	PT3	PT2	PT2	PT3	PT3	PT2	PT3	PT3	PT2	PT3	PT3	PT2	PT3	PT3	PT2	PT3	PT2	PT3	PT2	PT3	PT2	PT2	PT3	PT3	PT2
Eastern Tennessee (ETN)	PT3	PT3	PT3	PT4	PT3	PT3	PT3	PT4	PT3	PT1	PT3	PT2	PT4	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT2	PT3	PT3	PT2	PT3	PT2	PT4	PT4	P2	PT3	PT4	PT2	PT3	PT3	PT4	PT4	PT1
Florida Panhandle (FPA)	PT3	PT3	PT3	PT3	PT3	PT3	PT2	PT3	PT2	PT3	PT1	PT2	PT3	PT2	PT3	PT3	PT3	PT2	PT3	PT3	PT3	PT3	PT2	PT3	PT3	PT2	PT3	PT4	PT1	PT2	PT4	PT2	PT2	PT3	PT3	PT3	PT4	PT2	
Greater Atlanta (ATL)	PT2	PT2	PT2	PT3	PT2	PT2	PT2	PT3	PT2	PT2	PT2	PT1	PT3	PT2	PT2	PT2	PT3	PT2	PT2	PT3	PT2	PT2	PT2	PT3	PT2	PT2	PT3	PT3	PT2	PT2	PT3	PT2	PT2	PT2	PT3	PT3	PT3	PT1	
Greater Boston (BOS)	PT3	PT2	PT3	PT4	PT3	PT2	PT3	PT3	PT3	PT4	PT3	PT3	PT1	PT2	PT2	PT3	PT2	PT3	PT3	PT2	PT2	PT2	PT2	PT3	PT2	PT3	PT4	PT4	PT3	PT3	PT4	PT3	PT3	PT3	PT3	PT4	PT4	PT3	
Greater Chicago (CHI)	PT3	PT2	PT3	PT3	PT3	PT2	PT3	PT2	PT3	PT3	PT2	PT2	PT2	PT1	PT2	PT2	PT2	PT2	PT2	PT2	PT2	PT2	PT2	PT2	PT2	PT2	PT3	PT3	PT3	PT3	PT3	PT3	PT2	PT3	PT3	PT3	PT3	PT3	PT2
Greater Phil. & New Jersey (PHL)	PT3	PT2	PT3	PT3	PT3	PT2	PT3	PT3	PT3	PT3	PT3	PT2	PT2	PT2	PT1	PT3	PT3	PT2	PT3	PT3	PT2	PT2	PT2	PT2	PT3	PT1	PT3	PT4	PT4	PT3	PT3	PT4	PT3	PT3	PT3	PT3	PT3	PT4	PT2
Houston (HOU)	PT3	PT3	PT2	PT3	PT3	PT3	PT3	PT2	PT2	PT3	PT3	PT2	PT3	PT2	PT3	PT1	PT3	PT2	PT2	PT3	PT3	PT3	PT2	PT3	PT3	PT3	PT3	PT2	PT2	PT3	PT3	PT3	PT3	PT2	PT3	PT3	PT3	PT3	PT2
Independence (INDP)	PT3	PT3	PT3	PT3	PT3	PT2	PT3	PT2	PT2	PT3	PT3	PT3	PT3	PT2	PT3	PT3	PT1	PT2	PT3	PT1	PT2	PT3	PT2	PT2	PT3	PT2	PT2	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT2
Indiana (IND)	PT3	PT2	PT3	PT3	PT3	PT2	PT3	PT2	PT3	PT3	PT2	PT2	PT2	PT2	PT2	PT2	PT1	PT2	PT2	PT2	PT2	PT2	PT2	PT2	PT2	PT2	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3
Jacksonville (JAC)	PT2	PT3	PT3	PT3	PT1	PT3	PT1	PT3	PT3	PT2	PT2	PT2	PT3	PT2	PT3	PT2	PT3	PT2	PT1	PT3	PT3	PT3	PT2	PT3	PT2	PT4	PT4	PT2	PT2	PT4	PT3	PT2	PT3	PT3	PT3	PT3	PT4	PT2	
Kansas City (KC)	PT3	PT3	PT3	PT3	PT3	PT2	PT3	PT2	PT2	PT3	PT3	PT3	PT3	PT2	PT3	PT3	PT1	PT3	PT3	PT1	PT2	PT3	PT3	PT2	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT2
Michigan (MI)	PT3	PT2	PT3	PT3	PT3	PT2	PT3	PT2	PT3	PT3	PT3	PT2	PT2	PT2	PT2	PT3	PT2	PT3	PT2	PT1	PT2	PT2	PT2	PT2	PT2	PT2	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT2
Mid-Atlantic (MAT)	PT3	PT2	PT3	PT3	PT3	PT2	PT3	PT3	PT3	PT3	PT3	PT2	PT2	PT2	PT2	PT3	PT2	PT3	PT3	PT2	PT1	PT2	PT2	PT3	PT2	PT3	PT4	PT4	PT3	PT3	PT4	PT3	PT3	PT3	PT3	PT3	PT3	PT4	PT2
Middle Tennessee (MTN)	PT2	PT2	PT2	PT3	PT3	PT3	PT3	PT3	PT2	PT2	PT2	PT2	PT3	PT2	PT2	PT2	PT2	PT2	PT2	PT2	PT2	PT2	PT1	PT2	PT3	PT2	PT3	PT3	PT2	PT2	PT3	PT1	PT3	PT3	PT3	PT3	PT3	PT3	PT1
Minnesota (MN)	PT3	PT3	PT3	PT3	PT3	PT2	PT3	PT2	PT3	PT3	PT3	PT3	PT2	PT3	PT3	PT2	PT2	PT2	PT3	PT2	PT2	PT3	PT2	PT1	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT2
New York (NYC)	PT3	PT2	PT3	PT3	PT3	PT2	PT3	PT3	PT3	PT3	PT3	PT2	PT2	PT2	PT1	PT3	PT3	PT2	PT3	PT2	PT2	PT2	PT3	PT1	PT3	PT4	PT4	PT3	PT3	PT4	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT4	PT3
Northern AL (NAL)	PT2	PT3	PT2	PT3	PT2	PT3	PT2	PT3	PT2	PT2	PT2	PT2	PT3	PT3	PT3	PT3	PT3	PT2	PT3	PT3	PT3	PT2	PT3	PT3	PT3	PT1	PT4	PT4	PT2	PT3	PT4	PT2	PT2	PT2	PT3	PT3	PT4	PT2	
Northern CA (NCA)	PT4	PT4	PT3	PT3	PT4	PT3	PT4	PT2	PT3	PT4	PT3	PT3	PT4	PT3	PT4	PT3	PT3	PT4	PT3	PT3	PT4	PT3	PT3	PT3	PT4	PT4	PT1	PT2	PT3	PT4	PT2	PT4	PT4	PT3	PT2	PT2	PT3	PT2	PT3
Oregon & SW Washington (OR)	PT4	PT4	PT3	PT3	PT4	PT3	PT4	PT3	PT3	PT4	PT4	PT3	PT4	PT3	PT4	PT3	PT3	PT4	PT3	PT3	PT4	PT3	PT3	PT4	PT3	PT4	PT4	PT2	PT1	PT3	PT4	PT2	PT4	PT4	PT3	PT3	PT2	PT2	PT3
Panama City (PC)	PT2	PT3	P2	PT3	PT3	PT3	PT3	PT2	PT2	P2	PT1	PT2	PT3	PT3	PT3	PT2	PT3	PT3	PT2	PT3	PT3	PT3	PT2	PT3	PT2	PT3	PT2	PT3	PT3	PT1	PT3	PT3	PT2	PT3	PT2	PT3	PT3	PT3	PT2
South Florida (SFL)	PT2	PT3	PT3	PT3	PT2	PT3	PT2	PT3	PT3	PT3	PT2	PT2	PT3	PT3	PT3	PT2	PT3	PT3	PT3	PT3	PT3	PT3	PT2	PT3	PT3	PT3	PT4	PT4	PT3	PT1	PT4	PT3	PT2	PT3	PT3	PT3	PT4	PT2	
Southern California (SCA)	PT3	PT4	PT3	PT3	PT4	PT3	PT4	PT2	PT3	PT4	PT4	PT3	PT4	PT3	PT4	PT3	PT3	PT4	PT3	PT3	PT4	PT3	PT4	PT3	PT4	PT4	PT2	PT2	PT3	PT4	PT1	PT4	PT4	PT3	PT2	PT2	PT2	PT3	
Southern TN & North GA (STN)	PT2	PT2	PT2	PT3	PT3	PT3	PT2	PT3	PT2	PT2	PT2	PT2	PT3	PT2	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT1	PT3	PT3	PT2	PT4	PT4	PT2	PT3	PT4	PT1	PT3	PT2	PT3	PT3	PT4	PT1	
Southwest Florida (SWF)	PT2	PT3	PT3	PT3	PT2	PT3	PT2	PT3	PT3	PT3	PT2	PT2	PT3	PT3	PT3	PT3	PT3	PT2	PT3	PT3	PT3	PT3	PT3	PT3	PT2	PT4	PT4	PT3	PT2	PT4	PT3	PT1	PT3	PT3	PT3	PT3	PT4	PT2	
SW TN & Northern MS (SWT)	PT3	PT3	PT2	PT3	PT3	PT3	PT2	PT3	PT2	PT3	PT3	PT2	PT3	PT3	PT3	PT2	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT2	PT3	PT3	PT2	PT3	PT2	PT3	PT2	PT3	PT1	PT3	PT3	PT2	
Tucson (TUC)	PT3	PT3	PT3	PT2	PT3	PT3	PT2	PT2	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT2	PT3	PT3	PT3	PT2	PT3	PT3	PT3	PT3	PT3	PT1	PT2	PT2	PT3
Utah (UT)	PT4	PT3	PT3	PT3	PT3	PT3	PT2	PT3	PT4	PT3	PT3	PT4	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT3	PT2	PT2	PT3	PT3	PT2	PT3	PT2	PT3	PT3	PT2	PT1	PT2	PT3	
Washington (WA)	PT3	PT4	PT3	PT3	PT4	PT3	PT4	PT3	PT4	PT4	PT3	PT4	PT3	PT4	PT3	PT4	PT3	PT3	PT4	PT3	PT3	PT4	PT3	PT3	PT4	PT4	PT2	PT2	PT3	PT4	PT2	PT4	PT4	PT3	PT2	PT1	PT3		
Western Kentucky (WKY)	PT2	PT2	PT2	PT3	PT3	PT3	PT2	PT3	PT2	PT1	PT2	PT1	PT3	PT2	PT2	PT2	PT2	PT3	PT2	PT2	PT2	PT2	PT1	PT2	PT3	PT2	PT3	PT3	PT2	PT2	PT3	PT1	PT2	PT2	PT3	PT3	PT3	PT1	
Western New England (WNE)	PT3	PT2	PT3	PT4	PT3	PT2	PT3	PT3	PT3	PT4	PT3	PT3	PT1	PT2	PT2	PT3	PT2	PT3	PT3	PT2	PT3	PT2	PT3	PT2	PT3	PT2	PT3												

Attachment: Sales Order Form (IT: Comcast Fiber Installation)

COMCAST ENTERPRISE SERVICES MASTER SERVICES AGREEMENT (MSA)

MSA ID#: CA-228738-bgisi

MSA Term: 60 months

Customer Name: City of Hanford

CUSTOMER INFORMATION

Primary Contact: Eric Forcey

Primary Contact Address Information

Title: IT Manager

Address 1: 315 N Douty St.

Phone: (559) 585-4746

Address 2:

Cell:

City: Hanford

Fax:

State: CA

Email: eforcey@ci.hanford.ca.us

Zip Code: 93230

This Master Service Agreement ("Agreement") sets forth the terms and conditions under which Comcast Cable Communications Management, LLC and its operating affiliates ("Comcast") will provide communications and other services ("Services") to the above Customer. The Agreement consists of this fully executed Master Service Agreement Cover Page ("Cover Page"), the Enterprise Services General Terms and Conditions ("General Terms and Conditions"), any written amendments to the Agreement executed by both parties ("Amendments"), the Product-Specific Attachment for the applicable Services ("PSA(s)") and each Sales Order accepted hereunder ("Sales Orders"). In the event of any inconsistency among these documents, precedence will be as follows: (1) this Cover Page, (2) General Terms and Conditions, (3) PSA(s) and (4) Sales Orders. This Agreement shall be legally binding when signed by both parties and shall continue in effect until the expiration date of any Service Term specified in a Sales Order referencing the Agreement, unless terminated earlier in accordance with the Agreement.

The Customer referenced above may submit Sales Orders to Comcast during the Term of this Agreement ("MSA Term"). After the expiration of the initial MSA Term, Comcast may continue to accept Sales Orders from Customer under the Agreement, or require the parties to execute a new MSA.

The Agreement shall terminate in accordance with the General Terms and Conditions. The General Terms and Conditions and PSAs are located at <https://business.comcast.com/terms-conditions-ent> (or any successor URL). Use of the Services is also subject to the High-Speed Internet for Business Acceptable Use Policy ("AUP") located at <http://business.comcast.com/customer-notifications/acceptable-use-policy> (or any successor URL), and the High-Speed Internet for Business Privacy Policy (Privacy Policy) located at <http://business.comcast.com/customer-notifications/customer-privacy-statement> (or any successor URL). Comcast may update the General Terms and Conditions, PSAs, AUP and Privacy Policy from time to time upon posting to the Comcast website.

Services are only available to commercial customers in wired and serviceable areas in participating Comcast systems (and may not be transferred). Minimum Service Terms are required for most Services and early termination fees may apply. Service Terms are identified in each Sales Orders, and early termination fees are identified in the applicable Product Specific Attachments.

BY SIGNING BELOW, CUSTOMER AGREES TO THE TERMS AND CONDITIONS OF THIS AGREEMENT.

CUSTOMER SIGNATURE (by authorized representative)

Signature:

Name:

Title:

Date:

COMCAST USE ONLY (by authorized representative)

Signature:

Sales Rep: Denece Alisio

Name:

Sales Rep Email: denece_alisio@comcast.com

Title:

Region: All West Regions

Date:

Division: West

Attachment: MSA (IT: Comcast Fiber Installation)



AGENDA STAFF REPORT

MEETING DATE: 9/21/2021	AGENDA SECTION: E
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SUBJECT:

Police: Approval of Out of State Travel to Stateline Nevada for Sun Ridge Users Conference for a Police Sergeant and Senior Records Clerk.

RECOMMENDATION:

That the City Council, by motion, authorize the out of state travel of Sergeant Chris Barker and Senior Records Clerk Keri Hunter to Stateline Nevada to attend the Sun Ridge Users Conference. The Conference begins October 12 and concludes October 15, 2021.

BACKGROUND:

Pursuant to the City's Administration Regulations, out-of-state travel is only permitted by prior approval of the City Council. The Police Chief is requesting approval to send two (2) of his staff to Stateline Nevada for the RIMS Conference.

Sun Ridge is the Department's Computer Aided Dispatch and Records Management software provider and they hold a yearly conference. This conference provides training to the upgrades and changes to the software. This conference is usually held in South Lake Tahoe, California however, this year it has been moved to Stateline Nevada, which is just across the California Nevada border. The conference has grown too large for the facilities on the California side. They are literally walking distance from each other.

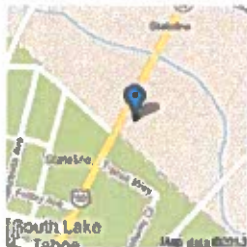
The cost of the conference is \$700.00 per person. Hotel costs is \$423.77 per person and per diem meal advancement is \$138.25. Total cost per person is \$1,262.02.

FISCAL IMPACT:

The total expenses will total \$2,524 and have been previously approved in the FY 21-22 Police Department Budget.

ATTACHMENTS:

Hotel 1
Hotel 2
Rims Conference 1
Per Diem Rate

**HARRAH'S LAKE TAHOE**

15 Highway 50

Stateline, NV 89449

Phone: (800) 427-7247 >

YOUR TRIP IS CONFIRMED

A confirmation email has been sent to jlutz@cityofhanfordca.com.**PREMIUM**

1 King, Non Smoking, View

Tuesday Friday
OCT 12 — **OCT 15**
 2021 2021

ROOM 1

2 Adults, 0 Children

TUESDAY, 10/12/2021	\$94.00
WEDNESDAY, 10/13/2021	\$94.00
THURSDAY, 10/14/2021	\$94.00

GROUP CODE APPLIED**SUN RIDGE SYSTEMS****TOTAL**

SUBTOTAL	\$282.00
TAXES	\$66.77
RESORT FEES \$25.00 PER ROOM, PER NIGHT ⓘ	\$75.00

TOTAL	\$423.77
DEPOSIT PAID	\$107.16

ROOM CONFIRMATION CODE**QSSPF****PREMIUM | 1 KING | NON-SMOKING**

475 Sq Ft



1 King



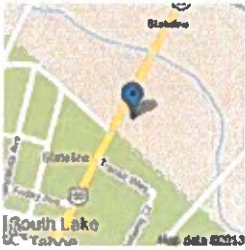
Non Smoking

Attachment: Hotel 1 (Police: Out of State Travel Rims Conference)

Our 475-square-foot Premium One King Room features mountain or partial lake views, two separate full bathrooms and one king bed. Maximum of four occupants per room. Additional char ...more

1785 TIER CREDITS

424 REWARD CREDITS 

**HARRAH'S LAKE TAHOE**

15 Highway 50

Stateline, NV 89449

Phone: (800) 427-7247 >

YOUR TRIP IS CONFIRMED

A confirmation email has been sent to jlutz@cityofhanfordca.com.**PREMIUM**

1 King, Non Smoking, View

Sunday Monday
OCT 10 — **OCT 11**
 2021 2021

ROOM 1

2 Adults, 0 Children

SUNDAY, 10/10/2021

\$94.00**GROUP CODE APPLIED****SUN RIDGE SYSTEMS****TOTAL**

SUBTOTAL

\$94.00

TAXES

\$22.26

RESORT FEES

\$25.00 PER ROOM, PER NIGHT ⓘ

\$25.00

TOTAL

\$141.26

DEPOSIT PAID

\$107.16

ROOM CONFIRMATION CODE

SCSPF**PREMIUM | 1 KING | NON-SMOKING**

475 Sq Ft



1 King



Non Smoking

Our 475-square-foot Premium One King Room features mountain or partial lake views, two separate full bathrooms and one king bed. Maximum of four occupants per room. Additional char [...more](#)

Attachment: Hotel 2 (Police: Out of State Travel Rims Conference)

595 TIER CREDITS

141 REWARD CREDITS 

Keri Hunter
 Hanford, CA Police Department
 khunter@cityofhanfordca.com
 831-245-9164

CONFIRMATION # HPNMKPFRJMF

RIMSCON 2021 - 24th Annual Users
 Conference
 Sun Ridge Systems, Inc.
 Harrah's Lake Tahoe
 michelle@sunridgesystems.com
 Michelle Edwards

Invoice	Order	Invoice Date
RIMS-092021-0188	DPNPZF6FLV4	September 8, 2021 / 11:32 AM PT

Item	Price	Quantity	Amount
Annual RIMS User Conference	\$700.00	1	\$700.00
Subtotal:			\$700.00
Tax:			\$0.00
Order Total:			\$700.00

Order Summaries:

Date	Invoice #	Type	Amt Ordered	Amt Paid	Amt Due
8-Sep-2021 11:32 AM PT	RIMS-092021-0188	offline order	\$700.00	\$0.00	\$700.00



Make checks payable/mail to:
 Sun Ridge Systems, Inc.
 PO Box 5071
 El Dorado Hills, CA 95762-0002

Sun Ridge Systems, Inc.
 2021 Annual Users Conference

<http://sunridgesystems.com>

Chris Barker
 Hanford, CA Police Department
 cbarker@cityofhanfordca.com
 559-942-1978

RIMSCON 2021 - 24th Annual Users
 Conference
 Sun Ridge Systems, Inc.
 Harrah's Lake Tahoe
 michelle@sunridgesystems.com
 Michelle Edwards

Invoice	Order	Invoice Date
RIMS-092021-0189	VLNFDWLHZ6R	September 8, 2021 / 11:37 AM PT

Item	Price	Quantity	Amount
Tuesday Wish List Only & Annual RIMS User Conference	\$700.00	1	\$700.00
Subtotal:			\$700.00
Tax:			\$0.00
Order Total:			\$700.00

Order Summaries:

Date	Invoice #	Type	Amt Ordered	Amt Paid	Amt Due
8-Sep-2021 11:37 AM PT	RIMS-092021-0189	offline order	\$700.00	\$0.00	\$700.00

Attachment: Rims Conference 1 (Police: Out of State Travel Rims Conference)



Sun Ridge Systems, Inc.
 2021 Annual Users Conference



U.S. General Services Administration

FY 2021 Per Diem Rates for Nevada

Meals & Incidentals (M&IE) Breakdown

Primary Destination	County	M&IE Total	Continental Breakfast/Breakfast	Lunch	Dinner	Incidental Expenses	First & LastDay of Travel
Standard Rate	Applies for all locations without specified rates	\$55	\$13	\$14	\$23	\$5	\$41.25

Attachment: Per Diem Rate (Police: Out of State Travel Rims Conference)



AGENDA STAFF REPORT

MEETING DATE: 9/21/2021	AGENDA SECTION: F
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SUBJECT:

Public Works: Authorization to award a contract, to provide pedestrian accessibility and safety and additional street lighting on Redington Street between Phillips Street and Scott Street, to DOD Construction of Bakersfield CA, in the amount of \$108,475.00 and approve an additional appropriation of \$23,600.00 from the Accumulated Capital Outlay Reserves to fully fund this project.

RECOMMENDATION:

That the City Council, by motion;

1. Award a contract to DOD Construction of Bakersfield CA in the amount of \$108,475.00.
2. Approve an additional appropriation of \$23,600.00 from the Accumulated Capital Outlay Reserves to fully fund this project.

BACKGROUND:

The project will improve pedestrian accessibility and safety and provide additional street lighting on Redington Street between Phillips Street and Scott Street as shown on the attached signed plans. In addition, this project will construct new ramps and modify existing ramps at returns to provide ADA accessibility and safe pedestrian travel and crossings at locations where pedestrians step into vehicle pathways.

An easement was provided by the Housing Authority development to SCE. Safety lighting has since been installed in the cul-de-sac area on Redington north of Davis Street which provides additional safety lighting for residents.

The project is located within the Housing Authority development located on Redington Street north of Davis Street. If awarded, construction is anticipated to begin in late October 2021.

FISCAL IMPACT:

The FY 18/19 CDBG Entitlement Fund provides \$95,800.00 for this project. An additional appropriation of \$23,600 from the Accumulated Capital Outlay Reserves is required to fully fund the project. There is currently an unencumbered fund balance of \$868,426.64. A copy of the budget pages are attached for Council Review.

ATTACHMENTS:

822641 - Journal.Admendment for funds

FUND 0004 BALANCE

18-19 CDBG-Scott at Phillips - SIGNED PLANS

ENTER PERIOD
2
22

FY22 MUNIS BUDGET JOURNAL
DEPARTMENT OF FINANCE
BUDGET AMENDMENT/TRANSFER

DATE CREATED: 08/12/21

DATE POSTED: _____

JE NO **62**

Munis>Financials>Budget Processing>Budget Transfers and Amendments

EXPLANATION:

CREATE AND BUDGET THE PEDESTRIAN AND LIGHTING IMPROVEMENTS PROJECT

UNDER CDBG ENTITLEMENT: 14500200

OBJECT CODE: 822641

AMOUNT APPROVED: 95,800.00

Prepared by Debbie Fowler, Sr. Adm. Analyst

Debbie Fowler

FUND	ACCOUNT	FUND	ORG	OBJECT	DESCRIPTION	0.00	95,800.
						DR-DECREASE	CR-INCREASE
CDBG ENTITLEMENT FUND	PEDESTRIAN AND LIGHTING IMPR	0131	14500200	822641	AMEND/HUD CDBG APPROVAL		95,800.00

Attachment: 822641 - Journal.Admendment for funds (PW: Award a Contract for FY 18/19 CDBG Pedestrian and Safety Lighting

Authority to Use Grant Funds

U.S. Department of Housing and Urban Development Office of Community Planning and Development

To: (name & address of Grant Recipient & name & title of Chief Executive Officer)

Mario Cifuentes II
City Manager
City of Hanford
317 North Douty Street
Hanford, CA 93230-3951

Copy To: (name & address of SubRecipient or Secondary Contact)

822641

We received your Request for Release of Funds and Certification, form HUD-7015.15 on

January 13, 2020

Your Request was for HUD/State Identification Number

B-18-MC-06-0061

All objections, if received, have been considered. And the minimum waiting period has transpired.
You are hereby authorized to use funds provided to you under the above HUD/State Identification Number.
File this form for proper record keeping, audit, and inspection purposes.

Program Title: Community Development Block Grant (CDBG)

Project/Activity: Pedestrian and Lighting Improvements
Estimated Funding: CDBG - \$95,800
Total Estimated Cost: \$95,800

Project Description: Installation of sidewalk and street lights in areas currently void of such improvements to improve pedestrian walk ability and safety.

Project Location: Between Scott and Phillips Street and Redington Street in Hanford, CA.

NOTE:

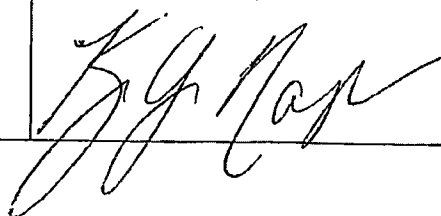
- Please ensure that the correct name of HUD program office is reflected on the public notice as part of HUD's address. In this case, the HUD program office should be "Community Planning and Development (CPD)" rather than Community and Development.

cc:

Sandra Lerma-Martinez, Administrative Analyst (slerma@cityofhanfordca.com)

Typed Name of Authorizing Officer:
Kimberly Y. Nash

Signature of Authorizing Officer



Release Date:

January 29, 2020

Title of Authorizing Officer
Director of CPD Division

Previous editions are obsolete.

form HUD-7015.16 (2/94)
ref. Handbook 6513.0

Attachment: 822641 - Journal.Admdment for funds (PW: Award a Contract for FY 18/19 CDBG Pedestrian and Safety Lighting Improvements

Debbie Caietti

From: Jennifer Minear
Sent: Thursday, August 12, 2021 11:12 AM
To: Debbie Caietti
Cc: Jennifer Minear; Alejandro Solorio; Sandra Lerma
Subject: FY 18/19 Pedestrian & Lighting Improvement Project - CDBG | Request for Project Code
Attachments: Authority to Use Grant Funds Doc.pdf

Good morning Debbie,

See attached Authority to Use Funds for the above project. Please create a Munis Project Code.

Best regards,

Jennifer Minear

Project Manager

City of Hanford - Engineering Division

900 S. 10th Ave.

Hanford, CA. 93230

O: (559) 585-2559

C: (559) 816-6004

JMinear@cityofhanfordca.com



CITY OF
HANFORD



09/13/2021 08:23
dcaietti

City of Hanford, CA
ACCOUNT SUMMARY TRIAL BALANCE FOR FY22/JUL TO EOY
FUND

P
glatrbal 1

ACCOUNT ACCOUNT NAME	BEG. BALANCE	ORG	DEBITS	CREDITS	NET CHANGE	END BALANCE
0004 100100 CASH IN BANK	3,272,561.88	0004	6,702.62	18,436.51	-11,733.89	3,260,827.99
TOTALS FOR FUND 0004 ACCUM CAPITAL OUTLAY	3,272,561.88		6,702.62	18,436.51	-11,733.89	3,260,827.99
REPORT TOTALS	3,272,561.88		6,702.62	18,436.51	-11,733.89	3,260,827.99

FUND 0004 CASH BALANCE \$ 3,260,827.99
 FY21 PROJECTS \$ (685,316.35)
 FY22 PROJECTS \$(1,707,085.00)
 AVAILABLE BALANCE \$ 868,426.64

Attachment: FUND 0004 BALANCE (PW: Award a Contract for FY 18/19 CDBG Pedestrian and Safety

09/13/2021 08:15
dcaiettiCity of Hanford, CA
YEAR-TO-DATE BUDGET REPORTP
glytdbud 1

FOR 2021 13				JOURNAL DETAIL 2022 2 TO 2022 2			
ACCOUNTS FOR:	ORIGINAL	TRANFRS/	REVISED	YTD EXPENDED	ENC/REQ	AVAILABLE	PCT
21040000 ACCUM CAPITAL OUTLAY	APPROP	ADJSTMTS	BUDGET			BUDGET	USED
81 CAP ASSETS CIP							
813602 GENERAL/MASTER PLAN UPDATE	0	162,580	162,580	.00	.00	162,579.79	.0%
819650 RUNWAY 14-32 REHAB	0	55,436	55,436	6,829.11	.00	48,607.33	12.3%
819653 DOWNTOWN PEDESTRIAN SAFETY	0	79,541	79,541	32,569.50	.00	46,971.00	40.9%
820603 ENERGY CONSERVATION PROJECTS	0	0	0	452.27	.00	-452.27	100.0%
820627 PAVEMENT TREATMENT VARIOUS S	0	48,631	48,631	58,397.05	.00	-9,765.68	120.1%
820628 COURTHOUSE PARK BATHROOM REN	0	0	0	5,382.94	.00	-5,382.94	100.0%
820631 CITY HALL ROOF RESTORATION	0	0	0	6,039.54	.00	-6,039.54	100.0%
820634 CITY HALL SECURITY PROJECT	0	180,000	180,000	.00	.00	180,000.00	.0%
820636 STREET MEDIAN LANDSCAPE RENO	0	0	0	620.93	.00	-620.93	100.0%
821600 DANGEROUS BLDG ABATEMENT	54,510	0	54,510	8,965.11	.00	45,544.89	16.4%
821601 ADA BLDG MODIFICATIONS	54,510	0	54,510	1,965.11	.00	52,544.89	3.6%
821602 ENERGY CONSERVATION PROJECTS	10,902	0	10,902	393.02	.00	10,508.98	3.6%
821604 FLEET ZONAR INSTALLATION	25,613	0	25,613	17,679.54	.00	7,933.46	69.0%
821605 CITY HALL MEN BATHROOM UPGRA	14,170	0	14,170	509.80	3,614.16	10,046.04	29.1%
821607 ADA PARKS/REC MODIFICATIONS	38,150	0	38,150	18,335.29	.00	19,814.71	48.1%
821611 YAC CONCESSION BLDG RESTORAT	54,510	0	54,510	5,792.97	1,962.50	46,754.53	14.2%
821640 LONGFIELD CENTER RENOVATIONS	54,504	0	54,504	42,614.29	.00	11,889.71	78.2%
821642 DOWNTOWN 2010 PLAN PROJECTS	54,505	0	54,505	29,433.75	.00	25,071.25	54.0%
821644 PAVEMENT TREATMENT VARIOUS S	54,505	0	54,505	1,962.93	.00	52,542.07	3.6%
821647 PAL PARKING LOT	0	0	0	13,230.94	.00	-13,230.94	100.0%
TOTAL CAP ASSETS CIP	415,879	526,188	942,067	251,174.09	5,576.66	685,316.35	27.3%
TOTAL ACCUM CAPITAL OUTLAY	415,879	526,188	942,067	251,174.09	5,576.66	685,316.35	27.3%

FY21 CARRYOVER CAPITAL IMPR PROJECTS = \$685,316.35

Attachment: FUND 0004 BALANCE (PW: Award a Contract for FY 18/19 CDBG Pedestrian and Safety

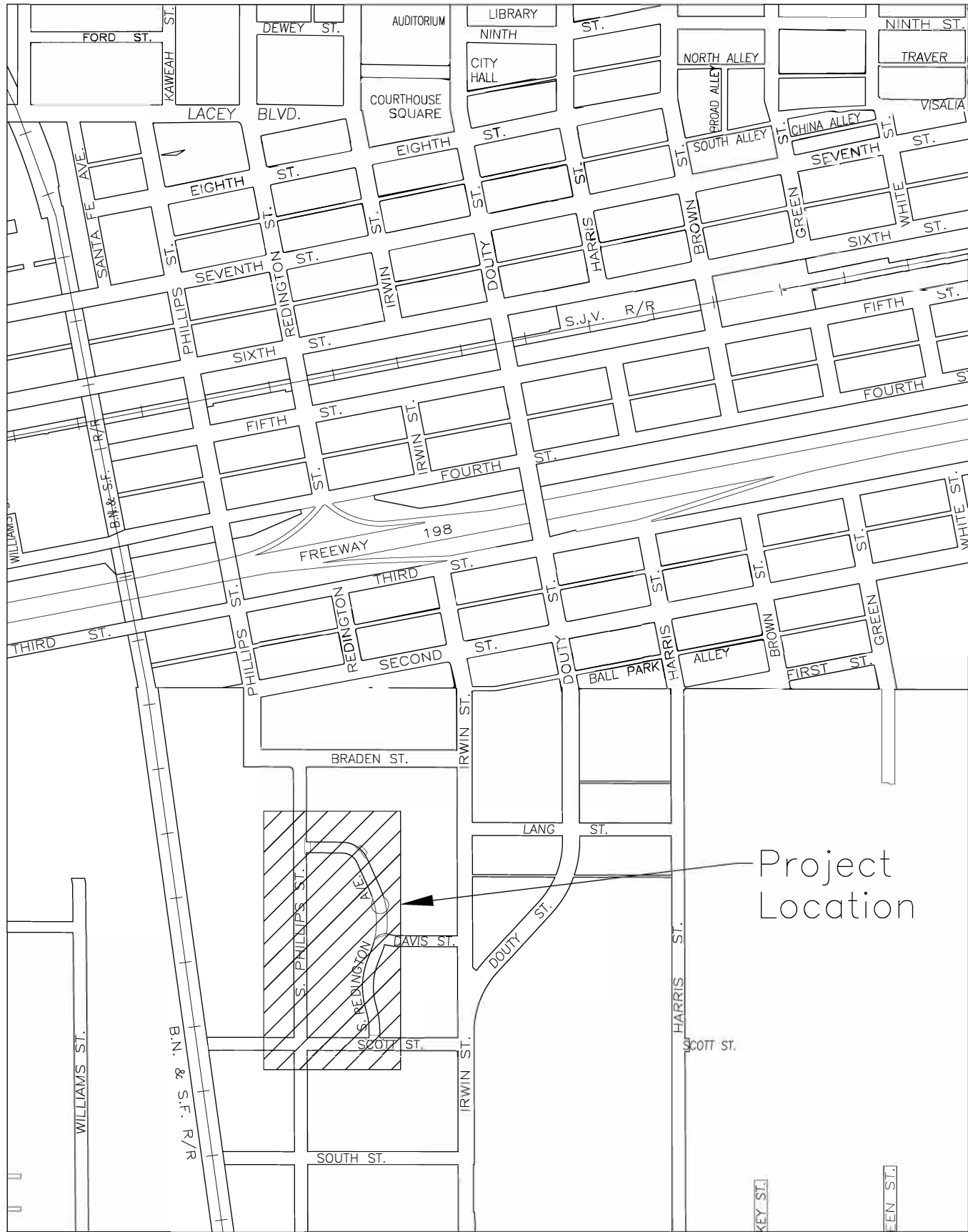
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dcaietti

City of Hanford, CA
YEAR-TO-DATE BUDGET REPORT

P
glytdbud 1

FOR 2022 13				JOURNAL DETAIL 2022 2 TO 2022 2			
ACCOUNTS FOR:	ORIGINAL	TRANFRS/	REVISED	YTD EXPENDED	ENC/REQ	AVAILABLE	PCT USED
21040000 ACCUM CAPITAL OUTLAY	APPROP	ADJSTMTS	BUDGET			BUDGET	
81 CAP ASSETS CIP							
821611 YAC CONCESSION BLDG RESTORAT	0	0	0	1,962.50	-1,962.50	.00	.0%
822600 DANGEROUS BLDG ABATEMENT	52,621	0	52,621	.00	.00	52,621.00	.0%
822601 PUBLIC SAFETY RADIO REPL	684,220	0	684,220	.00	699,105.00	-14,885.00	102.2%
822602 FIRE STA 2 FLOORING REPL	29,470	0	29,470	.00	.00	29,470.00	.0%
822603 FIRE STA 1 FLOORING REPL	29,470	0	29,470	.00	.00	29,470.00	.0%
822604 CIVIC AUD SEWER MAIN REPL	21,780	0	21,780	.00	.00	21,780.00	.0%
822605 CIVIC AUD ROOF REPL	549,874	0	549,874	.00	.00	549,874.00	.0%
822608 CAMERAS PARKS/REC FACILITIES	16,489	0	16,489	.00	.00	16,489.00	.0%
822609 YAC CONCESSION BLDG RESTORAT	270,531	0	270,531	.00	.00	270,531.00	.0%
822637 DOWNTOWN REINVEST ZONE	52,630	0	52,630	.00	.00	52,630.00	.0%
TOTAL CAP ASSETS CIP	1,707,085	0	1,707,085	1,962.50	697,142.50	1,007,980.00	41.0%
TOTAL ACCUM CAPITAL OUTLAY	1,707,085	0	1,707,085	1,962.50	697,142.50	1,007,980.00	41.0%

FY22 CAPITAL IMPR PROJECTS = \$1,707,085.00



Vicinity Map
1" = 300'

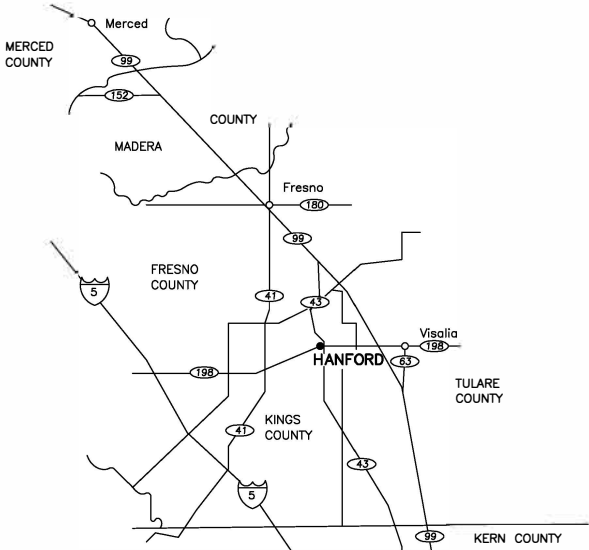


CITY OF HANFORD

DEPT. OF PUBLIC WORKS, ENGINEERING DIVISION

CONTACT INFORMATION

PUBLIC WORKS DIRECTOR/CITY ENGINEER, JOHNATHAN DOYEL (559)585-2571
PUBLIC WORKS DEPUTY DIRECTOR JAMES ROSS (559)585-2567
ENGINEERING MANAGER, LISA DOCK (559)585-2555
UTILITIES SUPERINTENDENT, (559)585-2564
SOUTHERN CALIFORNIA EDISON CO., KENNY SANTIAGO (559)684-3521
AT&T, MIKE WILSON (559) 739-6423
SOUTHERN CALIFORNIA GAS CO., CHAD MUELLER (559) 739-2241
COMCAST, MIKE CORRAL (559)735-2104
LEVEL 3 COMMUNICATIONS (FIBER), BARRY CISNEROS (559)259-1880
USA 811 OR 1-800-642-2444
BNSF, JOHN FLEMING (209)460-6175
PROJECT ENGINEER, LISA DOCK (559) 585-2555



F.Y. 18/19 C.D.B.G. Pedestrian and Safety Lighting Scott Street, Phillips Street, and Redington Street

SHEET INDEX

- 1. Cover Sheet
- 2. Scott Street, from Phillips to Redington
Davis Street, from Redington to Irwin
- 3. Redington Street, from Phillips to End
- 4. Construction Details

N O T E

WHERE UNDERGROUND AND SURFACE STRUCTURES ARE SHOWN ON THE PLANS, THE LOCATIONS, DEPTH, AND DIMENSIONS OF SUCH STRUCTURES ARE BELIEVED TO BE REASONABLY CORRECT BUT ARE NOT GUARANTEED. INFORMATION GIVEN IS NOT TO BE CONSTRUED AS A REPRESENTATION THAT SUCH STRUCTURES WILL, IN ALL CASES, BE FOUND OR ENCOUNTERED JUST WHERE SHOWN OR THAT THEY REPRESENT ALL THE STRUCTURES WHICH MAY BE ENCOUNTERED. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT OR REMOVE ALL STRUCTURES AS THE CASE MAY BE.

THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES INCLUDING THE CITY OF HANFORD FOR FIELD LOCATION OF EXISTING FACILITIES. TELEPHONE UNDERGROUND SERVICE ALERT AT 1-800-642-2444 AND THE CITY OF HANFORD AT 559-585-2570 A MINIMUM OF 48 HOURS PRIOR TO THE START OF ANY WORK.

SHEET
1 OF 4

REGISTERED PROFESSIONAL ENGINEER
LISA A. DOCK
No. 68225
Exp. 9/30/21
CIVIL
STATE OF CALIFORNIA

APPROVED

Lisa Dock
LISA DOCK, ENGINEERING MANAGER P.E. 68225

06/01/2021
APPROVAL DATE

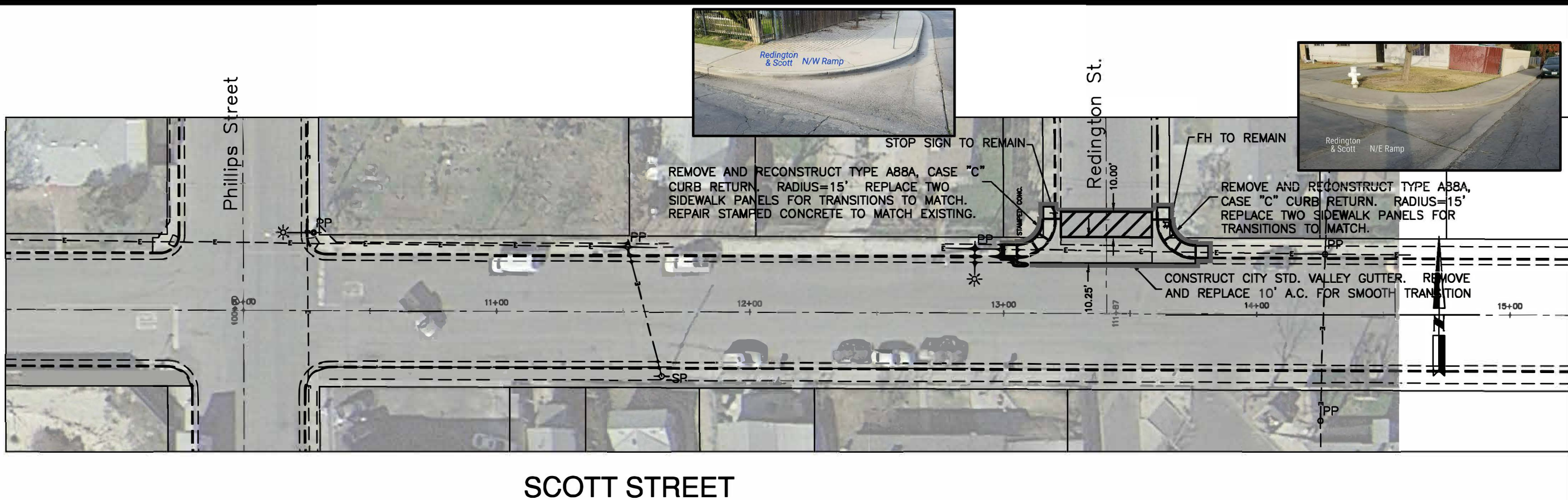


Packet Pg. 66

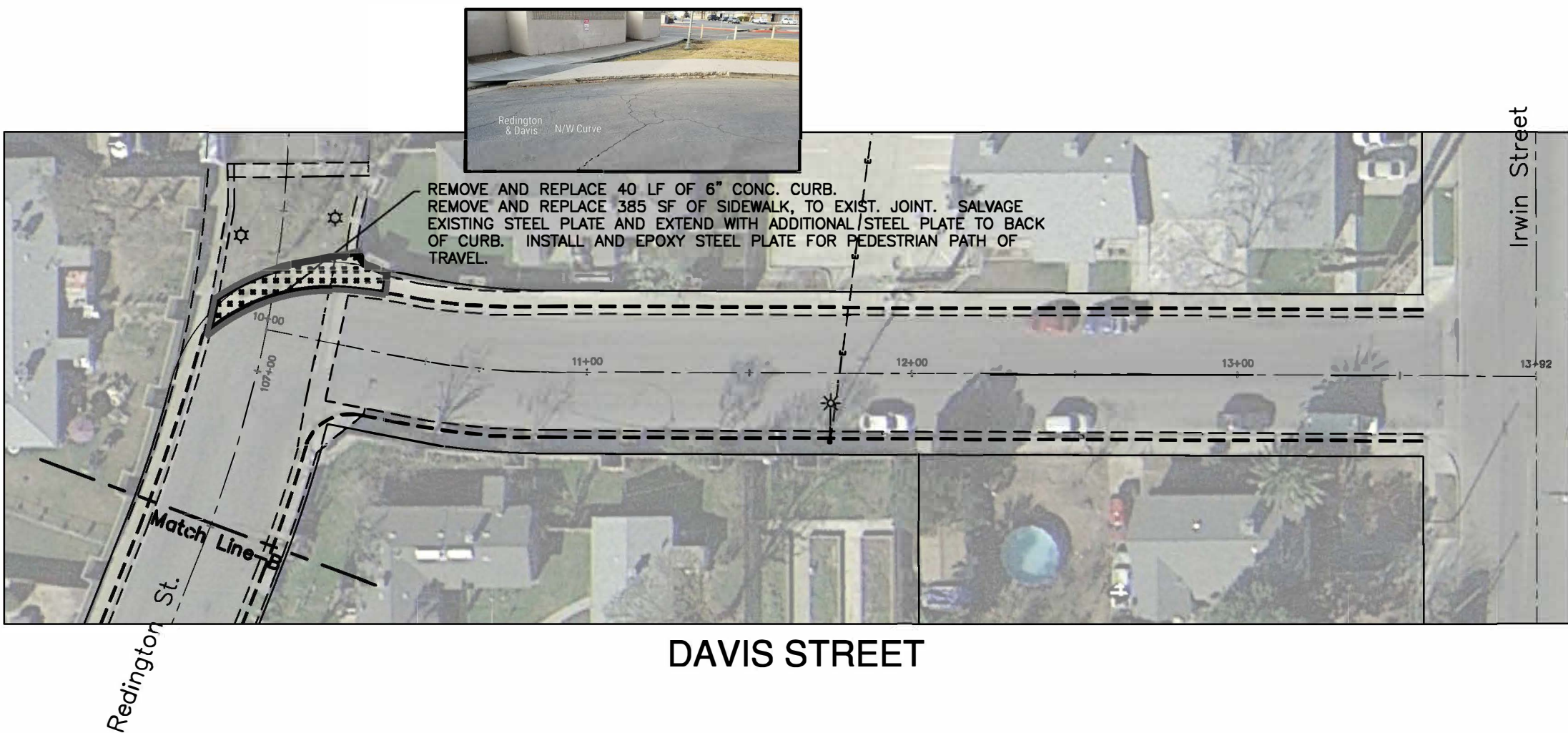
F.Y. 18/19
C.D.B.G. Pedestrian and Safety Lighting
Scott Street, Phillips Street, and Redington Street

CITY OF HANFORD
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
900 S. 10TH AVENUE PH.(559)585-2550

14.F.c

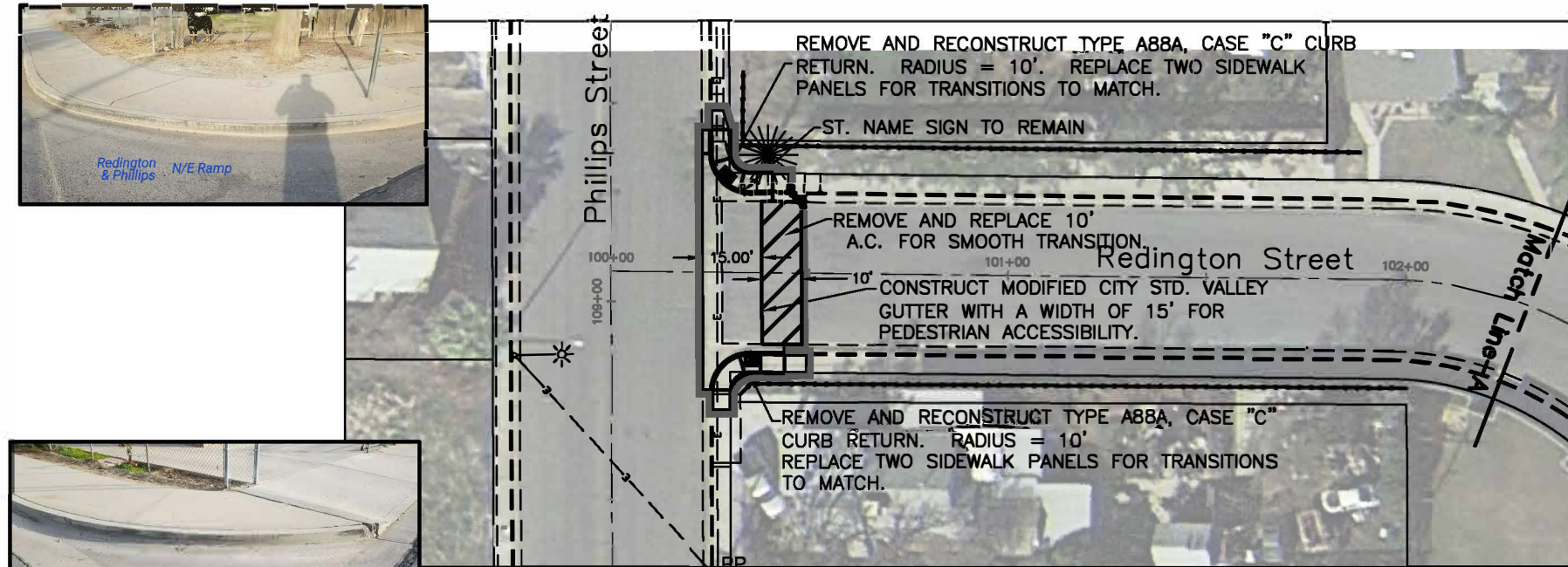


SCOTT STREET

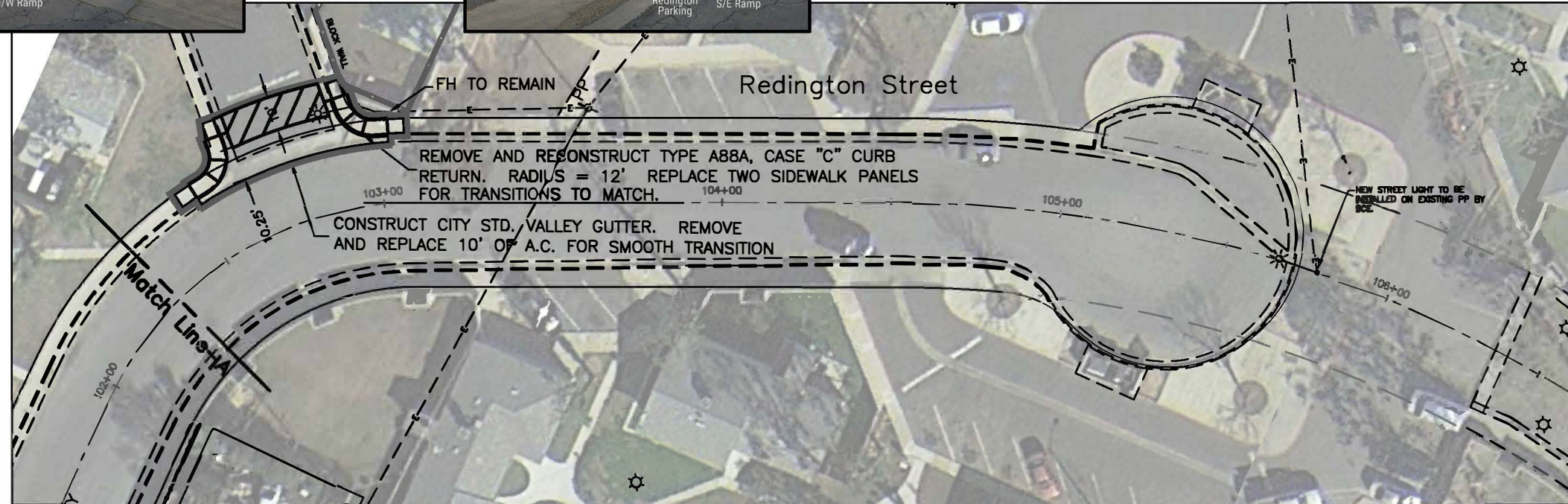


DAVIS STREET

FY 18/19 CDBG PEDESTRIAN AND SAFETY LIGHTING	
SCOTT STREET, from Phillips St. to Redington St.	
DAVIS STREET, from Redington St. to Irwin St.	
CITY OF HANFORD DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION	
CITY OF HANFORD CALIFORNIA	
DESIGNED BY: PROJECT ENGINEER	CHECKED BY: PROJECT ENGINEER
DRAWN BY: L. DOCK	DATE: 4-29-20
JOB No. CDBG 190288	Packet Pg. 67



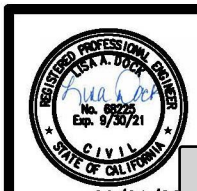
REDINGTON STREET



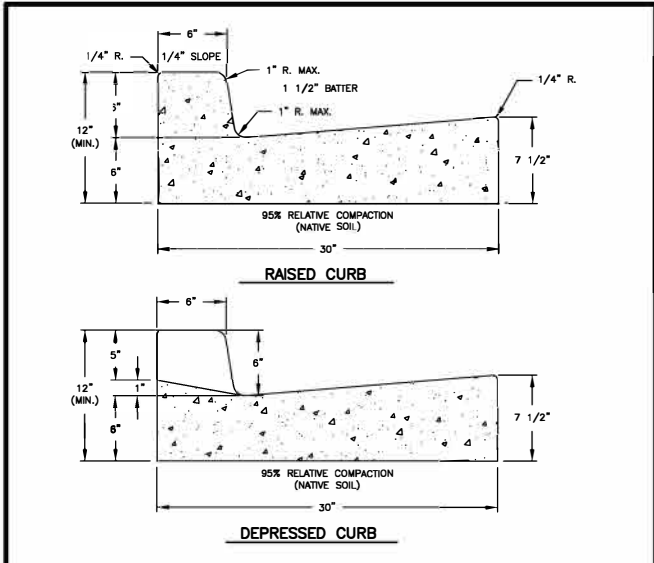
REDINGTON STREET

FY 18/19 CDBG PEDESTRIAN AND SAFETY LIGHTING
REDINGTON STREET, from Phillips St. to End

CITY OF HANFORD
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION



DESIGNED BY	
CHECKED BY	
DRAWN BY	L. DUCK
DATE	4-29-20
JOB No.	CDBG 190288



- NOTES:**
- CONFORM TO EXISTING CURB & GUTTER WIDTH IF GREATER THAN 30".
 - FORMS TO REMAIN FOR A MIN. OF 24 HOURS.
 - WOOD FORMS SHALL HAVE A NORMAL THICKNESS OF 2", EXCEPT ON CURVE CONSTRUCTION WHERE THE THICKNESS SHALL BE DETERMINED BY THE CITY INSPECTOR.
 - MINIMUM GRADE FOR CURB & GUTTER SHALL NEVER BE LESS THAN .0015 SLOPE, EXCEPT CURVE PORTIONS OF CUL-DE-SAC STREETS WHICH SHALL HAVE .0020 SLOPE MINIMUM.
 - 1"x2" LINE & GRADE STAKES ARE TO BE SET 3' FROM FACE OF CURB. STAKE SPACING SHALL BE 25' MAX. FOR A SLOPE OF .0015 AND 30' MAX. FOR SLOPES OF .0020 OR MORE (OR EQUIVALENT CONTROLS).
 - CONCRETE SHALL BE MINIMUM FIVE SACK MIX. (2500 P.S.I. MIN. IN 28 DAYS).
 - SEE CONCRETE NOTES (DRAWING No. CO-32) CITY STANDARD SPECIFICATIONS.

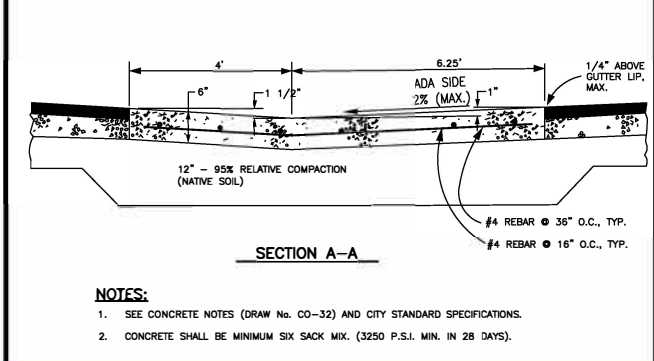
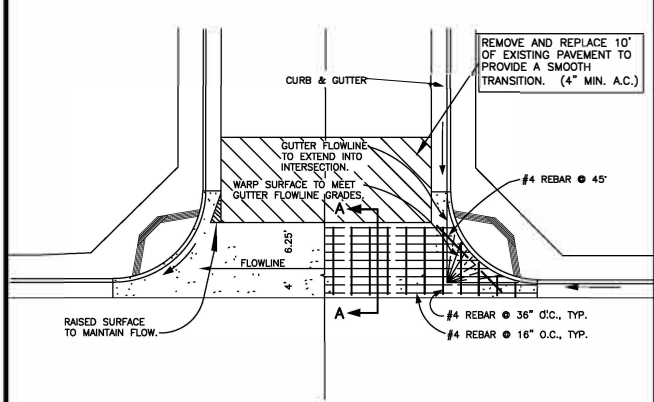
DEPT. OF PUBLIC WORKS CITY OF HANFORD ENGINEERING DIVISION

APPROVED BY: *[Signature]* CITY ENGINEER R.C.E. 062044

REVISED: 04/04/06 DRAWING NO. CO-11

30" CURB AND GUTTER

STANDARD DRAWING



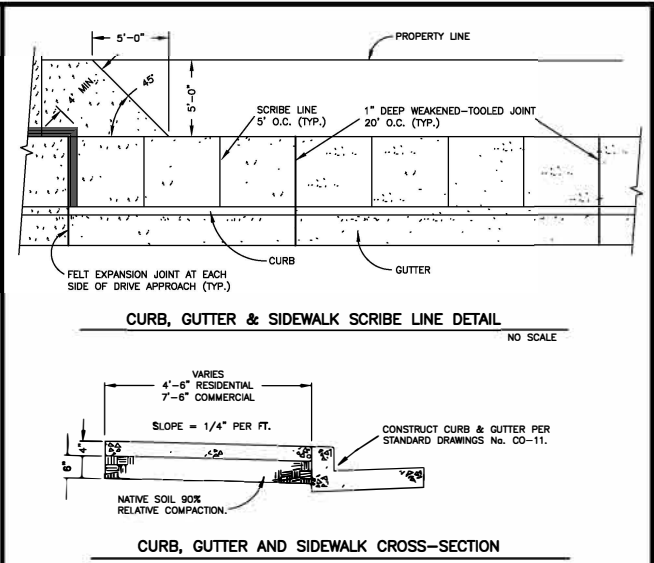
- NOTES:**
- SEE CONCRETE NOTES (DRAW No. CO-32) AND CITY STANDARD SPECIFICATIONS.
 - CONCRETE SHALL BE MINIMUM SIX SACK MIX. (3250 P.S.I. MIN. IN 28 DAYS).

DEPT. OF PUBLIC WORKS CITY OF HANFORD ENGINEERING DIVISION

APPROVED BY: *[Signature]* CITY ENGINEER R.C.E. 062044

REVISED: 4/6/20 DRAWING NO. CO-23

*MODIFIED VALLEY GUTTER



- NOTES:**
- FORMS TO REMAIN FOR A MIN. OF 24 HOURS.
 - WOOD FORMS SHALL HAVE A NOMINAL THICKNESS OF 2", EXCEPT ON CURVE CONSTRUCTION WHERE THE THICKNESS SHALL BE DETERMINED BY THE CITY INSPECTOR.
 - SEE CONCRETE NOTES (DRAWING No. CO-32) AND CITY STANDARD SPECIFICATIONS.
 - EXPANSION JOINTS SHALL BE INSTALLED WITHIN CURVILINEAR SIDEWALKS AT MIN. 60 FEET O.C.
 - CONCRETE SHALL BE MINIMUM FIVE SACK MIX. (2500 P.S.I. MIN. IN 28 DAYS).
 - FOR DOWNTOWN 2010 PLAN AREA SEE DESIGN GUIDELINES FOR SIDEWALK SCORING PATTERN.

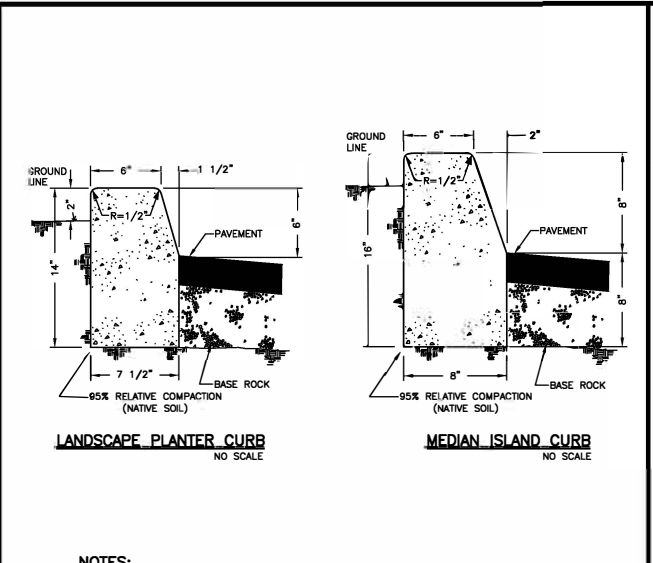
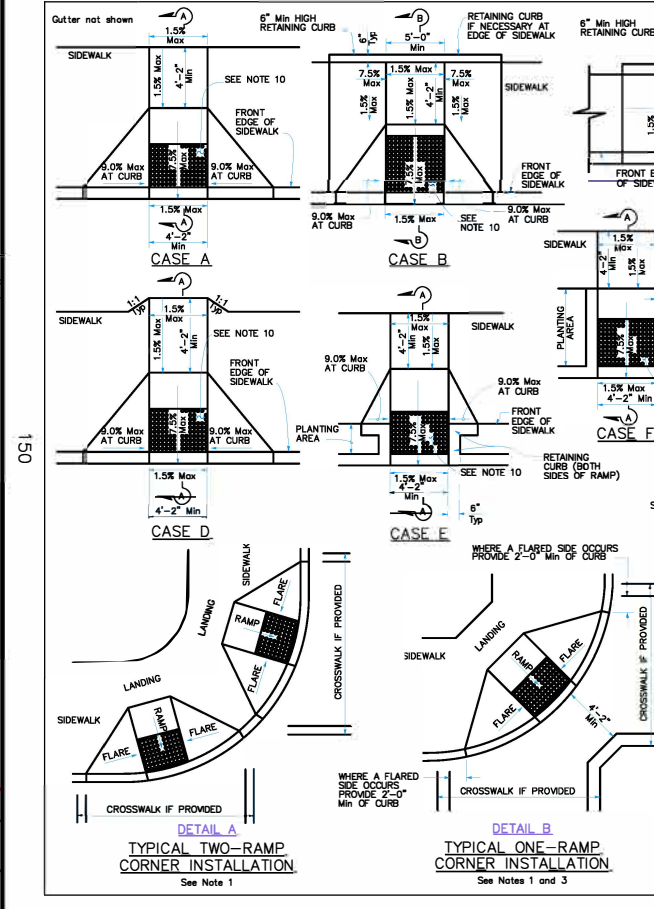
DEPT. OF PUBLIC WORKS CITY OF HANFORD ENGINEERING DIVISION

APPROVED BY: *[Signature]* CITY ENGINEER R.C.E. 062044

REVISED: 04/04/06 DRAWING NO. CO-15

ADJACENT SIDEWALK DETAIL

STANDARD DRAWING



- NOTES:**
- FORMS TO REMAIN FOR A MIN. OF 24 HOURS.
 - WOOD FORMS SHALL HAVE A NOMINAL THICKNESS OF 2" EXCEPT ON CURVE CONSTRUCTION WHERE THE THICKNESS SHALL BE DETERMINED BY THE CITY INSPECTOR.
 - 1"x2" LINE & GRADE STAKES ARE TO BE SET 3' FROM FACE OF CURB.
 - SEE CONCRETE NOTES (DRAWING No. CO-32) AND CITY STANDARD SPECIFICATIONS.
 - WEAKEND PLANE JOINTS SHALL BE CONSTRUCTED AT 20' CENTERS, AND SHALL BE A MIN. DEPTH OF 1" & SHALL BE FINISHED W/ A SCORING TOOL, LEAVING THE EDGES ROUNDED. FILL JOINTS AT BACK OF CURBS WITH EPOXY OR AN APPROVED ALTERNATIVE, TO PROHIBIT DRAINAGE TO PAVED AREAS.
 - CONCRETE SHALL BE MINIMUM FIVE SACK MIX. (2500 P.S.I. MIN. IN 28 DAYS).

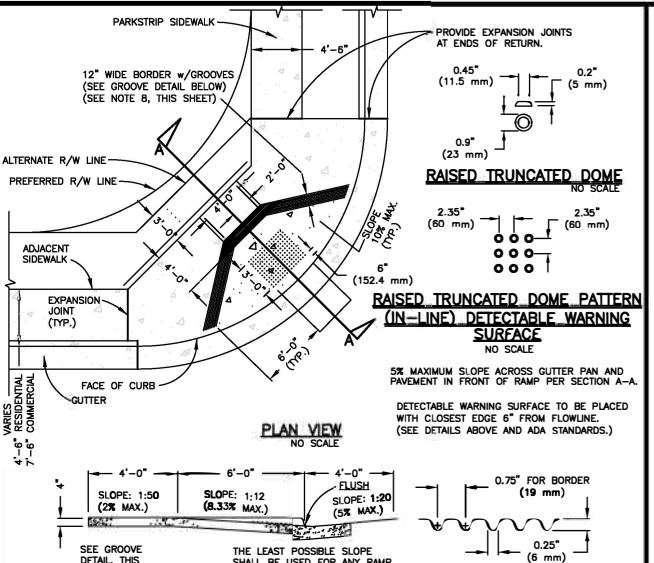
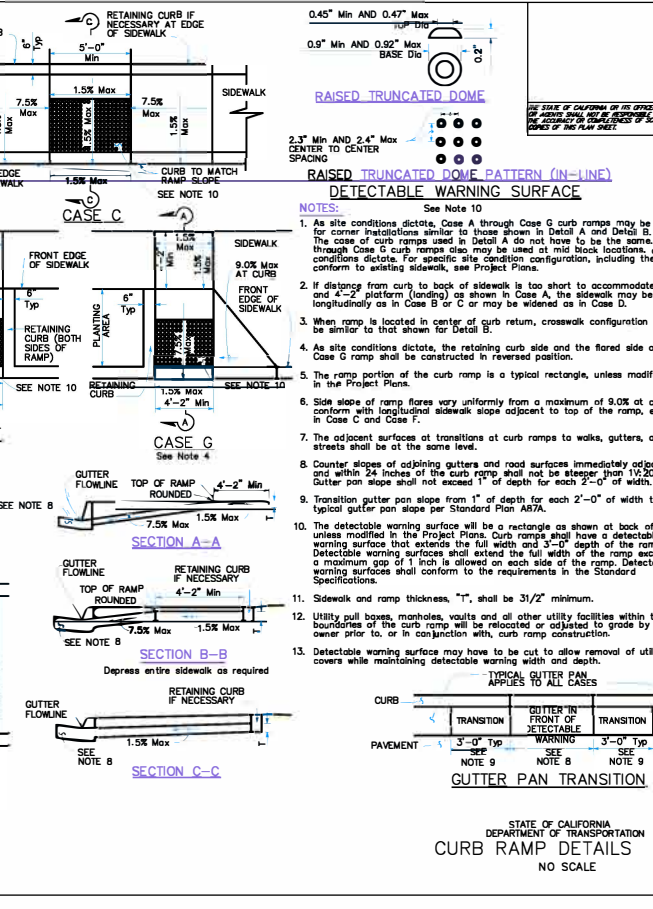
DEPT. OF PUBLIC WORKS CITY OF HANFORD ENGINEERING DIVISION

APPROVED BY: *[Signature]* CITY ENGINEER R.C.E. 062044

REVISED: 04/04/06 DRAWING NO. CO-17

CONCRETE CURB DETAILS

STANDARD DRAWING



- NOTES:**
- RAMPS SHALL HAVE NO ABRUPT CHANGES IN ELEVATION AT ANGLES OF SLOPE.
 - SIDEWALK & RAMP THICKNESS SHALL BE 4". COMPACT SUBGRADE TO 90% MINIMUM.
 - ARTERIAL AND MAJOR COLLECTOR STREET INTERSECTIONS (ARTERIAL-ARTERIAL, ARTERIAL-MAJOR, MAJOR-MAJOR) SHALL HAVE 30' MIN. RADIUS RETURNS WHERE FEASIBLE (CO-21). ALL OTHER STREETS SHALL REQUIRE A 20' MIN. RADIUS RETURN.
 - THERE SHALL BE A 0.20" MIN. ELEVATION CHANGE AROUND A TYPICAL RETURN.
 - FORMS TO REMAIN FOR A MIN. OF 24 HOURS.

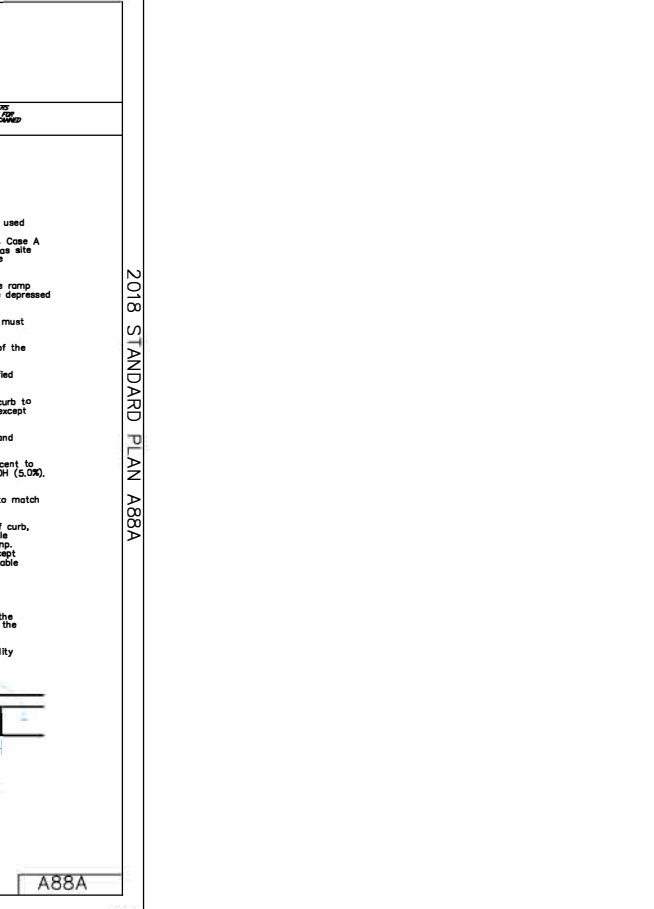
DEPT. OF PUBLIC WORKS CITY OF HANFORD ENGINEERING DIVISION

APPROVED BY: *[Signature]* CITY ENGINEER R.C.E. 062044

REVISED: 04/04/06 DRAWING NO. CO-20

CURB RAMP DETAIL (20 FOOT RADIUS RETURN)

STANDARD DRAWING



DATE: _____

REVISIONS: _____

NO. _____

14.F.c

FY 18/19 CDBG PEDESTRIAN AND SAFETY LIGHTING PROJECT

CONSTRUCTION DETAILS

CITY OF HANFORD

ENGINEERING DIVISION

DESIGNED BY: _____

PROJECT ENGINEER

CHECKED BY: _____

UTILITY SUPERINTENDENT

DRAWN BY: L. DOCK

DATE: 4-29-20

JOB No. 819613

Packet Pg. 69



AGENDA STAFF REPORT

MEETING DATE: 9/21/2021	AGENDA SECTION: A
--------------------------------	--------------------------

SUBJECT:

City Attorney: Adoption of Resolution of Necessity 21-__-R for APN 001-040-015 (the “Property”) authorizing the City Attorney to take the steps necessary to finalize the acquisition of the property (Arthur Delgado Eminent Domain) for the widening of 12th avenue by the City (the “Project”).

RECOMMENDATION:

That the City Council, by motion, Adopt the Resolution of Necessity 21-__-R for APN 001-040-015 (the “Property”) authorizing the City Attorney to take the steps necessary to finalize the acquisition of the property for the widening of 12th avenue by the City (the “Project”).

BACKGROUND:

The City Attorney set the September 21, 2021 meeting as the date for consideration of the Resolution of Necessity in connection with the Project.

The City desires to widen 12th Avenue to account for expansion to the South with future development and the widening of 12th Avenue would be a necessary safety improvement. The City desires to acquire a portion of the Property for this widening.

Negotiations with the property owner have not been successful. Monetary encumbrances have also been discovered on the property including a state tax lien, a deed of trust, and a UCC-1 financing statement. Eminent domain is necessary to ensure that the City receives clear title to the portion of the property that is acquires.

In preparation for the acquisition of the needed properties, the City did prepare two appraisals for the Property and made statutory offers to the affected property owners. These steps were taken to ensure compliance with all applicable laws.

It is important to note that this hearing, by law, is not conducted to discuss or in any way address the compensation for the land that will be needed for completion of the Project. This hearing is held to have the Council make the necessary findings and establish by resolution the public necessity for the Project and consequently for the identified parcels needed to complete the project. Any public testimony or council discussion regarding the value of the properties would be inappropriate.

The attached Resolution of Necessity must be passed by 2/3 vote of council (or 4 of 5 in favor) and would authorize the City Attorney to initiate an Eminent Domain process, if necessary, to secure the parcels for the desired parking lot. Such process would require a complaint to be filed in Superior Court along with a deposit equal to the fair market value appraisal obtained by the City for the subject property. The total fair market value for the Property is \$15,400.00. City would also request an order of immediate possession from the court, which would provide the City with the ability to take possession of the Property before the Eminent Domain court proceedings have been completed.

FISCAL IMPACT:

Fair market value as identified in the appraisal would be offered for the property.

ATTACHMENTS:

Resolution of Necessity

FISCAL IMPACT:

ATTACHMENTS:

Delgado Resolution 21-41-R
Exhibits

RESOLUTION 21-4-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
HANFORD APPROVING THE ACQUISITION OF AN
INTEREST IN PROPERTY FOR THE 12th AVENUE
WIDENING PROJECT

THE CITY COUNCIL OF THE CITY OF HANFORD (the “Council”), by vote of two thirds or more of its members, FINDS, DETERMINES, DECLARES AND RESOLVES as follows:

WHEREAS, the City of Hanford (the “City”) has adopted a project to widen and improve 12th Avenue south of Springcrest Street. The project will result in an additional travel lane, new curb, gutter, sidewalk, and street lighting improvements providing greater safety and convenience for the public (the “Project”); and

WHEREAS, the City intends to carry out and make effective the principal purpose pursuant to Code of Civil Procedure §1240.120(a), and in connection with the Project, acquire interest in certain real property more specifically described in Exhibit A to this resolution. The stated public use is a function of the City; and

WHEREAS, the City is authorized to acquire the interests in the property described in Exhibit A herein and exercise the power of eminent domain for the public use set forth herein in accordance with the California Constitution and the California Eminent Domain Law, Code of Civil Procedure §1230.010 et. seq. and pursuant to California Government Code §37350.5 and §38730 and Code of Civil Procedure §1240.125; and

WHEREAS, the interest in the property to be acquired consists of fee simple. The property to be acquired is described and shown in Exhibit A, attached hereto and incorporated herein by reference, together a map thereof; and,

WHEREAS, on August 10, 2021, there was mailed a “Notice of Intent” regarding Adoption of a Resolution of Necessity to Acquire Property by Eminent Domain (“Notice of Intent”) of the interest in the real property described in Exhibit A herein, which Notice of Intent is attached hereto

as Exhibit B and is incorporated herein by this reference. Said Notice of Intent was mailed to all persons whose names appear on the last equalized County Assessment Roll. Said Notice of Intent advised said persons of their right to be heard on the matter referred to therein on the date and at the time and place stated therein; and,

WHEREAS, the hearing set out in said Notice of Intent was held on September 7, 2021 at the time and place stated herein, and all interested parties were given an opportunity to be heard following which the hearing was closed.

NOW, THEREFORE, based upon the evidence presented, this Council by vote of two-thirds or more of its members, further FINDS, DETERMINES, DECLARES AND RESOLVES each of the following:

1. The public interest and necessity require the Project.
2. The Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury.
3. The property described herein in Exhibit A is necessary for the Project.
4. The offer required by §7267.2(a) of the Government Code, together with the accompanying statement of and summary of the basis for the amount established as just compensation, was made to the owner or owners of record, which offer and accompanying statement/summary were in a form and contained all of the factual disclosures provided by Government Code §7267.2(a).
5. All conditions and statutory requirements necessary to exercise the power of eminent domain (“the right to take”) to acquire the interest in the property described herein have been complied with by the City.
6. The City Attorney is hereby AUTHORIZED and EMPOWERED:
 - a. To acquire in the name of the City, by condemnation, the interest in the property described in Exhibit A, attached hereto and incorporated herein by this reference, in accordance with the provisions of the California Eminent Domain Law and the Constitution of California.
 - b. To acquire the property in fee simple absolute unless a lesser estate is described in Exhibit A herein.

- c. To prepare or have prepared and to prosecute or to retain counsel to prosecute in the name of the City such proceedings in the proper court as are necessary for such acquisition.
- d. To deposit the probable amount of compensation, based on an appraisal, and if needed to apply to said court for an order permitting the City to take immediate possession and use of said property for said public uses and purposes.

I HEREBY CERTIFY that the foregoing Resolution was passed and adopted by the Council of the City of Hanford at a special meeting thereof held on September 21, 2021, by the following vote:

COUNCIL MEMBERS: RAMIREZ, SHARP, MORROW, BRIENO, SULTRAY

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

FRANCISCO RAMIREZ
MAYOR of the City of Hanford

ATTEST:

NATALIE CORRAL
CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF KINGS) ss
CITY OF HANFORD)

I, Natalie Corral, City Clerk of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the 21st day of September, 2021.

Date: _____

City Clerk

EXHIBIT "A"**LEGAL DESCRIPTION**

A PORTION OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL TOWNSHIP PLATS THEREOF, IN THE CITY OF HANFORD, COUNTY OF KINGS, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 17.00 FEET OF THE EAST 42 FEET OF THE SOUTH 184.58 FEET OF THE EAST 236.00 FEET OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTH 40.00 ACRES OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 3.

CONTAINING 3,138 SQUARE FEET, MORE OR LESS.

ATTACHED HERETO IS A PLAT LABELED EXHIBIT "A-1" AND BY THIS REFERENCE MADE A PART HEREOF.



EXHIBIT "A-1"

HANFORD-ARMONA ROAD

NE COR.
SEC. 3-19/21

2028.35'±

S89° 15' 25"E 236.00'

L.S.P. 24-69
K.C.R.

N00° 00' 00"E 184.58'

L.S.P. 19-7
K.C.R.

APN: 011-040-015

3138 SQ. FT.

EXISTING 25'
RIGHT-OF-WAY

12TH AVENUE

N00° 00' 00"E 184.58'

S00° 00' 00"E 184.58'

SOUTH LINE OF THE S 1/2 OF THE N
1/2 OF THE SOUTH 40 ACRES OF THE
E 1/2 OF THE NE 1/4 OF SEC 3-19/21

N89° 15' 25"W 236.00'

L.S.P. 25-67
K.C.R.

E 1/4 COR.
SEC. 3-19/21

650.01'±



0 25 50
SCALE: 1"=50'



CIVIL ENGINEER
ZUMWALT
HANSEN &
LAND SURVEYORS

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

**17' WIDE ACQUISITION FOR
ROAD PURPOSES
for
THE CITY OF HANFORD**

Job No. 0769214
Drawn By: MO
Checked By: RR
Indexed By:
Date: 5/19/2021

Sheet No.

1 of 1

EXHIBIT B

Attachment: Exhibits (Arthur Delgado Property Eminent Domain)

Robert M. Dowd*
 Robert W. Gin*†
 Jim D. Leet
 Jeffrey L. Levinson*
 Raymond L. Carlson
 Ty N. Mizote*
 Michael R. Johnson*
 Mario U. Zamora*
 Megan N. Dodd
 Christina G. Di Filippo
 Sebastian L. Silveira
 Luke V. Stempniak

*A Professional Corporation
 †Of Counsel

GRISWOLD LASALLE

COBB DOWD & GIN LLP

ATTORNEYS
 A California Limited Liability Partnership Including Professional Corporations

111 E. SEVENTH STREET
 HANFORD, CA 93230

Telephone: (559) 584-6656
 www.griswoldlasalle.com
 Facsimile: (800) 948-6085
 zamora@griswoldlasalle.com

August 13, 2021

Lyman D. Griswold
 (1914-2000)

Michael E. LaSalle
 (Retired)

Steven W. Cobb
 (1947-1993)

VIA U.S. MAIL

Arthur Delgado
 11400 12th Ave
 Hanford, CA 93230

Re: *Purchase of APN 001-040-015*

Dear Arthur:

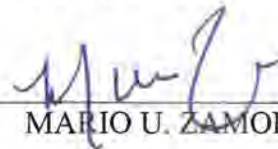
Pursuant to Government Code §7267 et seq., the City of Hanford ("City") made an offer to acquire a portion of the property known as APN 001-040-015 and described in the enclosed formal offer letter dated August 3, 2021 for the amount of \$15,400.00. This amount was determined based on the appraisal summary sheet included in the formal offer.

The City's property acquisition representative has been working diligently to complete the acquisition of the property since the date of the formal offer. If an agreement cannot be reached soon, the City will exercise its right to begin the eminent domain process.

Please be advised that if an agreement cannot be reached, the City of Hanford will hold a hearing on September 7, 2021 at 7:00 pm in the City Council Chambers located at 400 N. Douty St. Hanford, CA 93230, to consider the adoption of a resolution of necessity for the required property rights. You have a right to be heard at the hearing if you notify our office within fifteen (15) days of the date of this correspondence. The City is willing to continue working on this issue up to the meeting time identified above.

Sincerely,

GRISWOLD, LaSALLE, COBB,
 DOWD & GIN, LLP

By: 

MARIO U. ZAMORA

MUZ\sv

Attachment: Exhibits (Arthur Delgado Property Eminent Domain)



CITY OF HANFORD

Department of Public Works

900 South 10th Ave. • HANFORD, CA 93230-5234 • (559) 585-2550

Arthur E. Delgado
11400 12th Avenue
Hanford CA, 93230

August 3, 2021

Re: 12th Ave Widening from Springcrest St. to 500FT South: Purchase of APN: 001-040-015

Mr. Delgado,

Enclosed is a copy of the second appraisal, Purchase and Sale Agreement with the City's last, best, and final offer, and a pamphlet containing information on eminent domain. The City has exhausted all remedies available to acquire the land less proceeding with condemnation.

Please contact me at (559) 585-2562 or tdihel@cityofhanfordca.com with any questions you may have.

Sincerely,

Taylor C. Dihel, PE
Associate Engineer

Attachment: Exhibits (Arthur Delgado Property Eminent Domain)

PARCEL NO.: 011-040-015

PROJECT: City of Hanford – 12th Ave Widening from Springcrest Street South 500 Feet

OWNER: Arthur E. Delgado

PURCHASE AND SALE AGREEMENT

THIS AGREEMENT is made and entered into by and between

Arthur E. Delgado

(hereinafter called “Grantor”), and

The City of Hanford, a Municipal Corporation,

(hereinafter called “City”).

Instruments in the form of a Grant Deed (“Deed”) covering the property particularly described therein (“Property”), will be executed concurrently with this Agreement and delivered to City representatives.

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

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

2. The City shall:

A. PAYMENT - Pay to the order of the Grantor the sum of \$15,400.00 as consideration in full for the Property, for the loss, replacement and moving of any improvements, and for entering into this Agreement. Said sum shall be paid when title to the Property has vested in City free and clear of all liens, encumbrances, assessments, easements and leases recorded or unrecorded, except for recorded public utility easements and public right of way.

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

C. MISCELLANEOUS COSTS - Pay any escrow, title insurance, and recording fees incurred in this transaction.

D. CLEARANCE OF BONDS, ASSESSMENTS, OR DELINQUENT TAXES - Have the authority to deduct and pay from the amount shown in Clause 2.A. above any amount necessary to satisfy any bond demands and delinquent taxes due in any year except the year in which the Deeds record, together with penalties and interest thereon, and/or delinquent and unpaid non-delinquent assessments which have become a lien as of the date of recordation of the Deeds.

E. CONSTRUCTION AND RESTORATION – The City shall, upon completion of construction, generally restore Grantor's remaining real property to a comparable or better condition than that which existed prior to City's project construction, to the extent reasonably practical. At no expense to the Grantor and at the time of construction, City will reconnect Grantor's existing driveway(s) to the adjacent public road at their present location and will relocate any impacted fences to the new right of way line. Upon completion of construction of said driveway(s), it/they will be considered as an encroachment under permit onto the adjacent public road, and is/are to be maintained, repaired and operated as such by Grantor in accordance with and subject to the laws, rules, and regulations of the public entity controlling said road.

Permission is hereby granted to City or its authorized agent to enter on Grantor's land to conform and reconnect Grantor's driveway(s) and relocate any fences as described herein. Grantor understands and agrees that after completion of the work described, said driveway(s) and fences will be considered as Grantor's sole property and Grantor will be responsible for their future maintenance and repair.

F. INDEMNIFICATION - Indemnify and hold harmless Grantor from any and all claims, damages, costs, judgments, or liability proximately caused by City or its officers, employees, or agents specifically arising from City construction and restoration work on the Property.

3. The Grantor:

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

B. LEASE INDEMNIFICATION - Warrants there are no oral or written leases on all or any portion of the Property, or if there are such leases, Grantor agrees to hold the City harmless and reimburse City for any and all of its losses and expenses occasioned by reason of any lease of said Property held by tenant of Grantor.

C. PERMISSION TO ENTER - Hereby grants to the City, its agents and contractors, permission to enter the Property prior to the close of escrow for the purposes of preparation for the construction of the City's facilities, subject to all applicable terms and conditions contained in this Agreement and the associated Deed.

D. TITLE INDEMNITY AND WARRANTY - In consideration of the City waiving the requirements to clear any defects and imperfections in all matters of record title, the Grantor indemnifies and holds the City harmless from any and all claims that other parties may make or assert on the title to the Property. Grantor's obligation to indemnify the City shall not exceed the amount paid to the Grantor under this Agreement. Grantor hereby represents and warrants that he/she/they are the sole vested owners of the Property, holding all ownership and possessory rights, and are the authorized signatories to grant the rights referenced in this Agreement without conflict or claims from other parties.

E. HAZARDOUS SUBSTANCES - Represents and warrants, to the best of Grantor's knowledge, and after reasonable inquiry, the following:

During Grantor's ownership of the Property, Grantor knows of no disposal, releases, or threatened releases of hazardous substances on, from, or under the Property or Grantor's remaining adjacent property. Grantor further represents and warrants that Grantor has no knowledge of disposal, release, or threatened release of hazardous substances on, from, or under the Property, or Grantor's remaining adjacent property, which may have occurred prior to Grantor's ownership.

There is no pending claim, lawsuit, agency proceeding, or any administrative challenge concerning the presence or use of hazardous substances on or within the Property or Grantor's remaining adjacent property.

Grantor has not used the Property, or Grantor's remaining adjacent property, for any industrial operations that use hazardous substances. Grantor is not aware of any prior use of such property. Grantor has not installed any underground storage tanks, above ground storage tanks, barrels, sumps, impoundments or other containers used to contain hazardous substances on any part of the Property or Grantor's remaining adjacent property. Grantors are not aware of any such prior installations. The purchase price of the Property being acquired reflects the fair market value of the Property without the presence of contamination. If the Property is found to be contaminated by the presence of hazardous substances which require mitigation under Federal or State law, City may elect to recover its cleanup costs from those who caused or contributed to the contamination.

F. TAX REPORTING AND WITHHOLDING - The Foreign Investment in Real Property Tax Act of 1980 ("FIRPTA"), as amended by the Tax Reform Act of 1984, places special requirements for tax reporting and withholding on the parties to a real estate transaction where the transferor (Grantor) is a non-resident alien or non-domestic corporation or partnership, or is a domestic corporation or partnership controlled by a non-resident or non-resident corporation or partnership. In accordance with the provisions of Section 1445 of the Internal Revenue Code of 1954, as amended, and any regulations promulgated thereunder, Grantor shall execute an affidavit under penalty of perjury setting forth Grantor's name, address, federal tax identification number, and certifying whether Grantor is a "foreign person" in accordance with the provisions of the Internal Revenue Code. Further, tax withholding may be required in accordance with the California Revenue and Taxation Code Section 18662. It is specifically understood and agreed by Grantor that closing of this escrow is subject to, and contingent upon, deposit into escrow of a FIRPTA Affidavit of Non-Foreign Status and a California Form 593-C,

Real Estate Withholding Certificate and associated required paperwork, completed and signed by Grantor, and Escrow Agent is hereby authorized and instructed to withhold from Grantor's proceeds amounts so required by these laws and to forward any amounts withheld to the appropriate taxing authority.

4. The Parties agree:

A. ESCROW - At City's option, to open an escrow in accordance with this Agreement at an escrow company of City's choice. Opening an escrow shall be at City's sole discretion and City may decide to process this transaction without the use of an escrow agent. However, if an escrow agent is utilized, this Agreement constitutes the joint escrow instructions of City and Grantor, and the escrow agent to whom these instructions are delivered is hereby empowered to act under this Agreement. The parties hereto agree to do all acts necessary to close this escrow in the shortest possible time.

If an escrow is utilized, as soon as possible after opening of escrow, City will deposit the executed Deeds by Grantor, with Certificate of Acceptance attached, with the escrow agent on Grantor's behalf. City agrees to deposit the purchase price upon demand of escrow agent. City and Grantor agree to deposit with escrow agent all additional instruments as may be necessary to complete this transaction. All funds received in this escrow shall be deposited with other escrow funds in a general escrow fund account(s) and may be transferred to any other such escrow trust account in any State or National Bank doing business in the State of California. All disbursements shall be made by check or wire transfer from such account.

Any taxes which have been paid by Grantor, prior to opening of this escrow, shall not be pro-rated between City and Grantor, but Grantor shall have the sole right after close of escrow, to apply to the County Tax Collector of said County for any refund of such taxes which may be due Grantor for the period after City's acquisition.

- i) ESCROW AGENT DIRECTIVES - Escrow Agent is authorized to, and shall:
 - a) Pay and charge Grantor for any unpaid delinquent taxes and/or any penalties and interest thereon, and for any delinquent assessments or bonds against that portion of Grantor's property subject to this transaction as required to convey clear title.
 - b) Pay and charge City for any escrow fees, charges and costs payable under Paragraph 2.C. of this Agreement;
 - c) Disburse funds and deliver Deeds when conditions of this escrow have been fulfilled by City and Grantor.
 - d) Following recording of Deeds from Grantor, if requested by City, provide City with a CLTA Standard Coverage Policy of Title Insurance in the amount of

\$15,400.00 issued by Title Company of City's choice showing that title to the Property is vested in City, subject only to the following exceptions, and the printed exceptions and stipulations in said policy:

- 1) Real Property Taxes for the fiscal year in which escrow closes;
 - 2) Public utility easements and public rights of way;
 - 3) Other items that may be approved in writing by City in advance of the close of escrow.
- ii) CLOSE OF ESCROW - The term "close of escrow", if and where written in these instructions, shall mean the date necessary instruments of conveyance are recorded in the office of the County Recorder. Recordation of instruments delivered through this escrow is hereby authorized.

B. MISCELLANEOUS REALTY ITEMS ACQUIRED - Payment in Clause 2.A. includes, but is not limited to, payment for landscaping, fencing, irrigation, concrete walkways, concrete driveway and gravel, which are considered to be part of the realty and are being acquired by City in this transaction.

C. JUDGMENT IN LIEU OF DEED - In the event Grantor does not deliver title in a reasonable time under the terms of the Agreement, the City may file an action in eminent domain to pursue the acquisition of the Property, and this Agreement shall constitute a stipulation which may be filed in said proceedings as final and conclusive evidence of the total amount of damages for the taking, including all of the items listed in Section 1260.230 of the Code of Civil Procedure, regarding said property rights.

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

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

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

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

H. ELECTRONIC AND FACSIMILE SIGNATURES - In the event that the parties hereto utilize electronic or facsimile documents which include signatures, such documents shall be accepted as if they bore original signatures provided that documents bearing ORIGINAL SIGNATURES are provided following transmittal of the electronic or facsimile signature. Documents for recordation by the Clerk Recorder must contain original signatures.

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

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

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

GRANTOR:
Arthur E. Delgado

By: _____
Arthur E. Delgado

Date: _____

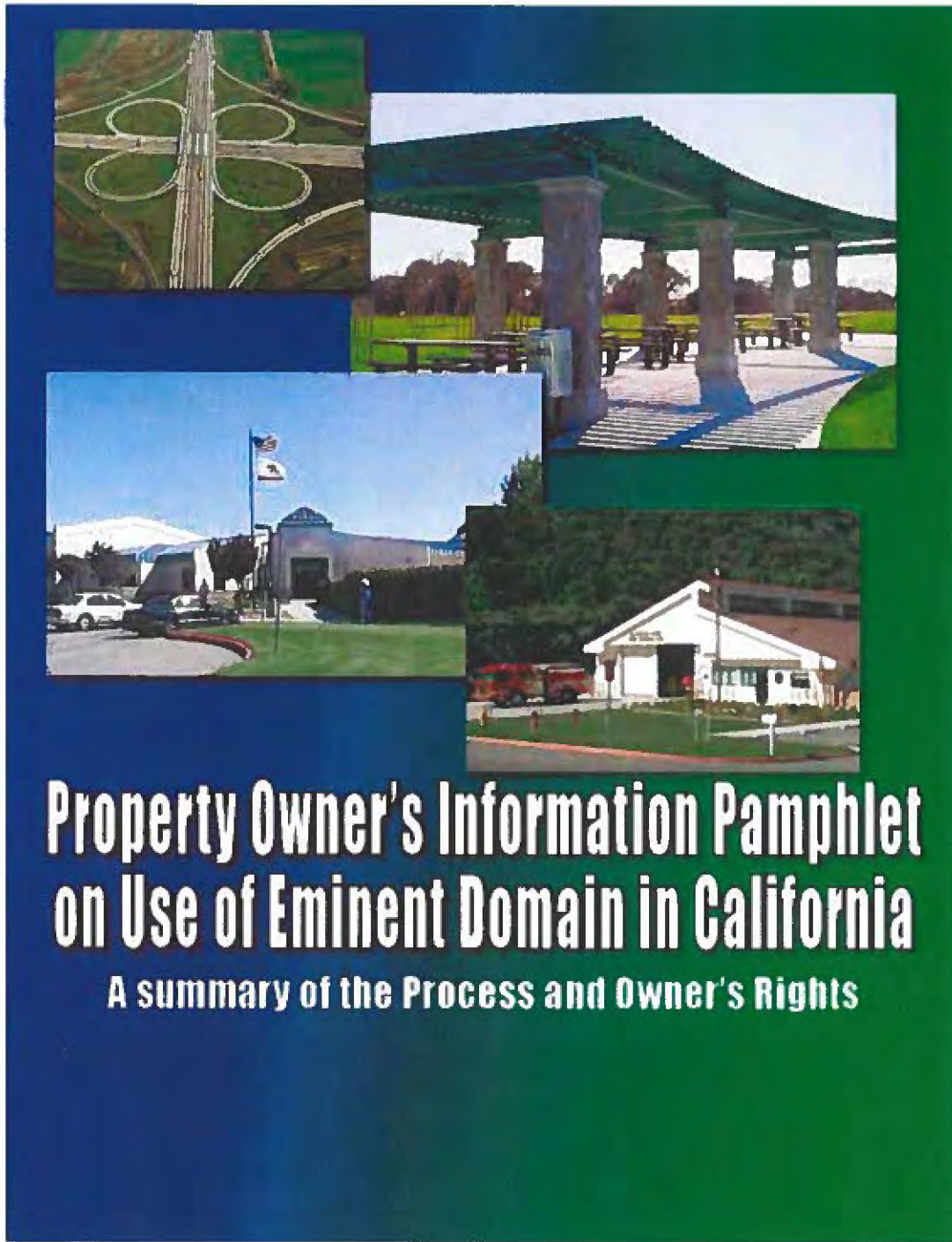
GRANTOR'S ADDRESS:
Arthur E. Delgado
11400 12th Avenue
Hanford, CA 93230

CITY OF HANFORD

By: _____
Name:
Title:

Date: _____

MAILING ADDRESS OF CITY:
The City of Hanford
Public Works Department
900 S. 10th Avenue
Hanford, CA 93230



Property Owner's Information Pamphlet on Use of Eminent Domain in California

A summary of the Process and Owner's Rights

Attachment: Exhibits (Arthur Delgado Property Eminent Domain)

ABOUT THE EMINENT DOMAIN PAMPHLET

SB 698 which went into effect on January 1, 2008, requires that every property owner who is the subject of an eminent domain action must be given an “informational pamphlet” outlining the property owner’s rights under the Eminent Domain Law of California.

This pamphlet has been put together through the efforts of the following organizations:

League of California Cities

California State Association of Counties

Association of California Water Agencies

California Special Districts Association

California Redevelopment Association

EMINENT DOMAIN – Information Pamphlet (SB 698)

I. Introduction

Eminent domain is the power of the government to purchase private property for a "public use" so long as the property owner is paid "just compensation." Whenever possible, [condemning agency] tries to avoid use of the eminent domain power, exercising it only when it is necessary for a public project. The decision to acquire private property for a public project is made by the [condemning agency] only after a thorough review of the project, which often includes public hearings.

This pamphlet provides general information about the eminent domain process and the rights of the property owner in that process.¹

- **What is a "public use"?**

A "public use" is a use that confers public benefits, like the provision of public services or the promotion of public health, safety, and welfare. Public uses include a wide variety of projects such as street improvements, construction of water pipelines or storage facilities, construction of civic buildings, redevelopment of blighted areas, and levee improvements to increase flood protection. Some public uses are for private entities, such as universities, hospitals and public utilities, which serve the public.

- **What is "just compensation"?**

Just compensation is the **fair market value** of the property being acquired by the government. The state law definition of fair market value is "the highest price on the date of valuation that would be agreed to by a seller, being willing to sell but under no particular or urgent necessity for so doing, nor obliged to sell, and a buyer, being ready, willing, and able to buy but under no particular necessity for so doing, each dealing with the other with full knowledge of all the uses and purposes for which the property is reasonably adaptable and available."

II. The Eminent Domain Process and the Property Owner's Rights

The eminent domain process begins with a public use project. When selecting a project location, the goal is to render the greatest public good and the least private injury or inconvenience. If it is determined that all or a portion of your property may

¹ This pamphlet reflects the current law as of January 1, 2008. However, the information in this pamphlet is not, nor should it be construed as, legal advice. You should consult with qualified legal counsel regarding your specific situation rather than relying on this pamphlet as legal advice.

be necessary for a public use project, the [condemning agency] will begin the appraisal process to determine the property's fair market value.

- **How is the fair market value of my property determined?**

The [condemning agency] will retain an independent, accredited appraiser familiar with local property values to appraise your property. The appraiser will invite you to accompany him or her during an inspection of your property. You may give the appraiser any information about improvements and any special features that you believe may affect the value of your property. It is in your best interest to provide the appraiser with all the useful information you can in order to ensure that nothing of value will be overlooked. If you are unable to meet with the appraiser, you may wish to have a person who is familiar with your property meet with the appraiser instead.

After the inspection, the appraiser will complete an appraisal that will include the appraiser's determination of your property's fair market value and the information upon which the fair market value is based. The appraiser will provide the [condemning agency] with the appraisal. The [condemning agency] will then make a written offer to purchase the property. The offer will also include a summary of the appraisal. The offer will be for no less than the amount of the appraisal.

- **What factors does the appraiser consider in determining fair market value?**

Each parcel of real property is different and, therefore, no single formula can be used to appraise all properties. Among the factors an appraiser typically considers in estimating fair market value are:

- The location of the property;
- The age and condition of improvements on the property;
- How the property has been used;
- Whether there are any lease agreements relating to the property;
- Whether there are any environmental issues, such as contaminated soil;
- Applicable current and potential future zoning and land use requirements;
- How the property compares with similar properties in the area that have been sold recently;
- How much it would cost to reproduce the buildings and other structures, less any depreciation; and
- How much rental income the property produces, or could produce if put to its highest and best use.

- **Will I receive a copy of the appraisal?**

The [condemning agency] is required to provide you with its purchase offer, a summary of the appraiser's opinion, and the basis for the [condemning agency]'s offer. Among other things, this summary must include:

- A general statement of the [condemning agency]'s proposed use for the property;
- An accurate description of the property to be acquired;
- A list of the improvements covered by the offer;
- The amount of the offer; and
- The amount considered to be just compensation for each improvement which is owned by a tenant and the basis for determining that amount.

However, the [condemning agency] is only required to show you a copy of the full appraisal if your property is an owner-occupied residential property with four or fewer residential units. Otherwise, the [condemning agency] may, but is not required, to disclose its full appraisal during negotiations (though different disclosure requirements apply during the litigation process if the issue of fair market value goes to court).

• **Can I have my own appraisal done?**

Yes. You may decide to obtain your own appraisal of the property in negotiating the fair market value with the [condemning agency]. At the time of making its initial offer to you, the [condemning agency] must offer to reimburse you the reasonable costs, not to exceed \$5,000, of an independent appraisal of your property. To be eligible for reimbursement, the independent appraisal must be conducted by an appraiser licensed by the State Office of Real Estate Appraisers.

• **What advantages are there in selling my property to the [condemning agency]?**

A real estate transaction with the [condemning agency] is typically handled in the same way as the sale of private property. However, there may be a financial advantage to selling to the [condemning agency].

- You will not be required to pay for real estate commissions, title costs, preparation of documents, title policy or recording fees required in closing the sale. The [condemning agency] will pay all these costs.
- Although the [condemning agency] cannot give you tax advice or direction, you might also be eligible for certain property and income tax advantages. You should check with the Internal Revenue Service (IRS) for details or consult your personal tax advisor.

• **If only a portion of my property is taken, will I be paid for the loss to my remaining property?**

In general, when only a part of your property is needed, every reasonable effort is made to ensure you do not suffer a financial loss to the "remainder" property. The

[condemning agency] will pay you the fair market value of the property being taken as well as compensation for any loss in value to your remaining property that is not offset by the benefits conferred by the project. The compensation for the loss in value to your remaining property is often referred to as "severance damages."

Also, if any remaining part is of such a size, shape, or condition as to be of little market value, the [condemning agency] will offer to acquire that remaining part (or remnant) from you, if you so desire.

- **Will I be compensated for loss of goodwill to my business?**

If you are the owner of a business that is conducted on the property being acquired, you may have a right to compensation for lost business goodwill if the loss is caused by the acquisition of the property. "Goodwill" consists of the benefits that accrue to a business as a result of its location, reputation for dependability, skill or quality, and any other circumstances resulting in probable retention of old or acquisition of new patronage.

- **What will happen to the loan on my property?**

Where the [condemning agency] is acquiring the entire property, generally the compensation payable to the owner is first used to satisfy outstanding loans or liens as in a typical real estate transaction. Where less than the entire property is being acquired, whether outstanding loans or liens are paid from the compensation will depend on the particular facts and circumstances.

- **Do I have to sell at the price offered?**

No. If you and the [condemning agency] are unable to reach an agreement on a mutually satisfactory price, you are not obligated to sign an offer to sell or enter into a purchase agreement.

- **If I agree to accept the [condemning agency]'s offer, how soon will I be paid?**

If you reach a voluntary agreement to sell your property or an interest in the property to the [condemning agency], payment will be made at a mutually acceptable time. Generally, this should be possible within 30 to 60 days after a purchase/sale contract is signed by all parties.

- **What happens if we are unable to reach an agreement on the property's fair market value?**

The [condemning agency], to the greatest extent practicable, will make every reasonable effort to acquire your property by negotiated purchase. If, however, the negotiations are unsuccessful, the [condemning agency] may either file an eminent

domain action in a court located within the same county where your property is located or it may decide to abandon its intention to acquire the property. If the [condemning agency] abandons its intention to acquire, it will promptly notify you.

If the [condemning agency] proceeds with eminent domain, the first step is for [condemning agency] staff to request authority from the [legislative body] to file a condemnation action. The approval from the [legislative body] is called a "Resolution of Necessity." In considering whether condemnation is necessary, the [legislative body] must determine whether the public interest and necessity require the project, whether the project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury, and whether your property is necessary for the project. You will be given notice and an opportunity to appear before the [legislative body] when it considers whether to adopt the Resolution of Necessity. You may want to call an attorney or contact an attorney referral service right away. You or your representatives can raise any objections to the Resolution of Necessity and the condemnation either orally before the [legislative body] or in writing to the [legislative body].

If the [legislative body] adopts the Resolution of Necessity, the [condemning agency] can file a complaint in court to acquire title to the property upon payment of the property's fair market value. The [condemning agency] is the plaintiff. Anyone with a legal interest in the property, generally determined from a title report on the property (including tenants or mortgage holders), are named as defendants. Often, the [condemning agency] will also deposit the amount the [condemning agency] believes is the "probable amount of compensation" with the State Treasurer where the complaint is filed. A deposit must be made if the [condemning agency] is seeking to acquire possession of the property before agreement is reached on the fair market value.

- **Can the [condemning agency] acquire possession of my property before the property's fair market value is determined in the eminent domain lawsuit?**

In some cases, the [condemning agency] may decide it needs possession of the property before the property's fair market value is finally determined. In such a case, the [condemning agency] must apply to the court for an "order for possession" to allow it to take possession and control of the property prior to resolution of the property's fair market value. The [condemning agency] is required to schedule a hearing with the court on the proposed order for possession and to give you notice of the hearing. Notice must generally be sent at least 90 days before the hearing date if the property is occupied and 60 days before the hearing date if the property is unoccupied. A judge will decide whether the order for possession should be granted. As noted above, the [condemning agency] must deposit with the State Treasurer the probable amount of just compensation in order to obtain possession of the property.

- **Can I oppose the motion for an order for possession?**

Yes. You may oppose the motion in writing by serving the [condemning agency] and the court with your written opposition within the period of time set forth in the notice from the [condemning agency].

- **Can I rent the property from the [condemning agency]?**

If the [condemning agency] agrees to allow you or your tenants to remain on the property after the [condemning agency] acquires possession, you or the tenants will be required to pay a fair rent to the [condemning agency]. Generally, such rent will not be more than that charged as rent for the use of a property similar to yours in a similar area.

- **Can I withdraw the amount deposited with the State Treasurer before the eminent domain action is completed, even if I don't agree that the amount reflects the fair market value of my property?**

Yes. Subject to the rights of any other persons having a property interest (such as a lender, tenant, or co-owner), you may withdraw the amount deposited with the State Treasurer before the eminent domain action is completed. If you withdraw the amount on deposit, you may still seek a higher fair market value during the eminent domain proceedings, but you may not contest the right of the [condemning agency] to acquire the property, meaning you cannot contest that the acquisition of your property is for a public purpose or is otherwise improper.

You also have the right to ask the court to require the [condemning agency] to increase the amount deposited with the State Treasurer if you believe the amount the [condemning agency] has deposited less than the "probable amount of compensation."

- **Can I contest the condemning agency's acquisition of the property?**

Yes. Provided you have not withdrawn the amount deposited, you can challenge in court the [condemning agency]'s right to acquire or condemn the property.

- **What happens in an eminent domain trial?**

The main purpose of an eminent domain trial is to determine the fair market value of your property, including compensable interests such as lost business goodwill caused by the taking or severance damages. The trial is usually conducted before a judge and jury. You (and any others with interests in the property) and the [condemning agency] will have the opportunity to present evidence of value, and the jury will determine the property's fair market value. In cases where the parties choose not to

have a jury, the judge will decide the property's fair market value. Generally, each party to the litigation must disclose its respective appraisals to the other parties prior to trial.

If you challenge the [condemning agency]'s right to acquire the property, the eminent domain trial will also determine whether or not the [condemning agency] has the legal right to acquire the property. In such cases, the judge (not the jury) will make this determination before any evidence is presented concerning the property's fair market value.

At the end of the trial, the judge will enter a judgment requiring the [condemning agency] to pay fair market value. Once the [condemning agency] pays the amount listed in the judgment, the judge will enter a final order of condemnation. The [condemning agency] will record the final order with the County Recorder, and title to the property will then pass to the [condemning agency.]

- **Am I entitled to interest?**

Anyone receiving compensation in an eminent domain action is generally entitled to interest on that compensation from the date the condemning agency takes possession of the property until the person receiving the compensation has been fully paid. The rate and calculation of the interest is determined under formulas in State law.

- **Will the [condemning agency] pay my attorneys' fees and costs.**

In an eminent domain action, you are entitled to be reimbursed by the condemning agency for your court costs such as court filing fees. In some circumstances, you may also be entitled to be reimbursed by the condemning agency for your attorneys' fees in the lawsuit. Whether you will be entitled to receive reimbursement for your attorneys' fees will depend on the particular facts and circumstances of the case and the offers and demand for compensation made in the action.

- **Will I receive assistance with relocation?**

Any person, business, or farm operation displaced as a result of the property acquisition is typically entitled to relocation advisory and financial assistance for eligible relocation expenses, such as moving expenses. The amount of relocation compensation is determined on a case-by-case basis in accordance with prescribed law. Relocation benefits are handled separate and apart from the determination of the property's fair market value and are not part of the eminent domain process.

III. Contact Information

We are available to answer your questions and to assist you in understanding the acquisition program and the eminent domain process. Should you desire further

information, please contact the [condemning agency] at () - or your Acquisition Agent, [insert name and contact info.].

Taylor Dihel, PE
Associate Civil Engineer
City of Hanford

900 S. 10th Avenue, Hanford, CA 93230

(559) 585-2562
Fax: (559) 583-1529
E-mail: tdihel@cityofhanfordca.com
TDD/TYY, Dial 711



Attachment: Exhibits (Arthur Delgado Property Eminent Domain)

APPRAISAL REPORT



ARTHUR DELGADO PROPERTY

Partial Takings for the
12th Avenue Widening Project
11400 12th Avenue
Hanford, California

Date of Value:
July 8, 2021

Client:
City of Hanford



Attachment: Exhibits (Arthur Delgado Property Eminent Domain)



HopperCompany
Real Property Valuation

July 13, 2021

Taylor Dihel, P.E.
Associate Civil Engineer
City of Hanford
900 South 10th Avenue
Hanford, California 93230

RE: *Appraisal of partial taking from the Arthur Delgado property in Hanford, California.*
Our file no. 21-071.

Dear Mr. Dihel:

At your request, I am pleased to transmit the attached appraisal report. I have personally inspected and appraised the residential property located at 11400 12th Avenue, in Hanford, California. The property is owned by Arthur E. Delgado and consists of a single-family house that is situated on a one-acre homesite.

The City of Hanford is now undertaking the *12th Avenue Widening Project*, which will improve traffic flow capacity and safety by providing an additional travel lane and installing curb, gutter, sidewalk, and street lighting improvements along 12th Avenue south of Springcrest Street. To help facilitate the project, partial acquisitions of permanent road right-of-way in fee title and the underlying fee in an existing road easement are needed from the subject property.

An appraisal of the real property is necessary to assist the City in determining the just compensation to be paid to the property owner for the partial takings. The client for this assignment is considered to be the City of Hanford and they have ordered the attached appraisal.

The purpose of the appraisal is to provide an opinion of the fair market value of the fee and underlying fee interests to be taken along with any net severance damages to the remainder resulting from the partial acquisitions and the construction and use of the project in the manner proposed. The specific definitions of these terms are contained within the attached appraisal report. This is considered to be a current value opinion with an effective date of July 8, 2021, which is when the property was inspected by the appraiser.

In conclusion, it is my opinion that the fair market value of the parts taken along with any net severance damages as of July 8, 2021 is:

Fair Market Value of Takings		\$15,160
Net Severance Damages to the Remainder	+	\$150
Final Total Value Opinion		\$15,310
	Rounded to	<u>\$15,400</u>

This opinion of value has been arrived at using the State Rule of appraisal for partial takings. The attached appraisal report details the various steps and procedures that are used to arrive at the value conclusions.

It is the appraiser's intent that the value conclusions and the appraisal report will be used by the City of Hanford only for purposes of assisting in the determination of just compensation for the partial takings. Any reader of the attached report is cautioned to understand the limited purpose for which it has been prepared. Reliance upon the information, data, or conclusions indicated within the report by anyone other than the client, or for any reason other than the stated intended use, is inappropriate and could be misunderstood. This letter is intended only to transmit the attached appraisal report and should not be considered the report itself.

Thank you for this appraisal assignment. If you have any questions regarding it, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'KJH', is positioned above the printed name of the appraiser.

Keith J. Hopper, MAI, R/W-AC, AI-GRS
CA #AG002559 (expires 10/4/2022)

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INTRODUCTION TO THE APPRAISAL



Attachment: Exhibits (Arthur Delgado Property Eminent Domain)



HopperCompany
Real Property Valuation

THE APPRAISAL PROBLEM

The subject of this appraisal is a residential property that is located along the west side of 12th Avenue, south of Springcrest Street, in Hanford, California. The property consists of a single-family house that is situated on a one-acre parcel, and it is owned by Arthur E. Delgado.

Portions of 12th Avenue between Hanford-Armona Road and Hume Avenue have been fully improved and are currently supporting two travel lanes that are separated by a raised median, while other sections situated on the west side of 12th Avenue south of Springcrest Street have yet to be completed. The City of Hanford plans to convert this roadway segment to a four-lane street and they are now undertaking the *12th Avenue Widening Project* to complete the needed roadway construction.

As part of the project, partial acquisitions of permanent road right-of-way in fee title and the underlying fee in an existing road easement are needed from the subject property. An appraisal of the real property is required to assist the City in determining the just compensation to be paid to the property owner for these partial takings. This appraisal has been ordered by the City of Hanford and they are considered to be the client for the assignment. No other intended users or uses of the appraisal have been identified.

The purpose of the appraisal is to provide an opinion of the fair market value of the fee and underlying fee interests to be taken along with any net severance damages to the remainder resulting from the partial acquisitions and the construction and use of the project in the manner proposed. This is considered to be a current value opinion with an effective date of July 8, 2021, which is when the property was inspected by the appraiser.

The appraisal has been prepared in compliance with the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation, the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, the Ethical Rules of the International Right of Way Association, the California Code of Civil Procedures dealing with Eminent Domain Law, the California Evidence Code, and applicable case law. The results of the appraisal are communicated in this Appraisal Report that provides a thorough presentation of the information impacting the value of the property.

The appraiser who has prepared and signed this appraisal report is competent to value this type of property and is qualified under the competency rule of the USPAP. No one else provided significant professional assistance to the person signing this report.

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DEFINITIONS OF TERMS

The following terms are used throughout this appraisal report.

Appraisal: The act or process of developing an opinion of value; an opinion of value (noun). Of or pertaining to appraising and related functions such as appraisal practice or appraisal services (adjective). An appraisal is numerically expressed as a specific amount, as a range of numbers, or as a relationship (e.g., not more than, not less than) to a previous value opinion or numerical benchmark (e.g., assessed value, collateral value). (*USPAP*, Appraisal Foundation, 2020-21 edition, pg. 3).

Client: The party or parties (i.e., individual, group, or entity) who engage an appraiser by employment or contract in a specific assignment, whether directly or through an agent. (*USPAP*, Appraisal Foundation, 2020-21 edition, pg. 4).

Report: Any communication, written or oral, of an appraisal or appraisal review that is transmitted to the client or a party authorized by the client upon completion of an assignment. Two types of reports may be written under USPAP: Appraisal Report or Restricted Appraisal Report. (*USPAP*, Appraisal Foundation, 2020-21 edition, pg. 5).

Real Estate or Real Property: Real estate is an identified parcel or tract of land, including improvements, if any. Real property is the interests, benefits, and rights inherent in the ownership of real estate. (*USPAP*, Appraisal Foundation, 2020-21 edition, pg. 5).

Right of Way: A right to pass over land in some particular path; a strip of land used as a transportation corridor, such as streets and roads, railways, and utility and fiber optic lines, and for other private or public transportation uses. (*The Dictionary of Real Estate Appraisal*, 6th edition, Appraisal Institute, 2015, pgs. 202-203). The right to pass across the lands of another; land or property, or an interest in land or property, for transportation purposes (for example, roads, public transport, utilities, and so forth). (*Principles of Right of Way*, 4th edition, International Right of Way Association, 2012, pg. 364).

Just Compensation: Article I, Section 19 of the California Constitution states that “private property may be taken or damaged for public use only when just compensation, ascertained by a jury unless waived, has first been paid to, or into court for, the owner.” Compensation shall be awarded for the property taken. The measure of this compensation is the fair market value of the property taken. (*California Code of Civil Procedure*, Section 1263.310).

Where the property acquired is part of a larger parcel, in addition to the compensation awarded for the part taken, compensation shall be awarded for the injury, if any, to the remainder. Compensation for injury to the remainder is the amount of the damage to the remainder reduced by the amount of the benefit to the remainder. If the amount of the benefit to the remainder equals or exceeds the amount of the damage to the remainder, such excess shall not be deducted from the compensation required to be awarded for the property taken. (*California Code of Civil Procedure*, Section 1263.410).

Fair Market Value: The fair market value of the property taken is the highest price on the date of valuation that would be agreed to by a seller, being willing to sell but under no particular or urgent necessity for so doing, nor obliged to sell, and a buyer, being ready, willing, and able to buy but

under no particular necessity for so doing, each dealing with the other with full knowledge of all the uses and purposes for which the property is reasonably adaptable and available.

The fair market value of property taken for which there is no relevant, comparable market is its value on the date of valuation as determined by any method of valuation that is just and equitable. (*California Code of Civil Procedure*, Section 1263.320).

The fair market value of the property taken shall not include any increase or decrease in the value of the property that is attributable to any of the following: (a) the project for which the property is taken; (b) the eminent domain proceeding in which the property is taken; or (c) any preliminary actions of the plaintiff relating to the taking of the property. (*California Code of Civil Procedure*, Section 1263.330).

Fee Simple Interest: Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. (*The Dictionary of Real Estate Appraisal*, 6th edition, Appraisal Institute, 2015, pg. 90).

Underlying Fee Interest: The portion of ownership encumbered by a public road easement. Normally, the underlying fee is valued at \$1 because the public has full control over the surface use and the only rights the underlying fee owner has is one of a reversion. (*Right of Way Manual, Chapter 7 - Appraisals*, California Department of Transportation, revised January 2019, sections 7.04.10.00 and 7.13.70.00 G(2)).

Partial Taking: The taking of part of a property for public use under the power of eminent domain; requires the payment of compensation. (*The Dictionary of Real Estate Appraisal*, 6th edition, Appraisal Institute, 2015, pg. 168).

Larger Parcel: In governmental land acquisitions and in valuation of charitable donations of partial interest in property such as easements, the tract or tracts of land that are under the beneficial control of a single individual or entity and have the same, or an integrated, highest and best use. Elements for consideration by the appraiser in making a determination in this regard are contiguity, or proximity, as it bears on the highest and best use of the property, unity of ownership, and unity of highest and best use. In most states, unity of ownership, contiguity, and unity of use are the three conditions that establish the larger parcel for the consideration of severance damages. In federal and some state cases, however, contiguity is sometimes subordinated to unitary use. (*The Dictionary of Real Estate Appraisal*, 6th edition, Appraisal Institute, 2015, pg. 127).

Part Taken: The portion of the larger parcel that is acquired. (*Principles of Right of Way*, 4th edition, International Right of Way Association, 2012, pg. 195).

Remainder: In eminent domain condemnation, that portion of a larger parcel remaining in the ownership of the property owner after a partial taking. (*The Dictionary of Real Estate Appraisal*, 6th edition, Appraisal Institute, 2015, pg. 195).

Easement: The right to use another's land for a stated purpose. (*The Dictionary of Real Estate Appraisal*, 6th edition, Appraisal Institute, 2015, pg. 71). A non-possessory interest one has in the property of another for a specific purpose. Easements may involve the right to use the property's subsurface, the airspace above the real estate, its surface, or any combination of the three.

Easement rights may be granted exclusively to one user or nonexclusively to benefit many users. An easement restricts but does not abridge the rights of the fee owner to the use and enjoyment of his land. (*Principles of Right of Way*, 4th edition, International Right of Way Association, 2012, pg. 31).

Uneconomic Remnant: A remainder property of little value or use; the parcel of real property in which the owner is left with an interest after the partial acquisition of the owner's property, and which the Agency has determined has little or no value or utility to the owner. (*Principles of Right of Way*, 4th edition, International Right of Way Association, 2012, pg. 373).

State Rule: In condemnation, the process of determining just compensation by estimating the value of the portion to be acquired as part of the whole property plus the net severance damages; may be referred to as a taking plus damages. (*The Dictionary of Real Estate Appraisal*, 6th edition, Appraisal Institute, 2015, pg. 220).

Damages: Damage to the remainder is the damage, if any, caused to the remainder by either or both of the following: (a) the severance of the remainder from the part taken; and/or (b) the construction and use of the project for which the property is taken in the manner proposed by the plaintiff whether or not the damage is caused by a portion of the project located on the part taken. (*California Code of Civil Procedure*, Section 1263.420).

In condemnation, the loss in value to the remainder in a partial taking of property. Generally, the difference between the value of the whole property before the taking and the value of the remainder after the taking is the measure of the value of the part taken and the damages to the remainder. (*The Dictionary of Real Estate Appraisal*, 6th edition, Appraisal Institute, 2015, pg. 59). The loss in value to the remaining property as a result of a partial taking. (*Principles of Right of Way*, 4th edition, International Right of Way Association, 2012, pg. 194).

Benefits: Benefit to the remainder is the benefit, if any, caused by the construction and use of the project for which the property is taken in the manner proposed by the plaintiff whether or not the benefit is caused by a portion of the project located on the part taken. (*California Code of Civil Procedure*, Section 1263.430).

In eminent domain valuation, the advantageous factors that arise from a public improvement for which private property has been taken. (*The Dictionary of Real Estate Appraisal*, 6th edition, Appraisal Institute, 2015, pg. 22). An increase in value to the remainder property subsequent to a taking for a public improvement. (*Principles of Right of Way*, 4th edition, International Right of Way Association, 2012, pg. 194).

Arm's Length Transaction: A transaction between unrelated parties who are each acting in his or her own best interest. (*The Dictionary of Real Estate Appraisal*, 6th edition, Appraisal Institute, 2015, pg. 13).

SCOPE OF WORK IN THE APPRAISAL

The scope of work undertaken in this appraisal refers to the type and extent of research and analysis that is performed in answering the appraisal problem and completing the assignment. An appropriate scope of work is determined based on input from the client and it leads to credible assignment results as measured within the context of the intended use of the appraisal. The scope of work includes the degree to which the subject property is identified and inspected, the type of data that is sought and the level of research that is performed, and the type and extent of analyses that are applied to arrive at opinions and conclusions. Credible assignment results require support by relevant evidence and logic. (*USPAP*, Scope of Work Rule, Appraisal Foundation, 2020-21 edition, pgs. 13-14).

Subject Property Identification & Inspection

In this appraisal, the appraiser has sought to become as knowledgeable about the subject property and the market within which it operates as typical market participants would be. With this goal in mind, it is important to recognize that the appraisal is performed with a limited amount of data and that various legal, monetary, and time constraints may preclude the appraiser from making exhaustive investigations.

The following tasks and investigations have been performed:

- The assignment was ordered by Taylor Dihel, a professional engineer with the Public Works Department of the City of Hanford. He authorized the assignment and provided a title report, a plat and legal description of the takings, and some background information about the project.
- A telephone conversation was subsequently held with Arthur Delgado, the property owner, to discuss the appraisal assignment and the subject property.
- A personal inspection of the property was made by the appraiser on July 8, 2021 and Mr. Delgado was present during the inspection. The inspection included viewing the site from the fronting street and various places on the property, inspecting the exterior of the house, taking detailed notes about building and site conditions, measuring the house, and photographing the property.
- The inspection also included a viewing of the proposed take areas, which were identified by survey stakes placed by the Hanford Public Works Department. An inventory of improvements in the take areas was compiled and consideration was given to possible severance damages and/or benefits that would result from the takings and project construction and use.
- A title report provided by the client was reviewed to determine the current property ownership, a legal description for the property, and any significant encumbrances to the title. An ownership history going back a minimum of five years is researched, including any available details of recent sales, listings, or offers to purchase.
- Investigations were made into the applicable zoning and other land use restrictions impacting the use and development of the property.

Data Research

In an effort to properly understand the market in which the subject property operates, several additional steps have been taken:

- The surrounding neighborhood area has been visually inspected to identify existing land use patterns and trends, property conditions, potential market transactions, and other influences affecting the property.
- Demographic, regulatory, and economic data on the neighborhood, city, and region are collected from various governmental, Internet, and private sources to help in identifying trends that may be impacting the value of the property.
- Specialized research is made into the unique characteristics of the property's market segment to better understand the forces and factors that influence value and the current conditions affecting supply and demand.
- Discussions are held with various market participants to gain insight into current market conditions and transactions, including real estate agents, buyers, and sellers.
- Detailed market data is gathered in the form of property sales and development cost information. Numerous sources of information are used to help identify this market data, including public document recordings, local multiple listing services, Internet resources and databanks, the appraiser's own files and databases, published construction cost sources, and contacts with active market participants.

Valuation Analysis

Once the necessary background information about the subject and its market area are gathered, the valuation analysis is performed. Because the procedures and methods used in valuing properties subject to possible condemnation are strictly governed and controlled by law and the courts, diligent efforts have been made to adhere to California Code of Civil Procedure Title 7, which is the Eminent Domain law, the California Evidence Code, and applicable case law that establishes precedents or rulings pertaining to various aspects of condemnation valuation. While the appraiser is not an attorney, numerous resources have been consulted and specialized appraisal training has been received in an attempt to adequately understand and properly apply the law as it pertains to the valuation of the subject property.

These steps are followed:

- The highest and best use of the property is analyzed. This analysis is based on logic, observed evidence, and the appraiser's experience in the local market.
- The nine-step State Rule of appraisal for partial acquisitions is followed. In following this procedure, the sales comparison and cost approaches to value have been performed.
- The results of the appraisal process are then communicated in this narrative-style Appraisal Report that provides a thorough presentation of the important facts and information having an impact on the value of the subject property.

EFFECTIVE DATE OF VALUE AND APPRAISAL REPORT

The effective date of value represents the point in time to which the appraisal analyses and opinions pertain, and in this report the date of value is July 8, 2021. This represents the date when the appraiser made a personal inspection of the subject property and all assumptions and analyses used in the appraisal are based upon valuing the property as of this point in time. The concluded values are considered to be current value estimates because the effective date is concurrent with the date that the appraisal report was prepared.

The date of the appraisal report is July 13, 2021. This is the point in time when the final value conclusions were established and the completed appraisal report was transmitted to the client. This date helps to establish the perspective of the appraiser in relation to the effective date of value.

ASSUMPTIONS AND LIMITING CONDITIONS

The assumptions and limiting conditions listed below are central to this appraisal. The list includes basic assumptions and limiting conditions that are typical of many appraisal assignments as well as any extraordinary assumptions or hypothetical conditions that are specific to the subject property and this assignment. This appraisal should only be relied upon within the context of these items.

Basic Assumptions

1. The information and data reported in this appraisal have been obtained from sources that are deemed to be reliable. They are believed to be correct, but cannot be guaranteed by the appraiser. Sources such as government agencies, financial institutions, attorneys, accountants, appraisers, brokers, and buyers and sellers are believed to be true and correct unless conflicting information is discovered through another source. In cases of conflicting information, only reasonable and verifiable data is used, however, no responsibility for the accuracy of such information is assumed by the appraiser.
2. It is assumed that all information provided by the property owner and any persons employed by them is accurate and complete. This would include information about the subject property's physical condition, current and past economic performance, lease agreements, condition of title, and any other items or details that could potentially impact the property's valuation.
3. The effective date of value that applies to the opinions expressed in this report is set forth in the appraisal. The appraiser assumes no responsibility for events, conditions, or circumstances that may subsequently arise and alter the economic or physical condition of the subject property and the opinions and conclusions stated herein.
4. No opinion as to title is rendered. Data on ownership and the legal description have been obtained from sources generally considered reliable. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements, and restrictions except those specifically expressed in the report.

5. It is assumed that the property is in full compliance with all applicable zoning and use restrictions unless otherwise indicated in the report. It is further assumed that the property is in complete compliance with all federal, state, and local laws and regulations governing environmental issues, unless otherwise indicated.
6. The property is appraised assuming it to be under responsible ownership and competent management. It is assumed that all required licenses, consents, and other legislative or administrative authority have been or can be obtained for any use on which the value estimate contained in this report has been based.
7. No encroachment of real property improvements is known to exist, and it is assumed that the utilization of the land and any improvements is within the boundaries of the property lines of the property described in this report, unless otherwise indicated.
8. It is assumed, unless indicated to the contrary in this report, that there are no hidden or unapparent conditions of the property, subsoils, or any structures that would render it more or less valuable. No responsibility is assumed for such conditions, and any reports provided to the appraiser by experts in these matters are accepted as true and correct.
9. No opinion regarding the value of subsurface oil, gas, or mineral rights is expressed. The property is not believed to be encumbered by easements nor rights to surface entry for the exploration or removal of such materials unless expressly stated.
10. Unless otherwise stated in this report, the existence of hazardous material substances, including without limitation asbestos, polychlorinated biphenyls, urea-formaldehyde, foam insulation, petroleum leakage, agricultural chemicals, or other potentially hazardous materials, which may or may not be present on the subject property, were not called to the attention of nor did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test or detect such substances. The presence of such hazardous substances may affect the value of the property. Unless otherwise indicated in the report, all values estimated in this appraisal are based on the assumption that no hazardous substances exist on or in the property or in such proximity to it that would cause a loss in value. No responsibility is assumed for any hazardous substances or for any expertise or knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
11. This appraisal report should not be considered an inspection report on the physical nature or condition of the property. The subject has been inspected on a casual level and no attempt beyond ordinary visual inspection has been made to determine the adequacy or condition of the property. The appraiser is not a construction, engineering, environmental, or legal expert, and any statements given on these matters should be considered preliminary in nature. It is assumed, unless otherwise noted, that all improvements meet applicable building codes.

Limiting Conditions

12. This appraisal is provided only for the purpose of property valuation and the appraiser is neither qualified nor attempting to go beyond that narrow scope. The reader should be aware that

there are inherent limitations to the accuracy of the information and analysis contained in this appraisal.

13. The liability of the appraiser and the Hopper Company is limited solely to the client and only to the amount of the fee actually paid for the appraisal services. Any third parties not identified as intended users who rely upon this appraisal, its facts, or conclusions, do so at their own risk and waive the right to bring any action, directly or indirectly, against the appraiser or firm.
14. The appraisal report is a technical document designed to serve the specific needs of the client and any other intended users that are specifically identified. Other readers are cautioned that the report may not contain all of the information known by the appraiser concerning the subject property or the real estate market. While no factors considered to be significant have been knowingly withheld, there is a potential that information of importance to another reader may not be included in the report.
15. This appraisal is performed with a limited amount of data. These limitations arise from economic, physical, and legal constraints that prohibit the appraiser from making exhaustive investigations about the subject property, the real estate market, and the comparable data.
16. A reasonable attempt to gather, investigate, and verify the comparable data used in this appraisal is made by the appraiser consistent with the efforts typically made by other real estate professionals operating in the local market. However, the analyses and conclusions used in this appraisal are subject to the accuracy of such data.
17. No opinion is intended to be expressed for legal matters or that which requires specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers.
18. No engineering survey of the property has been made by the appraiser. Data relative to size, dimensions, and area are derived from sources deemed reliable. Maps, plats, and exhibits included in the report are for illustration only and should not be relied upon for any other purpose.
19. Neither all nor any part of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the author, particularly as to the valuation conclusions, the identity of the appraiser or firm with which he is connected, or any reference to the Appraisal Institute or to the MAI or AI-GRS designations.
20. Possession of this report or any copy thereof does not carry with it the right of publication, nor may the same be used for any purpose by anyone except the appraiser, without the previous written consent of the appraiser, and in any event, only in its entirety.
21. No right to expert testimony is included with this report and the fee for this appraisal does not include payment for pre-trial conferences, taking of depositions, exhibit preparation, expert witness fees, or other additional work beyond the initial scope of this assignment. If the appraiser is subsequently required to provide any such services, the client or party initiating the demand will be responsible for payment of expert fees associated with the time and effort needed to provide them.

22. The Americans with Disabilities Act (ADA) became effective January 26, 1992. The appraiser has not made a specific compliance survey and analysis of the subject property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of the property. Since the appraiser has no direct evidence relating to this issue, possible non-compliance with the requirements of ADA was not considered in estimating the value.
23. The age of any improvements to the subject property mentioned in this report should be considered an estimate based upon circumstantial, conversational, or documented evidence.
24. No separation of land and any improvement values may be used for any other purpose than that delineated elsewhere in this report.

Extraordinary Assumption

An extraordinary assumption is “an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser’s opinions or conclusions. Uncertain information might include physical, legal, or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends; or the integrity of data used in an analysis.” (USPAP, Appraisal Foundation, 2020-21 edition, pg. 4). The use of one or more extraordinary assumptions may affect the assignment results.

25. Information about the proposed project and its improvements and use, as provided by the City of Hanford, is relied upon in analyzing the damages and/or benefits the project will have on the subject remainder property in its after condition. It is an extraordinary assumption that this project information is comprehensive and that no substantive changes to the project will be made after the date of this appraisal report that would have a material impact on the opinion of fair market value.

Hypothetical Condition

A hypothetical condition is “a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in the analysis.” (USPAP, Appraisal Foundation, 2020-21 edition, pg. 4). The use of one or more hypothetical conditions may affect the assignment results.

26. The valuation of the subject remainder property in its after condition is based on the hypothetical condition that the parts being taken have been severed from the larger parcel and the project has been constructed and is in use in the manner proposed as of the effective date of value for this appraisal.

CERTIFICATION OF THE APPRAISAL

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP).
- I have made a personal inspection of the property that is the subject of this report.
- Ross E. Lenz, MAI provided significant real property appraisal assistance to the person signing this certification by participating in the property inspection and in communications with the property owner.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, I have completed the continuing education program for Designated Members of the Appraisal Institute.
- I am competent to complete this appraisal assignment. Any steps necessary to achieve competency are disclosed in this report.
- This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.



Keith J. Hopper, MAI, R/W-AC, AI-GRS
CA #AG002559 (expires 10/4/2022)

AREA AND PROJECT INFORMATION



Attachment: Exhibits (Arthur Delgado Property Eminent Domain)



HopperCompany
Real Property Valuation

REGIONAL AREA INFORMATION

The subject property is located in the city of Hanford, in Kings County, California. The County of Kings is one of eight counties comprising the southern San Joaquin Valley region of California, and it is made up of four incorporated cities and numerous smaller unincorporated communities. While the Valley has long been overshadowed by the major metropolitan areas of Southern California and the Bay Area, it is now the fastest growing section of California and is a rich agricultural region that is often referred to as the “bread basket of the world.”



Kings County is central to all of California with Hanford being 200 miles north of Los Angeles and 210 miles south of San Francisco. It is also just 32 miles south of Fresno, one of the largest metropolitan areas in the San Joaquin Valley and the state's fifth largest city.

Geography

The geography of Kings County is largely flat and located on the valley floor. Elevations range from 175 feet above sea level at the Tulare Lake to 3,500 feet near the Kings/Monterey County line. The County encompasses 1,391.49 square miles of land area or nearly 890,798 acres, with farmland representing 818,082 acres or nearly 92% of the total land area.

The Tulare Lake basin was once the largest freshwater lake in the United States west of the Great Lakes, but in the late 19th century this land area was reclaimed with a series of dams and levees that have created a rich agricultural region. Kings County boasts an average growing season of 257 days with around 197 clear sunny days.¹



Population Trends

While often viewed as the downtrodden sibling to California's coastal powers, the San Joaquin Valley has emerged lately as an area on the rise as it has outpaced the Bay Area and Southern California in both population and economic growth. “Of the 20 fastest-growing counties in the state last year, 12 were in the Central Valley. . . Many Valley counties had strong birth rates, suggesting residents planting roots in the region are doing so to have children in a place far more affordable than the coastal counties. . . But the Valley is also seeing an influx of new residents from other parts of the United States – most notably from the expensive coastal regions of California. . . At the same time, the Bay Area and Southern California are losing tens of thousands of residents to other parts of the state and country.”²

Kings County is a rather sparsely populated area, and as of January 2021 the population stood at 152,543 people or just 110 persons per square mile. The county declined by 646 residents or -0.4% in the past

¹ *Kings County General Information*, Kings County Community Development Agency.

² *On the rise? The Central Valley is beating the Bay Area and L.A. in key measures*, Renee C. Byer, Sacramento Bee, January 7, 2019.

year, ranking it 31st amongst California's 58 counties. Over the last ten years, the county's population has grown by just 2,397 people or 1.6% in total, and in six of these years there were declines.



Hanford has done better than the county, and at the start of 2021 its population was 59,981 residents. This is an increase of 803 people or 1.4% during 2020, and Hanford is now the state's 151st largest city. Over the last decade, the city had a compound annual growth rate of 1.1% per year.

Income & Cost of Living

The median per capita personal income in Kings County was \$39,433 in 2019, which represents 6.7% growth over the prior year. For the year, Kings County residents earned just 59.1% of California's statewide median personal income of \$66,745.

While it is evident that Kings County and its communities are below the average effective incomes of California and the nation overall, this area is also somewhat lower with respect to the associated cost of living. As of March 2019, Hanford's cost of living index stood at 92.2. This is below the national average of 100.0 and other higher priced areas of California, like Los Angeles (145.8), San Francisco (174.3), Sacramento (101.9), and San Diego (140.3).

Economic Base

The economy in Kings County is dominated by agriculture and despite being only 31st in population amongst California counties it ranked as the 10th most productive agricultural region in the state in 2019. Annual production for the year was \$2.188 billion, which is a decline of -\$92.982 million or -4.1% from the previous year. The largest crops include milk, cotton, almonds, pistachios, cattle and calves, tomatoes, livestock and poultry, walnuts, corn, and alfalfa.

Another significant contributor to the local economy is corrections. State prisons are located in Corcoran and Avenal along with a substance abuse treatment facility in Corcoran. These institutions combine to house nearly 14,000 inmates. There is also a state prison in nearby Coalinga, which is part of Fresno County, and it houses another 3,300 prisoners. Many of the officers and employees who staff these facilities along with their families live throughout Kings County and some families of inmates are also drawn to the area to live.

Yet another vital influence on the county's economy is the Naval Air Station at Lemoore, home to the Pacific Strike Fighter Wing. Commissioned in 1961, this is a strategic master jet station and the newest air station in the U.S. Navy. The purpose of the base is to provide aviation support to the Pacific Fleet, and currently there are 21 squadrons flying the F/A-18 Hornet Strike Fighter and F/A-18E/F Super Hornet aircraft. Altogether, there are a total of 175 strike-fighter aircraft home-based at Lemoore NAS. With the transfer of the Miramar Air Station to the Marines, Lemoore NAS is now home to all of the Navy's West Coast fighter/attack operations. The base encompasses nearly 30,000 acres, including 18,784 acres that are owned by the Navy and another 11,020 acres that are used under air easement contracts. On-base housing is provided for 6,431 people in



3,348 housing units, and nearly 1,400 civilians are also employed by the base. In October 2014, the U.S. Navy announced its decision to make Lemoore NAS the home of the new F-35C Joint Strike Fighter, which will result in the placement of 130 aircraft in seven Pacific Fleet Squadrons and a Fleet Replacement Squadron starting in 2017. The new jets will replace the aging FA-18 Hornet aircraft resulting in a net increase of 30 new planes by 2028.³

Indian gaming has also had a positive influence on the local economy and brought with it greater entertainment options for local residents. The 170-acre Santa Rosa Rancheria has been home to the Tachi Yokut Indians since 1934, but until the 1980s the reservation was a desolate area with limited farming opportunities and poor-quality housing. With the passage of the Indian Gaming Regulatory Act in 1988, the tribe began partnering with various casino management firms to open a bingo hall. The success of that initial venture has grown exponentially since that time. Now, the tribe operates a full-scale casino along with a 255-room hotel, a spa and fitness center, convention facilities, and an entertainment venue. The Tachi Palace employs over 800 people, many of whom are Native Americans.

Labor & Employment

Kings County had a labor force of approximately 56,300 people as of May 2021, with unemployment of 9.2% for the month. This is down from the previous month's jobless level of 10.1% and is well below the 14.9% rate seen one year ago during the early days of the COVID-19 pandemic. The employment picture has been slowly improving since the summer of 2020 and is now close to reaching normal levels again.

Hanford's labor force totaled 24,500 workers in May 2021 and unemployment stood at 7.8% for the month. This too is down from the previous month and year-ago levels. Major employers located in Hanford include the County of Kings, Adventist Health, the Hanford Elementary School District, Del Monte Foods, and Wal-Mart.

Real Estate Market

The real estate market in Kings County has now largely recovered from the Great Recession. Coming on the heels of one of the market's greatest times of value appreciation and new development activity in 2003-05, the local market across all sectors turned downward in response to a recessionary economy. Residential properties were the first to experience weakness starting in 2006 followed by commercial properties in 2008. These weak market conditions persisted until the residential market began to bounce back in 2011, while commercial and industrial properties have generally been trending up since 2013.

According to the California Association of Realtors, the median price of existing homes in Kings County stood at \$315,000 in May 2021, an increase of \$65,050 or 26.0% over the past twelve months. Kings County now ranks fifth out of six southern San Joaquin Valley counties in median house price.⁴

Commercial property values in the local market have been in recovery since 2013. Much of the new development activity is taking place in Hanford. New retailers that have come to the city in recent years

³ Navy Announces Decision to Base the F-35C at NAS Lemoore, U.S. Fleet Forces Public Affairs, Story Number NNS141002-04, October 2, 2014.

⁴ California Association of Realtors, www.car.org

include Hobby Lobby, Costco, dd's Discounts, Fit Republic, Buffalo Wild Wings, and Five Guys Burgers. Hanford's industrial market has also exhibited strength with several companies breathing life into older facilities, such as Faraday Future's electric car production in the former Pirelli Tire plant and Genezen's conversion of the old Calcot facility into a cannabis cultivation and production operation. The office segment of the Hanford market has been somewhat slower to respond, but in the past few years it too is showing signs of improvement. New construction of office space is taking place again after a long hiatus, and occupancy levels are trending back toward a stable level.

Conclusions

In general, Kings County along with the city of Hanford are rural areas located in the center of California's San Joaquin Valley agricultural region. While the county's population has been in decline over the past decade, the city has shown slow but steady growth. The economy is largely based on agriculture, but prisons, the military, and Indian gaming help to provide some degree of diversification. The employment picture is improving after significant job losses in early 2020 due to the COVID-19 pandemic, and the unemployment rate is now nearing more normal levels.



CITY LOCATION MAP

Attachment: Exhibits (Arthur Delgado Property Eminent Domain)

NEIGHBORHOOD AREA INFORMATION

The neighborhood area where the subject property is located is part of the southwest section of Hanford, and it is on the leading edge of southwesterly urban development for the city.

Boundaries & Location

The boundaries that help to delineate the neighborhood are considered to be Hanford-Armona Road on the north, the Hume Avenue alignment on the south, 12th Avenue on the east, and the city limit line on the west.



The neighborhood is just one-half mile south of Hanford's major retail district, which is centered around the intersection of 12th Avenue and Lacey Boulevard. This area is home to the Hanford Mall along with several shopping centers that are anchored by major retailers like Walmart, Target, Lowe's, and Home Depot. Hanford's primary medical district is also in this area and it is home to the modern Adventist Medical Center hospital.

As the county seat, Hanford is home to most of the departments and services provided by Kings County, many of which are located at the Government Center one mile to the north. Offices for County Planning, Recorder and Clerk, Assessor, Counsel, and Administration are here along with the Superior Courts.

Hanford's downtown central business district is just 1½ miles to the northeast. This is home to City Hall, the Civic Auditorium, the Fox Theatre, the financial district, and an older retail district. The industrial park

area of town is two miles to the southeast along Iona Avenue, and it is home to several large manufacturing plants, processing facilities, and industrial installations.

Land Use Trends

The entire neighborhood is within the Hanford city limits and land use is governed by the City. The vast majority of properties in this area are zoned for low-density single-family residential uses, and the primary land use in the neighborhood is residential in nature.

Urban residential development originally took place in the neighborhood in the 1960s and 1970s. The homes built in this era are situated at the northern end of the neighborhood and they typically range in size from 950 to 1,500 square feet with 3 or 4 bedrooms and 2 bathrooms. The houses are situated on lots of 5,000 to 8,500 square feet. These houses feature average quality construction and have been maintained in average to fair conditions.

More recently, homebuilding began again in earnest in the mid-2000s and since then a couple hundred new houses have been added to the neighborhood inventory. These homes tend to be somewhat larger at 1,500 to 2,000 square feet and they offer 3 or 4 bedrooms and 2 or 3 bathrooms. The lots that they are situated on tend to be similar to those of the earlier homebuilding, however. Currently, there is one new subdivision that is now in the process of constructing its lots prior to home sales, and it will add 99 new houses once it builds out. This will effectively complete the urbanization of the neighborhood leaving little or no vacant land available.

A small number of rural homesites were developed prior to any urban encroachment into the neighborhood. These are generally older homes that are on 1.00 to 1.56-acre lots fronting on 12th Avenue. There is also a single multifamily property in the area that offers nine units housed in one-story buildings, and it was built in 1962.

In the northeast corner of the neighborhood, near the intersection of 12th Avenue and Hanford-Armona Road, there is a small pocket of properties that are zoned for neighborhood commercial and public facilities uses. Much of the commercial land remains vacant and there is only an old, vacant retail building on one of the parcels. The public land is occupied by a new fire station that was built in recent years by the City of Hanford.

Property Value Trends

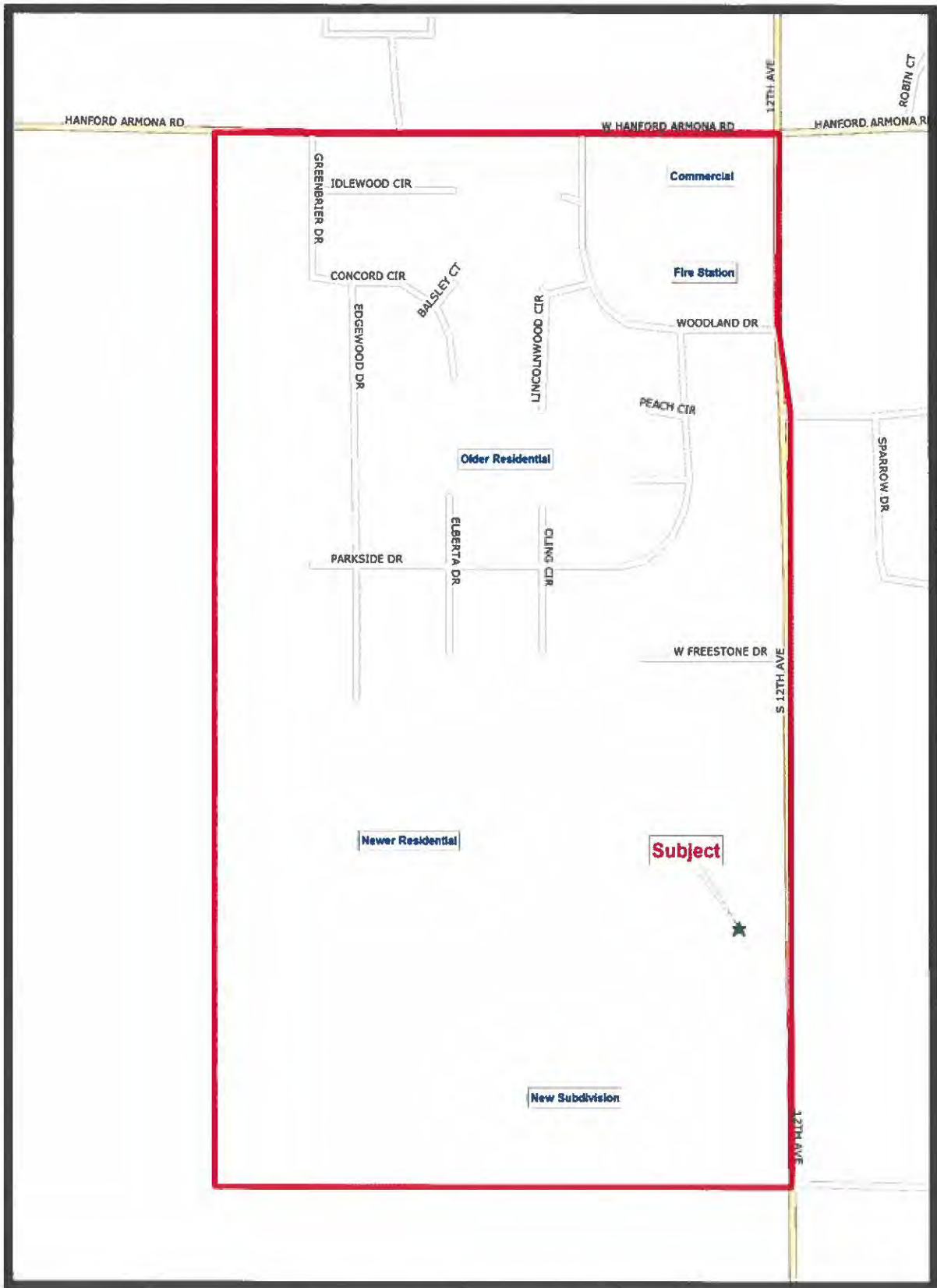
Property values in this neighborhood have tended to track the trends being seen throughout the larger Hanford market area. Residential properties have performed well in recent years, and despite a brief pause in the market in early 2020 when the COVID-19 pandemic hit, they have shown solid appreciation. Over the past twelve months, houses have been selling in a price range of \$170,000 to \$370,000 with a median sales price of \$257,000. This compares with a price range of \$157,500 to \$275,000 and a median price of \$252,000 over the previous 12-month period. So, property values have been moving higher, although perhaps not at the same pace seen for other parts of the city.⁵

⁵ Kings County Multiple Listing Service.

Going forward, it is expected that residential property values will show continued upward movement as the economy recovers from the pandemic and mortgage interest rates remain near all-time lows.

Conclusions

In summary, the subject property is part of a largely residential neighborhood that is on the edge of southwest urban expansion for Hanford. While urban development began to occur nearly 60 years ago, the neighborhood has only in the last 15 years seen a renewed interest in homebuilding. Now, with the final new subdivision under construction, it is reasonable to expect that the area will reach full build out and urbanization in the next few years. Property values have risen along with the market in general, but the appreciation has been less pronounced than in other parts of Hanford, and they are expected to continue to move higher for the foreseeable future.



NEIGHBORHOOD AREA MAP

Attachment: Exhibits (Arthur Delgado Property Eminent Domain)

PROPOSED PROJECT INFORMATION

12th Avenue is a major north-south arterial serving the city of Hanford, and as urban growth continues to occur south of State Route 198 this roadway is increasingly important for transporting residents who live in the area and the businesses that serve them. Currently, the segment of 12th Avenue between Hanford-Armona Road and Hume Avenue supports about 7,000 vehicles per day. The street is built out on its east side and a raised center median separates the travel lanes. Portions of the west side are also completed, but the section situated to the south of Springcrest Street is only partially finished.

The City of Hanford plans to convert the entire street segment to a four-lane road, but additional widening of the roadway is necessary to eliminate a potential bottleneck in the area that is not built out. As a result, the City is undertaking the *12th Avenue Widening Project* to complete the needed roadway construction.

The project is intended to improve traffic flow capacity and safety by providing an additional travel lane and installing curb, gutter, sidewalk, and street lighting improvements. These improvements will be made along the west side of 12th Avenue from Springcrest Street south for approximately 500 feet. Some of the needed right-of-way has previously been dedicated by developers, while additional right-of-way needs to be acquired from two properties. Further to the south, a new residential subdivision is now under construction and as part of that development, the homebuilder will complete 12th Avenue to Hume Avenue.

Along with the planned off-site improvements, the City will also install new drive approaches to replace existing points of vehicular entry. While the project will not extend new utilities into the area, water and sewer laterals will be stubbed to the property lines to allow owners to connect to these services in the future. Existing electrical poles that are placed in the right-of-way will be relocated and placed in the new sidewalk.

Funding for the project will come from local transportation impact fees and storm drainage, water, and wastewater system capital accounts. The project is currently in the right-of-way acquisition phase and the City hopes to begin construction later in 2021 with completion in early 2022.



SUBJECT PROPERTY DESCRIPTION AND ANALYSIS



Attachment: Exhibits (Arthur Delgado Property Eminent Domain)



HopperCompany
Real Property Valuation

LARGER PARCEL IDENTIFICATION

The larger parcel represents the whole property from which a portion is to be taken in a partial acquisition. Properly identifying the larger parcel is an essential step in any appraisal involving a partial taking because it defines the scope of the assignment. The larger parcel may be all of one parcel, part of a parcel, or several parcels combined depending on the three unities of title, use, and contiguity. Unity of title refers to how ownership of the property is held, and it is usually required that the larger parcel be owned by the same individual or group of individuals. Unity of use implies that the parcel must be put to the same use or an integrated highest and best use with the property from which the partial acquisition will be taken. Finally, contiguity typically means physical proximity, although in some instances an actual physical connection is not necessary. The following information pertains to and describes the larger parcel that has been identified as the subject of this appraisal.

Property Ownership

The subject property is owned by:

Arthur E. Delgado, a married man as his sole and separate property
11400 12th Avenue
Hanford, California 93230

Ownership and Sales History

Title to the subject property has been held by the current owner for many years and no sales have transacted in the past five years. The property is not currently listed for sale.

Legal Description and Street Address

The following legal description details the subject property.

The East 236 feet of the South 184.58 feet of the South half of the North half of the South 40 acres of the East half of the Northeast quarter of Section 3, Township 19 South, Range 21 East, Mount Diablo Base and Meridian, in the City of Hanford, County of Kings, State of California, according to the Official Plat thereof.

The property is more commonly known by its street address:

11400 12th Avenue
Hanford, California 93230

The subject is also identified as Kings County Assessor's Parcel Number:

APN 011-040-015

LARGER PARCEL DESCRIPTION

The subject larger parcel property consists of a single parcel of land that is located on the west side of 12th Avenue, about 295 feet south of Springcrest Street, in Hanford, California. It is improved with a single-family residence and related yard improvements. The property was originally used as a rural homesite, but it is now entirely within the city limits and surrounded by urban development.

Site Description

The land parcel is rectangular in shape and has an interior lot orientation. The dimensions include a north-south width of 184.58 feet and an east-west depth of 236.00 feet, which provides a total gross land area of 43,561 square feet or 1.00 acre, more or less. The eastern 25.00 feet of the property are encumbered by an existing road easement for the current alignment of 12th Avenue, and this easement burdens 4,614 square feet of the parcel leaving 38,947 square feet of usable land area.

The site has a generally level topography that is at-grade with the height of the fronting street. Soil conditions are believed to be stable. Drainage of the site appears to be adequate with water allowed to percolate into the soil without significant runoff, but the property is not connected to the public storm drain system. The site is entirely within an 'X' flood zone, which is not a special flood hazard area that requires flood insurance.

The parcel is unfinished with no curb, gutter, sidewalk, or street light off-site improvements installed along its 12th Avenue frontage. The property also has a small exposure along Summer Blossom Way near the parcel's northwest corner, and all off-site improvements are in place on this frontage even though access is not available from this street.

All public utilities are available in the immediate area, but the property currently only receives electricity from the Southern California Edison Company, natural gas from SoCalGas, and cable television from Comcast. An on-site domestic well and pump supplies water and a septic tank is used for sewage disposal. The California GeoTracker website does not list the subject as having any known contamination, so it is assumed to be environmentally clean.

A preliminary title report prepared by Chicago Title Company dated October 24, 2019 has been reviewed as part of this assignment and it identifies the following items of significance. Mention is made of a right-of-way for public road along the east boundary of the property, which is believed to be the current alignment of 12th Avenue. A deed of trust evidencing a loan in the original amount of \$224,000 that is secured by the property was recorded in July 2005 on behalf of Provident Saving Bank. The current status of this loan is unknown. The Controller for the State of California filed a lien against the property in January 2007 for postponed real property taxes, and in April 2012 Citibank, N.A. obtained a court judgement for a debt of \$5,196.

Improvements Description

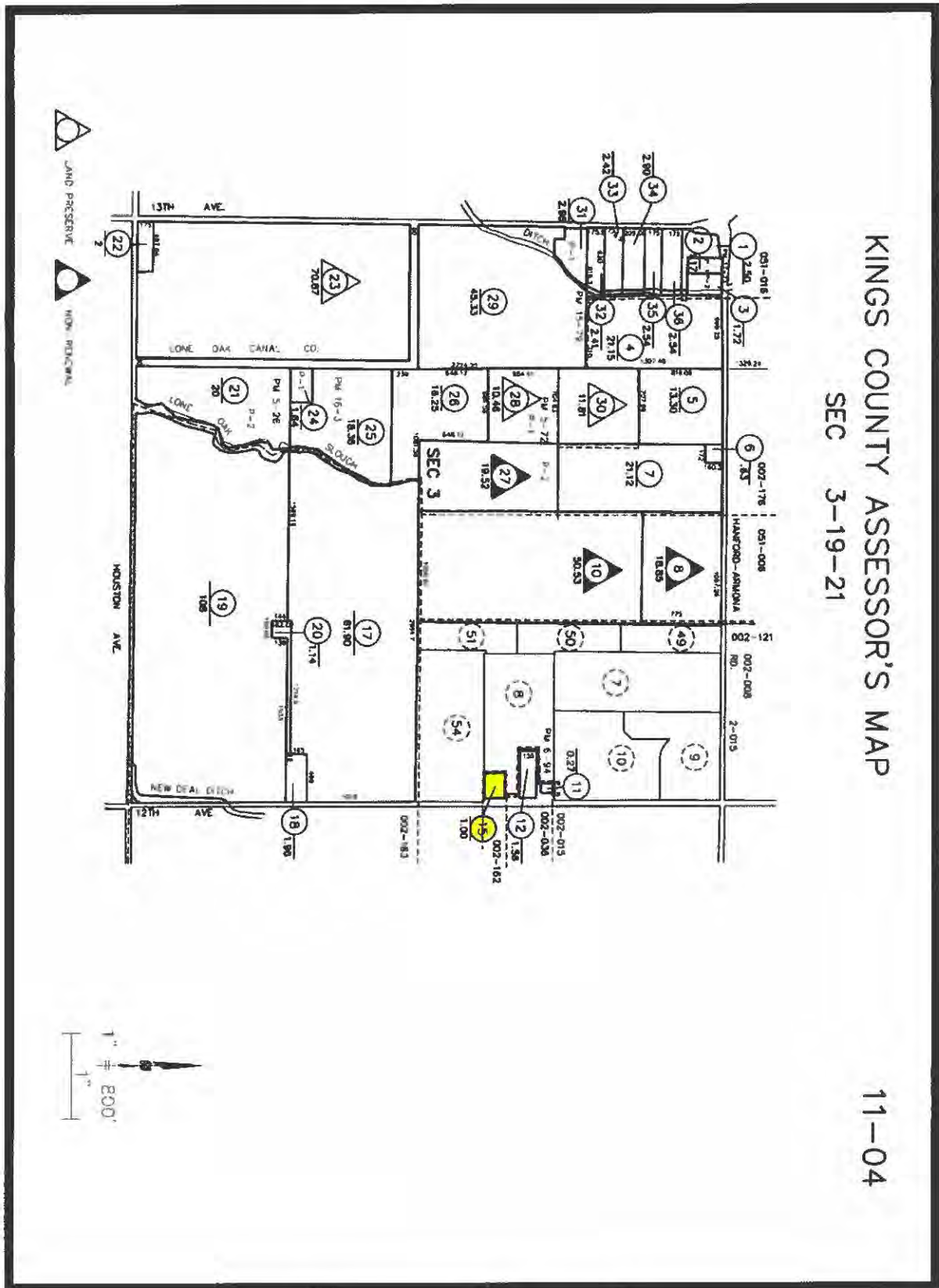
The single-family residence is a one-story house containing approximately 2,373 square feet of living space along with 1,031 square feet of attached storage space. An interior inspection of the house was not

allowed, but the owner reports that the floor plan includes three bedrooms, 1½ bathrooms, a living room, a dining room, a kitchen, and a laundry room.

The house is built atop a concrete perimeter foundation with a concrete slab floor. Exterior walls are framed with wood studs and the house is finished on the outside with stucco, while the storage building has wood siding. A gable-style roof covers the house and it is supported on wood trusses and finished with concrete tile roofing materials. Heating and cooling come from a roof-mounted dual pack unit. The house is also outfitted with a fireplace and a solar panel electric system.

Public records indicate that the house was built in 1953, which gives it a physical age of 68 years old. Based on an exterior-only observation, the residence appears to be of average quality construction and it is judged to be in fair condition.

Various yard improvements are also placed around the house. A concrete driveway leads to a covered carport along the north side of the house and concrete walkways lead to the various entrances. A wood plank fence is placed across most of the north property line, while a concrete block wall stands on the west boundary. Landscaping in the front and backyard consists of various trees and shrubs, but no sprinklers are noticed. A recreational vehicle is placed in the backyard and is reportedly connected to some utilities, and it is surrounded by a small wood plank enclosure.



ASSESSOR'S PARCEL MAP



AERIAL PHOTOGRAPH

Attachment: Exhibits (Arthur Delgado Property Eminent Domain)



Street scene looking south along 12th Avenue.
The subject property is visible on the right side of the photograph.



View of the subject property looking southwest
across the 12th Avenue frontage.



View of the single-family residence
showing the front and north side elevations.



View of the house showing the front and south side elevations.



Rear view of the house and the attached carport.



View of the backyard behind the house.

ZONING & PROPERTY RESTRICTIONS

The subject property is zoned R-L-5 by the City of Hanford as part of a low density residential district. There are three subdistricts within the R-L designation and they differ primarily in the minimum lot size that they allow, with the R-L-5 zone having the smallest required lot size.

Land Use Restrictions

Uses that are permitted in the R-L-5 zone include single-family dwellings, buildings that are ancillary to the main residential use, guest houses, supportive or transitional housing, residential care facilities for up to six persons, day cares for up to eight children, employee housing for six or fewer employees, keeping of household pets, raising of fruit or vegetables, raising of horticultural specialties, parks or playgrounds, public schools, and storm drainage basins.

Other uses may also be allowed with a conditional use permit, such as assisted living or skilled nursing facilities, boarding houses, multifamily dwellings with between two and four units per building, recreational vehicle parks, residential care facilities for seven or more persons, community centers, day cares for over fourteen children, golf or country clubs, mini storage facilities, religious institutions, and private schools.

Development Standards

Along with the land use restrictions, the zoning ordinance also imposes certain development standards for properties in the R-L-5 zone. These include:

1. Lot area – minimum of 5,000 square feet. Lots of between 3,600 and 4,999 square feet may be allowed if additional conditions are met.
2. Lot dimensions:
 - a. Frontage – minimum of 40 feet.
 - b. Width – minimum of 50 feet for interior lots and 60 feet for corner lots.
 - c. Depth – minimum of 90 feet.
3. Density – no more than one dwelling unit per lot is allowed, unless approved as an accessory use or accessory dwelling unit.
4. Lot coverage – the maximum lot coverage is determined by the combined building setback requirements, accessory structure limitations, and off-street parking requirements.
5. Building setbacks – no building may be placed within a building setback area, which include:
 - a. Front – 15 feet from the front lot line for livable building space and 20 feet for garages, carports, and other non-livable space.
 - b. Side – 5 feet from an interior side lot line and 10 feet from a street side property line.
 - c. Rear – 15 feet from the rear lot line, except where there is a landscape easement with wall or fence on the rear of the lot and then 20 feet. The rear building setback is to be increased by 10 feet for buildings over one story in height.
6. Distance between structures – minimum of 10 feet.
7. Height of structures – maximum of 35 feet.
8. Accessory structures – maximum floor area of 120 square feet and must be setback at least 3 feet from side and rear lot lines and separated by at least 10 feet from other structures.

9. Off-street parking – single-family dwellings are to have a minimum of one covered and one uncovered parking space. Parking spaces may not be provided in any building setback area. Recreational vehicles, boats, and other similar vehicles may only be stored or parked within an enclosed side or rear yard, and they may not be used as a residence.
10. Open space – each lot is to have a minimum of 400 square feet of usable open space.
11. Landscaping – all yard areas that are visible from the street, except for driveways and approved parking areas, are to be landscaped.

Conclusions

The current use of the subject property as a single-family residence is permitted in the R-L-5 zone. The property also appears to meet most of the development standards, although it seems that a recreational vehicle is being occupied as a residence.

HIGHEST & BEST USE OF LARGER PARCEL

The R-L-5 zoning that is applied to the property is primarily intended for single-family residential uses, although some other uses that are compatible with a residential district are also allowed. The physical characteristics of the parcel are well suited to supporting a residence due to the level topography, stable soils, good lot dimensions and shape, and the availability of public utilities. With one acre of land area, the parcel is larger than many residential lots that are found in the neighborhood, and along with a house the site is also big enough to support a day care, a residential care facility, or a small park. Local real estate market conditions are some of the best that have been seen in many years and it is financially feasible to construct new homes at this time. Therefore, the highest and best use of the land as though vacant is to construct a new single-family house on the site.

The existing use of the subject's building improvements as a house is allowed in the R-L-5 zone and the improvements appear to comply with the development standards. The house is about 68 years old and it is in fair condition, but it has not yet reached the end of its economic life. The structure and the associated yard improvements continue to contribute to the overall value of the property as a whole, and it is not ready for redevelopment yet. Thus, the highest and best use of the property as improved is to continue occupying it as a single-family residence.

PARTIAL ACQUISITION DESCRIPTION

As part of the planned project, partial acquisitions are needed from the subject property for use as permanent right-of-way in fee title and the underlying fee in an existing road easement.

Permanent Right-Of-Way Taking

The right-of-way (ROW) take area is situated on the east side of the property fronting along 12th Avenue. It is a rectangular-shaped strip that is 17.00 feet deep and spans the entire 184.58-foot width of the parcel, and altogether it contains 3,138 square feet of land area.

There are a variety of yard improvements that are located within this take area, including a large mulberry tree, a small elm tree, a brick mailbox, a smaller mailbox on a wood post, a wooden gate, concrete driveway and walkway, and some gravel paving.

The following legal description of the ROW taking has been provided by the client:

A portion of the Northeast quarter of Section 3, Township 19 South, Range 21 East, Mount Diablo Base and Meridian, according to the Official Township Plats thereof, in the City of Hanford, County of Kings, State of California, more particularly described as follows:

The West 17.00 feet of the East 42.00 feet of the South 184.58 feet of the East 236.00 feet of the South half of the North half of the South 40.00 acres of the East half of the Northeast quarter of said Section 3.

Underlying Fee Taking

The underlying fee (UF) taking parallels the ROW taking on its east side. This portion of the property has long been burdened by an existing easement for a road and it is currently being used as part of the 12th Avenue public street. As such, the larger property has effectively had little or no private use of this portion for many years.

This take area is also rectangular in shape. It is 25.00 feet in depth and extends for the full 184.58-foot width of the parcel, so it covers 4,614 square feet of land area. There are no privately-owned improvements that are situated in this area and it is fully improved with asphalt public street pavement and raised concrete median.

The legal description below details the UF taking:

A portion of the Northeast quarter of Section 3, Township 19 South, Range 21 East, Mount Diablo Base and Meridian, according to the Official Township Plats thereof, in the City of Hanford, County of Kings, State of California, more particularly described as follows:

The East 25.00 feet of the South 184.58 feet of the East 236.00 feet of the South half of the North half of the South 40.00 acres of the East half of the Northeast quarter of said Section 3.

Construction Contract Work

Sometimes it is necessary to do certain work, either inside the right-of-way or on the owner's private property, in order to restore the utility and value of the remainder property, and this work may be most economically and/or practically performed by the project's contractor. This is known as construction contract work.

For the subject property, two concrete drive approaches will be installed to allow for vehicular access to the site. One will be 20 feet wide and placed in line with the existing driveway near the north end of the property, while the second will be 12 feet wide and situated at the south end of the property near where the wooden gate is now located. These approaches will be constructed so that they conform with the existing grade of the driveway and land.





View looking south along the take areas from the property's northern boundary.
The two surveyor stakes identify the new ROW taking.



View looking north along the take areas from the property's southern boundary.
The two surveyor stakes identify the new ROW taking.



View looking west from 12th Avenue along the property's southern boundary line. The photograph shows the wooden gate that is situated within the ROW take area.



View looking north along the take areas from the middle of the parcel's 12th Avenue frontage. The photograph shows the mulberry tree that is situated in the ROW take area.



View of the mailbox on a brick base that is located in the ROW take area.



View of the mailbox on a wooden pole that is situated in the ROW take area.

ANALYSIS OF THE REMAINDER

In the after condition, the remainder property will be slightly smaller at 35,809 square feet, but this will all be usable land area with no portion burdened by the road easement any more, and the parcel will continue to exceed the minimum lot size specified in the R-L-5 zone. The property will still have a rectangular shape and an interior lot orientation. It will also have the same width with 184.58 feet of frontage along 12th Avenue, but the depth will be reduced to 194 feet. The frontage will now be fully finished with concrete curb, gutter, sidewalk, drive approaches, and street lights.

The only yard improvement that will be lost to the ROW taking and needs to be replaced is the mailbox on the wooden post. Little can be done to replace the large mulberry tree that shades the house and front yard. The wooden gate does not secure the property because there is no fencing or private road in this area of the site, so it does not need to be replaced.

The house will not be hit by the takings, but its setback from the front right-of-way line will be reduced to 20 feet. This is greater than the 15-foot front setback that the zoning ordinance requires, so no violation will be created. Within the 17 feet of new right-of-way, the City will leave 5 feet unused, then there will be a 5-foot wide sidewalk and curb, followed by 7 feet of gutter and asphalt road pavement. Thus, the distance from the curb to the nearest living space in the house will be 30 feet.

To help assess the reasonableness of this setback, a survey is made of sixteen other residential properties that front along 12th Avenue between Springcrest Street and Woodland Drive, just to the north of the subject. Measurements are taken from the curb to the closest living space of each house (not the garages) to find out what is common for residential properties in this area. These distances range from 14'-0" to 46'-9" with a mean setback of 30'-2", a median setback of 31'-0", and a mode setback of 24'-0". The subject's expected distance of 30 feet is consistent with these setbacks, so it is concluded that the property will not be unusual or overly close to the wider street.

The project improvements are intended to improve traffic flow and safety. While this will be generally beneficial to properties in the area, the project is not likely to measurably increase the value of the subject remainder.

HIGHEST & BEST USE OF THE REMAINDER

No significant changes to the highest and best use of the remainder property are expected to result from the partial takings and project construction and use. The highest and best use of the land as though vacant will still be to construct a new house on the site. Also, the highest and best use of the property as improved will be to continue occupying it as a single-family residence.

PROPERTY VALUATION



Attachment: Exhibits (Arthur Delgado Property Eminent Domain)



HopperCompany
Real Property Valuation

METHOD OF VALUATION

The purpose of this appraisal is to provide an opinion of the fair market value of the portions of the subject larger parcel that are to be taken, together with any net damages to the remainder property. This valuation will assist the client in determining the just compensation to be paid for the partial acquisitions.

In performing the valuation, a strict set of procedures known as the State Rule is used. In California, these procedures have been established as a means to facilitate proper and accurate estimates of value for compensation. The State Rule procedures encompass nine logical and progressive steps that lead to the appropriate value conclusions. These steps include:

1. Value of Larger Parcel Before the Taking	\$	_____
2. Value of the Part Taken as a Part of the Whole	– \$	_____
3. Value of the Remainder as a Part of the Whole	= \$	_____
4. Value of the Remainder After the Taking Without Benefits	– \$	_____
5. Severance Damages to the Remainder	= \$	_____
6. Value of the Remainder After the Taking With Benefits	\$	_____
7. Benefits to the Remainder (step 6 - step 4)	\$	_____
8. Net Damages to the Remainder (step 5 - step 7)	\$	_____
9. Total Just Compensation (step 2 + step 8)	\$	=====

Steps 1 through 3 deal with the larger parcel in its condition prior to any influence or acquisitions by reason of the proposed project. Steps 4 and 5 focus on the property in its after condition once the part taken has been severed and the project constructed in an effort to determine any damages that are caused to the remainder. Steps 6 and 7 also value the remainder property in the after condition, but they are focused on any benefits that will accrue to the property due to the project. Step 8 compares the damages found in step 5 with the benefits derived in step 7 to provide an indication of any net severance damages that will remain once benefits are used as an offset. Finally, step 9 provides the total just compensation estimate for the partial taking by adding the value of the part taken to the net damages to the remainder.

Each of these steps and the valuation approaches they employ are outlined in detail in the following sections of this report. Traditionally, real property valuation revolves around three approaches to value: the income capitalization, sales comparison, and cost approach. However, not all properties are well suited to the use of all three approaches and it may be impossible or inappropriate to use them all for certain properties. In this appraisal, the sales comparison and cost approaches are used to value the subject property, while the income capitalization approach is not applicable to the valuation of single-family residences like this and is excluded.

In instances where the taking is somewhat nominal and there are neither significant damages nor benefits to the remainder property, often an abbreviated form of valuation known as a strip appraisal is used. In a strip appraisal, only those portions of the property that affect the proper estimate of compensation are valued. Such an appraisal is appropriate for pre-condemnation use and it is an acceptable method of valuation. The strip appraisal is well suited to this subject property and is utilized in this appraisal.

VALUE OF LARGER PARCEL BEFORE THE TAKINGS

The subject larger parcel is valued using a combination of the sales comparison approach for the underlying land and the cost approach to determine the contribution of the improvements.

Land Valuation

The practice of making comparisons between the subject and the market in which it is located is central to all of the appraisal process, but in no method of valuation is this practice more prevalent than in the sales comparison approach. This approach is based on the principles of supply and demand, substitution, and balance, and these principles often lead market participants to value properties on the basis of the prices being paid for other similar and competing properties in the local market. On this basis, the sales comparison approach seeks to value the subject larger parcel by comparing it to recent sales of other land parcels that are similar in various ways.

Comparable Residential Lot Sales

The search for comparable residential lot sales for use in this appraisal began in the subject's neighborhood, but no useful data is found in this immediate area so the search is expanded to include the rest of Hanford. In the end, five data items are selected and they are all closed sale transactions. These data items are referred to in this report as sale nos. 1 through 5. Each is described below along with a map showing their locations relative to the subject.

Sale no.1 is located at the northeast corner of 12th Avenue and Bristol Street, in Hanford. The corner-oriented lot contains 19,166 square feet of land area and it is finished with curb, gutter, and sidewalk along its 12th Avenue frontage and curb and gutter on the Bristol Street exposure. All public utilities are available to serve the property. The lot is adjacent to the new Bristol Heights residential subdivision and it is zone R-L-12 for low density single-family residential uses by the City of Hanford. The property was listed for sale at an asking price of \$85,000 and it was on the market for two months before the sale closed in October 2020 at a price of \$78,000 or \$4.07 per square foot. The buyer plans to build a new house.

Sale no. 2 refers to a vacant lot that is situated on the north side of Cameron Street, west of 10th Avenue, in Hanford. The L-shaped parcel contains 44,428 square feet of land area. Curb and gutter off-site improvements are installed on the street frontage and all public utilities are readily available. The zoning applied to the property is R-M for medium density residential uses. An asking price of \$159,990 was set when the property was listed for sale, and two months later a sale occurred in January 2021 for \$159,900. This sale price equates to \$3.60 per square foot. The buyers owned another adjacent lot that they had previously purchased from another seller, and they hope to build a multifamily project on the land.

Sale no. 3 consists of a 19,131-square-foot vacant lot that is found along the north side of Braden Avenue, west of Irwin Street, in Hanford. The property is situated in a block of older single-family homes and it is zoned R-M for medium density residential uses. It is a finished parcel with curb, gutter, and sidewalk off-site improvements installed along the street frontage and all public utilities available to serve it. The topography is level. The listing price was set at \$68,500 and it took 2½ months to find a buyer. The sale closed in February 2021 at a price of \$63,000 or \$3.29 per square foot, and the buyer intends to build a new house on the lot.

Sale no. 4 is located on the south side of Grangeville Boulevard, east of Rosewood Lane, in Hanford. The property is situated between single-family homes to the west and medium density apartments to the east and it has good exposure along the Grangeville Boulevard corridor. The 60,113-square-foot site includes a single rectangular-shaped parcel that is finished with curb, gutter, and sidewalk off-site improvements along its street frontage. An R-M zoning is applied, which is a medium density residential district. It was listed for sale at \$194,900 before selling in March 2021 for \$183,000 or \$3.04 per square foot.

Sale no. 5 represents a vacant residential lot that is part of the Liberty Estates subdivision situated on the western outskirts of Hanford. This is a desirable rural area where numerous large custom homes have been built. The lot is located on the west side of Frontier Street, south of Grangeville Boulevard and it has 64,904 square feet of land area. No curb or gutter off-sites are in place, but they are not required in the rural subdivision. Electricity and natural gas utilities are available, but a private water well and septic system will need to be installed. The lot is zoned RR by the County of Kings as part of a rural residential district. The property was first listed for sale in March 2015 at an asking price of \$200,000 and it stayed at this level until a price reduction was made in June 2017 to \$189,000. Thereafter, the price remained the same until a buyer was eventually found and a sale closed in May 2021 at a price of \$177,000 or \$2.73 per square foot. The seller carried a note for \$102,000 at 6.00% interest over a 3-year term.



Land Sales Comparisons

These sales are evidence of local market conditions and pricing for properties such as the subject and they are useful in shedding light on the value of the property being appraised. In analyzing these sales consideration is given to various elements of comparison that market participants recognize as having an impact on the prices that are paid for this type of property. These elements may include the property

rights conveyed, financing terms, conditions of sale, market conditions, location, zoning, parcel size, and other physical factors. While there can be an infinite number of variations between properties, the market typically is concerned with only a limited number of variables that are considered to be most influential.

The table below summarizes how each data item is compared to the subject. A "+" symbol is shown if the data item is inferior to the subject, a "-" is used if the sale is superior, and an "=" sign is indicated if the data item is generally comparable. Not all elements of comparison are weighted equally by the market, however; and in some instances the magnitude of impact on the sale price may be greater than in other comparisons where the same symbol is used.

LAND SALES COMPARISON GRID Comparable Residential Lot Sales					
	Sale No. 1	Sale No. 2	Sale No. 3	Sale No. 4	Sale No. 5
Location	12 th Avenue	Cameron St.	Braden Ave.	Grangeville Blv.	Frontier St.
City	Hanford	Hanford	Hanford	Hanford	Hanford
APN	008-410-060	010-121-046	012-172-020	010-330-026	009-080-017
Buyer	Rodriguez	Parra	Cisneros	Parra	Panchal
Document No.	20-19953	21-02375	21-02850	21-06379	21-11808
Recording Date	10/19/2020	1/29/2021	2/4/2021	3/24/2021	5/26/2021
Sale Price	\$78,000	\$159,900	\$63,000	\$183,000	\$177,000
Lot Size – SF	19,166	44,428	19,131	60,113	64,904
Price / SF	\$4.07	\$3.60	\$3.29	\$3.04	\$2.73
Zoning	R-L-12	R-M	R-M	R-M	RR
Orientation	Corner	Interior	Interior	Interior	Interior
Utilities	W-S-G-E	W-S-G-E	W-S-G-E	W-S-G-E	G-E
Off-Sites	C-G-S	C-G	C-G-S	C-G-S	None
Property Rights	=	=	=	=	=
Financing	=	=	=	=	=
Conds. of Sale	=	=	=	=	=
Market Conds.	+	=	=	=	=
Interim Value	> \$4.07	= \$3.60	= \$3.29	= \$3.04	= \$2.73
Location	-	=	=	-	-
Zoning	=	=	=	=	=
Parcel Size	-	=	-	+	+
Utilities	=	=	=	=	+
Off-Sites	-	-	-	-	=
Final Indication	< \$4.07	< \$3.60	< \$3.29	≤ \$3.04	> \$2.73

Land Value Conclusion

Based on these comparisons, the subject land should be valued above the \$2.73 per square foot indicated by sale no. 5, below the \$3.29 to \$4.07 per square foot reflected in sale nos. 1 through 3, and at a level that is less than or equal to the \$3.04 per square foot shown by sale no. 4. Thus, a unit value of \$3.00 per square foot is concluded. This is applied to the property's 38,947 square feet of usable land area, which leads to a value of \$116,841.

For the portion of the taking that is burdened by the existing road easement, the owner only has a reserved right to use that part of the underlying land that is not used by the roadway. California courts have generally held that the possibility of enjoyment of this underlying fee is so remote that for as long as the easement exists, it has for all practical purposes absorbed the entire value of the fee. Therefore, the value of the underlying fee burdened by the road easement is determined to be a nominal \$1.

The value of the larger parcel land is summarized below:

Usable Land Area	38,947 s.f. x \$3.00 =	\$116,841
Underlying Fee in Road Easement	nominal	+ \$1
Total Larger Parcel Land Value		<u>\$116,842</u>

Improvement Valuation

In a strip appraisal where the majority of the property's improvements are not being affected by the partial acquisition, it is still important to include in the value of the larger parcel the contribution of any improvements that are being taken. The cost approach is used to estimate this improvement value, and it is derived from the concept that market participants often equate cost to value. Buyers and sellers tend to estimate the value of a property by comparing it to the cost of constructing a suitable substitute that exhibits similar physical characteristics, age, quality and condition, and functional utility.

There are only yard improvements that are situated in the take area, and the table below lists most of the improvements that will be lost. The source of replacement cost information is the *Marshall & Swift Valuation Service* cost manual or the California Board of Equalization's *Rural Building Costs* handbook.

CONTRIBUTORY VALUE OF IMPROVEMENTS As Part of the Whole Larger Parcel				
Improvement Type	Improvement Size	Replacement Cost per Unit	Depreciation Rate	Contributory Value
Concrete flatwork	145 s.f.	\$6.00	50%	\$435
Brick mailbox	1 mailbox	\$750	50%	\$375
Wooden gate	1 gate	\$250	50%	\$125
Gravel	Miscellaneous	Lump sum	0%	\$200
Elm tree	1 tree	\$100	0%	\$100
Total			Rounded to	\$1,235

Perhaps the most significant improvement that is within the right-of-way take area is the large mulberry tree. This tree is valued using the trunk formula method, which has been developed by the Council of Tree and Landscape Appraisers (CTLA) to aid in estimating the value of large trees that cannot be readily replaced with a similar-sized nursery tree. The formula calculates the market value of a tree based on the cost of a commonly available transplantable tree and its cost of installation, plus the increase in value due to the larger size of the tree being appraised. A base value is determined on a per-square-inch basis for a similar type of nursery tree, then this is multiplied by the cross-sectional area of the subject tree. Finally, the calculated value is adjusted for the species class, condition, and location of the tree to determine its market value. For the subject's fruitless mulberry tree, this method results in a value of \$4,510.

Altogether, the contributory value of the yard improvements that will be lost to the taking totals \$5,745.

Total Value for the Larger Parcel

Adding the land value to the contribution of the improvements provides a total value for the subject larger parcel of \$122,587, using a strip appraisal methodology.

Land Value + Improvement Value = Total Larger Parcel Value

$$\$116,842 + \$5,745 = \$122,587$$

VALUE OF PARTS TAKEN

The second step in applying the State Rule of valuation is to value the portions of the property that are being taken as a part of the whole larger parcel. In this step, the contributory value of the property within the area of the taking is valued.

Permanent Right-Of-Way Taking

The same unit land value of \$3.00 per square foot that has been estimated for the larger parcel is also applied to the portion of the site that is to be acquired in fee title for use as permanent right-of-way. This results in a land value of \$9,414. To this is added the contributory value of the affected improvements of \$5,745, leading to a total value for the permanent taking of \$15,159.

$$\text{Land Size} \times \text{Value per S.F.} = \text{Land Value} + \text{Improvement Value} = \text{Value of Permanent Taking}$$

$$3,138 \text{ s.f.} \times \$3.00 = \$9,414 + \$5,745 = \$15,159$$

Underlying Fee Taking

As was detailed earlier in the valuation of the larger parcel, the owner of an underlying fee interest that is encumbered by a public road easement has very little expectation of being able to use this portion of the property, and as a result California courts have ruled that the easement has consumed virtually the full fee value of this portion. As such, only a nominal amount of \$1 is typically applied to the underlying fee interest.

Total Value of Takings

Adding the values of the different take areas together provides a total value for the parts taken as part of the whole of \$15,160.

Value of Permanent Right-of-Way Taking	\$15,159
Value of Underlying Fee Taking	<u>+ \$1</u>
Total Value of Takings	<u><u>\$15,160</u></u>

VALUE OF REMAINDER AS PART OF THE WHOLE

Subtracting the value of the parts taken from the value of the larger parcel provides a value for the remainder as part of the whole of \$107,427.

$$\text{Total Larger Parcel Value} - \text{Value of Parts Taken} = \text{Value of Remainder as Part of Whole}$$

$$\$122,587 - \$15,160 = \$107,427$$

SEVERANCE DAMAGES TO THE REMAINDER

This step of the valuation addresses the remainder property in its after condition. The focus is solely on measuring the damages, if any, that will result, with no consideration of any potential benefits, which will be estimated later. Losses in value to the remainder are referred to as severance damages, and they may result either from the severing of the portion acquired from the larger parcel or from the construction and use of the project for which it was taken.

Curable Damages

In instances where the severance damages may be both physically and economically corrected, the loss in value may be determined by estimating the cost to cure. This is the cost to restore an item or feature to proper condition or functionality. However, this measure of damage is only appropriate if the total cost to cure does not exceed the loss resulting from the severance damage. For the subject property, the metal mailbox on a wood post needs to be relocated so that it remains on the owner's private property, and the cost of doing this work is estimated to be \$150. This includes the cost of labor along with overhead and profit to the owner for overseeing the work.

Permanent Damages

Two areas of concern for the remainder are the loss of shade from the mulberry tree and the closer proximity of the road to the house. It is difficult to replace the shade that the mature tree provides, but planting a similar tree that grows quickly could help mitigate the loss. The largest regularly available mulberry tree is a 48" box that costs around \$1,500. An additional \$1,000 is added for delivery and planting of the tree, which would bring the cost to approximately \$2,500. However, to avoid double payment for the same item, the \$4,510 previously applied to the value of the existing tree is deducted, which leaves a net damage of \$0.

While the new right-of-way line will be closer to the house, there will be 20 feet of setback from the property line to the structure. This exceeds the 15-foot setback requirement in the zoning ordinance. Also, the new curb line will be 30 feet from the house, which is consistent with the distances that are typical of other nearby houses that front along 12th Avenue in this area. The wider roadway along with the new curb, gutter, sidewalk, and street lights are designed to help improve the safety of the street as well. In light of these factors, it is estimated that the remainder property will not experience a measurable decline in value as a result of the street being moved closer to the house.

Value of the Remainder After the Takings

Thus, the value of the remainder after the takings and without benefits is determined to be:

Usable Land Area	35,809 s.f. x \$3.00 =	\$107,427
Curable Damages		\$150
Permanent Damages		- \$0
Total Larger Parcel Land Value		<u>\$107,277</u>

BENEFITS TO THE REMAINDER

Benefits are the increase in value to the remainder property that result from either the taking or the project, and in California the law does not treat this positive impact any differently based on whether the benefit comes specifically to the subject property or accrues to properties in general. Benefits are to be measured using market data and, unlike damages, they may not be measured based on the cost to the owner of providing a similar benefit.

While the subject is expected to benefit from improved traffic flow and safety, this is generally beneficial to properties in the area and is not likely to measurably increase the value of the subject remainder. Therefore, no benefits are quantified.

With no benefits to offset the severance damages, the net damages to the remainder property are \$150.

Severance Damages – Benefits = Net Damages to the Remainder

$$\$150 - \$0 = \$150$$

FINAL TOTAL VALUE OPINION

The final total value opinion is equal to the value of the takings plus the net severance damages to the remainder, which totals \$15,310 and is rounded to \$15,400.

Value of Takings + Net Severance Damages = Final Total Value Opinion

$$\$15,160 + \$150 = \$15,310 \approx \$15,400$$

Therefore, after considering all of the data and pertinent information regarding the subject property and the proposed road widening project, it is my opinion that the fair market value of the portions of the property to be taken along with any net severance damages to the remainder resulting from the partial acquisition and the construction and use of the project in the manner proposed as of July 8, 2021 is:

FIFTEEN THOUSAND FOUR HUNDRED DOLLARS
\$15,400

SUMMARY OF VALUE CONCLUSIONS

The estimate of fair market value plus net severance damages for the subject is summarized below:

1 – Value of Larger Parcel Before Taking:			
Land Value		\$116,842	
Affected Improvement Value	+	\$5,745	
			\$122,587
2 – Value of Part Taken as Part of Whole:			
Value of Right-of-Way Taking		\$15,159	
Value of Underlying Fee Taking	+	\$1	
			– \$15,160
3 – Value of Remainder as Part of Whole:			
Land Value		\$107,427	
Affected Improvement Value	+	\$0	
			= \$107,427
4 – Value of Remainder Without Benefits:			
Remainder Property Value		\$107,427	
Curable Damages		\$150	
Permanent Damages	–	\$0	
			– \$107,277
5 – Severance Damages:			
Step Three Value		\$107,427	
Step Four Value	–	\$107,277	
Total Severance Damages			= \$150
6 – Value of Remainder With Benefits:			
Property Value		\$107,277	
Benefits	+	\$0	
			\$107,277
7 – Benefits to the Remainder:			
Step Six Value		\$107,277	
Step Four Value	–	\$107,277	
			\$0
8 – Net Damages to the Remainder:			
Step Five Value		\$150	
Step Seven Value	–	\$0	
			\$150
9 – Estimate of Just Compensation:			
Step Two Value		\$15,160	
Step Eight Value	+	\$150	
Final Total Value Opinion			\$15,310
	Rounded to		\$15,400

ADDENDA



Attachment: Exhibits (Arthur Delgado Property Eminent Domain)



HopperCompany
Real Property Valuation



QUALIFICATIONS OF KEITH J. HOPPER
MAI, R/W-AC, AI-GRS

Professional Designations

- MAI designation – Member of the Appraisal Institute
- R/W-AC designation – Appraisal Certification of the International Right of Way Association
- AI-GRS designation – General Review Specialist of the Appraisal Institute

Certifications and Licenses

- California Certified General Real Estate Appraiser: Certificate No. AG002559
- California Real Estate Broker's License: License No. 01105905

Education

- California State University, Fresno: B.S. Degree, Business Admin. - Real Estate and Urban Land Economics
- Appraisal Institute:
 - Real Estate Appraisal Principles (1A-1) & Basic Valuation Procedures (1A-2)
 - Capitalization Theory & Techniques (A & B)
 - Case Studies in Real Estate Valuation (2-1)
 - Report Writing and Valuation Analysis (2-2)
 - Standards of Professional Practice, National USPAP Update, & California Laws and Regulations
 - Advanced Sales Comparison and Cost Approaches (530)
 - Land Valuation Assignments and Adjustment Procedures & Subdivision Valuation
 - General Appraiser Market Analysis and Highest & Best Use
 - Real Estate Finance, Statistics, and Valuation Modeling
 - Uniform Appraisal Standards for Federal Land Acquisitions (Yellow Book)
 - Litigation Professional Development Program:
 - Litigation Valuation Overview (700)
 - Litigation Appraising – Specialized Topics and Applications (705)
 - Condemnation Appraising (710)
 - Advanced Condemnation Appraising (720)
 - Review Theory – General
- International Right of Way Association:
 - Ethics and the Right of Way Profession (103)
 - Standards of Practice for the Right of Way Profession (104)
 - Principles of Real Estate Appraisal (400)
 - Appraisal of Partial Acquisitions (401)
 - Easement Valuation (403) & Legal Aspects of Easements (802)
 - Reviewing Appraisals in Eminent Domain (410)
 - Problems in the Valuation of Partial Acquisitions (431)
 - Corridor Valuation
- American Society of Farm Managers and Rural Appraisers:
 - Integrated Approaches to Value (A304)

Best Practices for Rural Property Appraisals
 Highest and Best Use
 Valuation of Permanent Plantings in Changing Markets

Appraisal Experience

Actively engaged in appraisal in the Central Valley since 1989. Appraised many types of commercial, industrial, residential, apartment, subdivision, land, agricultural, and special purpose properties. Clients include:

- Government: U.S. Postal Service, U.S. Navy, U.S. Marshall's Office, Calif. Dept. of Forestry, Calif. Dept. of Transportation, Resolution Trust Corp., Federal Deposit Insurance Corp., County of Tulare, County of Kings, Administrative Office of the Courts
- Cities: Visalia, Tulare, Porterville, Kingsburg, Dinuba, Exeter, Woodlake, Hanford, Bakersfield, Farmersville, Reedley
- Schools: Visalia Unified, Hanford Elementary, Central Valley Christian, College of the Sequoias, Tulare City Schools, Tulare High School District, Liberty Elementary, Porterville Unified, Burton School District, Alta Vista School District
- Lenders: Wells Fargo, Union Bank, J.P. Morgan, Bank of the Sierra, Comerica Bank, Westamerica Bank, Key Bank, Aegon Realty Advisors, Rabobank, Housing Capital Co., Citizens Business Bank, Premier Valley Bank, RBC Builder Finance, Farm Credit West, Kingsburg Land Bank, Bank of the West, Suncrest Bank, Central Valley Community Bank, Evangelical Christian Credit Union, United Security Bank
- Corporations: Kraft General Foods, Chevron USA, McDonald's Corp., Wal-Mart Stores, Campbell Soup Co., Pepsi Cola Co., Southern California Edison Co., Southern Pacific Railroad, Jostens, Payless Cashways, Frito Lay, Southland Corp., RR Donnelley, Leprino Foods, California Dairies, Sun Maid
- Insurance Companies: Nationwide Mutual Insurance Co., Chicago Title Insurance Co., Tigor Title Insurance Co., Fidelity National Title Co.
- Attorneys: McGregor Dahl Sullivan & Klug, Navy Exchange Service Command, Dale Bruder, Dennis Lynch, Rauber & Johnson, Hurley & Laird, Williams Jordan & Broderson, Paul Hastings Janofsky & Walker, Houk & Hornburg, Baker Manock & Jensen, Griswold LaSalle Cobb Dowd & Gin, Dowling Aaron & Keeler, Dooly & Herr, Peltzer & Richardson, Hooper Lundy & Bookman, McCormick Barstow, Kahn Soares & Conway, Ruddell Cochran Stanton & Bixler, Michael Lampe
- Right-of-Way Firms: Universal Field Services, Bender Rosenthal, Paragon Partners, Tarvin & Associates, Hamner Jewell & Associates, Overland Pacific & Cutler
- Churches: Methodist, Baptist, Calvary Chapel, Nazarene, Mennonite, Catholic, Grace Community, Living Christ, Bethel Assembly, New Hope, Praise Center
- Health Care: Kaweah Delta HCD, Tulare Regional MC, Sierra View District Local HCD, Tulare Community Health Clinic, Visalia Medical Clinic, Family Health Care Network
- Other: YMCA, Farm Bureau, Housing Authority, Tulare Irrigation District, International Agri-Center, Visalia Rescue Mission

Litigation Experience

Appraised properties on behalf of private and public agency clients for eminent domain, divorce, and other matters involving litigation. Have given depositions, appeared at mediation and arbitration hearings, and qualified as an expert witness in Tulare County and Kern County Superior Courts, Kings County Board of Equalization, and Federal Bankruptcy Court.

Right-of-Way Experience

Appraised hundreds of properties involved in full or partial takings on behalf of public agencies, right-of-way firms, law firms, and private property owners. Projects have included road widenings, overcrossings and undercrossings, utility installations, permanent and temporary easements, and railroad corridors.



Property Owner's Information Pamphlet on Use of Eminent Domain in California

A summary of the Process and Owner's Rights

Attachment: Exhibits (Arthur Delgado Property Eminent Domain)

ABOUT THE EMINENT DOMAIN PAMPHLET

SB 698 which went into effect on January 1, 2008, requires that every property owner who is the subject of an eminent domain action must be given an “informational pamphlet” outlining the property owner’s rights under the Eminent Domain Law of California.

This pamphlet has been put together through the efforts of the following organizations:

League of California Cities

California State Association of Counties

Association of California Water Agencies

California Special Districts Association

California Redevelopment Association

Attachment: Exhibits (Arthur Delgado Property Eminent Domain)

EMINENT DOMAIN – Information Pamphlet (SB 698)

I. Introduction

Eminent domain is the power of the government to purchase private property for a "public use" so long as the property owner is paid "just compensation." Whenever possible, [condemning agency] tries to avoid use of the eminent domain power, exercising it only when it is necessary for a public project. The decision to acquire private property for a public project is made by the [condemning agency] only after a thorough review of the project, which often includes public hearings.

This pamphlet provides general information about the eminent domain process and the rights of the property owner in that process.¹

- **What is a "public use"?**

A "public use" is a use that confers public benefits, like the provision of public services or the promotion of public health, safety, and welfare. Public uses include a wide variety of projects such as street improvements, construction of water pipelines or storage facilities, construction of civic buildings, redevelopment of blighted areas, and levee improvements to increase flood protection. Some public uses are for private entities, such as universities, hospitals and public utilities, which serve the public.

- **What is "just compensation"?**

Just compensation is the **fair market value** of the property being acquired by the government. The state law definition of fair market value is "the highest price on the date of valuation that would be agreed to by a seller, being willing to sell but under no particular or urgent necessity for so doing, nor obliged to sell, and a buyer, being ready, willing, and able to buy but under no particular necessity for so doing, each dealing with the other with full knowledge of all the uses and purposes for which the property is reasonably adaptable and available."

II. The Eminent Domain Process and the Property Owner's Rights

The eminent domain process begins with a public use project. When selecting a project location, the goal is to render the greatest public good and the least private injury or inconvenience. If it is determined that all or a portion of your property may

¹ **This pamphlet reflects the current law as of January 1, 2008. However, the information in this pamphlet is not, nor should it be construed as, legal advice. You should consult with qualified legal counsel regarding your specific situation rather than relying on this pamphlet as legal advice.**

be necessary for a public use project, the [condemning agency] will begin the appraisal process to determine the property's fair market value.

- **How is the fair market value of my property determined?**

The [condemning agency] will retain an independent, accredited appraiser familiar with local property values to appraise your property. The appraiser will invite you to accompany him or her during an inspection of your property. You may give the appraiser any information about improvements and any special features that you believe may affect the value of your property. It is in your best interest to provide the appraiser with all the useful information you can in order to ensure that nothing of value will be overlooked. If you are unable to meet with the appraiser, you may wish to have a person who is familiar with your property meet with the appraiser instead.

After the inspection, the appraiser will complete an appraisal that will include the appraiser's determination of your property's fair market value and the information upon which the fair market value is based. The appraiser will provide the [condemning agency] with the appraisal. The [condemning agency] will then make a written offer to purchase the property. The offer will also include a summary of the appraisal. The offer will be for no less than the amount of the appraisal.

- **What factors does the appraiser consider in determining fair market value?**

Each parcel of real property is different and, therefore, no single formula can be used to appraise all properties. Among the factors an appraiser typically considers in estimating fair market value are:

- o The location of the property;
- o The age and condition of improvements on the property;
- o How the property has been used;
- o Whether there are any lease agreements relating to the property;
- o Whether there are any environmental issues, such as contaminated soil;
- o Applicable current and potential future zoning and land use requirements;
- o How the property compares with similar properties in the area that have been sold recently;
- o How much it would cost to reproduce the buildings and other structures, less any depreciation; and
- o How much rental income the property produces, or could produce if put to its highest and best use.

- **Will I receive a copy of the appraisal?**

The [condemning agency] is required to provide you with its purchase offer, a summary of the appraiser's opinion, and the basis for the [condemning agency]'s offer. Among other things, this summary must include:

- o A general statement of the [condemning agency]'s proposed use for the property;
- o An accurate description of the property to be acquired;
- o A list of the improvements covered by the offer;
- o The amount of the offer; and
- o The amount considered to be just compensation for each improvement which is owned by a tenant and the basis for determining that amount.

However, the [condemning agency] is only required to show you a copy of the full appraisal if your property is an owner-occupied residential property with four or fewer residential units. Otherwise, the [condemning agency] may, but is not required, to disclose its full appraisal during negotiations (though different disclosure requirements apply during the litigation process if the issue of fair market value goes to court).

- **Can I have my own appraisal done?**

Yes. You may decide to obtain your own appraisal of the property in negotiating the fair market value with the [condemning agency]. At the time of making its initial offer to you, the [condemning agency] must offer to reimburse you the reasonable costs, not to exceed \$5,000, of an independent appraisal of your property. To be eligible for reimbursement, the independent appraisal must be conducted by an appraiser licensed by the State Office of Real Estate Appraisers.

- **What advantages are there in selling my property to the [condemning agency]?**

A real estate transaction with the [condemning agency] is typically handled in the same way as the sale of private property. However, there may be a financial advantage to selling to the [condemning agency].

- o You will not be required to pay for real estate commissions, title costs, preparation of documents, title policy or recording fees required in closing the sale. The [condemning agency] will pay all these costs.
- o Although the [condemning agency] cannot give you tax advice or direction, you might also be eligible for certain property and income tax advantages. You should check with the Internal Revenue Service (IRS) for details or consult your personal tax advisor.

- **If only a portion of my property is taken, will I be paid for the loss to my remaining property?**

In general, when only a part of your property is needed, every reasonable effort is made to ensure you do not suffer a financial loss to the "remainder" property. The

[condemning agency] will pay you the fair market value of the property being taken as well as compensation for any loss in value to your remaining property that is not offset by the benefits conferred by the project. The compensation for the loss in value to your remaining property is often referred to as "severance damages."

Also, if any remaining part is of such a size, shape, or condition as to be of little market value, the [condemning agency] will offer to acquire that remaining part (or remnant) from you, if you so desire.

- **Will I be compensated for loss of goodwill to my business?**

If you are the owner of a business that is conducted on the property being acquired, you may have a right to compensation for lost business goodwill if the loss is caused by the acquisition of the property. "Goodwill" consists of the benefits that accrue to a business as a result of its location, reputation for dependability, skill or quality, and any other circumstances resulting in probable retention of old or acquisition of new patronage.

- **What will happen to the loan on my property?**

Where the [condemning agency] is acquiring the entire property, generally the compensation payable to the owner is first used to satisfy outstanding loans or liens as in a typical real estate transaction. Where less than the entire property is being acquired, whether outstanding loans or liens are paid from the compensation will depend on the particular facts and circumstances.

- **Do I have to sell at the price offered?**

No. If you and the [condemning agency] are unable to reach an agreement on a mutually satisfactory price, you are not obligated to sign an offer to sell or enter into a purchase agreement.

- **If I agree to accept the [condemning agency]'s offer, how soon will I be paid?**

If you reach a voluntary agreement to sell your property or an interest in the property to the [condemning agency], payment will be made at a mutually acceptable time. Generally, this should be possible within 30 to 60 days after a purchase/sale contract is signed by all parties.

- **What happens if we are unable to reach an agreement on the property's fair market value?**

The [condemning agency], to the greatest extent practicable, will make every reasonable effort to acquire your property by negotiated purchase. If, however, the negotiations are unsuccessful, the [condemning agency] may either file an eminent

domain action in a court located within the same county where your property is located or it may decide to abandon its intention to acquire the property. If the [condemning agency] abandons its intention to acquire, it will promptly notify you.

If the [condemning agency] proceeds with eminent domain, the first step is for [condemning agency] staff to request authority from the [legislative body] to file a condemnation action. The approval from the [legislative body] is called a "Resolution of Necessity." In considering whether condemnation is necessary, the [legislative body] must determine whether the public interest and necessity require the project, whether the project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury, and whether your property is necessary for the project. You will be given notice and an opportunity to appear before the [legislative body] when it considers whether to adopt the Resolution of Necessity. You may want to call an attorney or contact an attorney referral service right away. You or your representatives can raise any objections to the Resolution of Necessity and the condemnation either orally before the [legislative body] or in writing to the [legislative body].

If the [legislative body] adopts the Resolution of Necessity, the [condemning agency] can file a complaint in court to acquire title to the property upon payment of the property's fair market value. The [condemning agency] is the plaintiff. Anyone with a legal interest in the property, generally determined from a title report on the property (including tenants or mortgage holders), are named as defendants. Often, the [condemning agency] will also deposit the amount the [condemning agency] believes is the "probable amount of compensation" with the State Treasurer where the complaint is filed. A deposit must be made if the [condemning agency] is seeking to acquire possession of the property before agreement is reached on the fair market value.

- **Can the [condemning agency] acquire possession of my property before the property's fair market value is determined in the eminent domain lawsuit?**

In some cases, the [condemning agency] may decide it needs possession of the property before the property's fair market value is finally determined. In such a case, the [condemning agency] must apply to the court for an "order for possession" to allow it to take possession and control of the property prior to resolution of the property's fair market value. The [condemning agency] is required to schedule a hearing with the court on the proposed order for possession and to give you notice of the hearing. Notice must generally be sent at least 90 days before the hearing date if the property is occupied and 60 days before the hearing date if the property is unoccupied. A judge will decide whether the order for possession should be granted. As noted above, the [condemning agency] must deposit with the State Treasurer the probable amount of just compensation in order to obtain possession of the property.

- **Can I oppose the motion for an order for possession?**

Yes. You may oppose the motion in writing by serving the [condemning agency] and the court with your written opposition within the period of time set forth in the notice from the [condemning agency].

- **Can I rent the property from the [condemning agency]?**

If the [condemning agency] agrees to allow you or your tenants to remain on the property after the [condemning agency] acquires possession, you or the tenants will be required to pay a fair rent to the [condemning agency]. Generally, such rent will not be more than that charged as rent for the use of a property similar to yours in a similar area.

- **Can I withdraw the amount deposited with the State Treasurer before the eminent domain action is completed, even if I don't agree that the amount reflects the fair market value of my property?**

Yes. Subject to the rights of any other persons having a property interest (such as a lender, tenant, or co-owner), you may withdraw the amount deposited with the State Treasurer before the eminent domain action is completed. If you withdraw the amount on deposit, you may still seek a higher fair market value during the eminent domain proceedings, but you may not contest the right of the [condemning agency] to acquire the property, meaning you cannot contest that the acquisition of your property is for a public purpose or is otherwise improper.

You also have the right to ask the court to require the [condemning agency] to increase the amount deposited with the State Treasurer if you believe the amount the [condemning agency] has deposited less than the "probable amount of compensation."

- **Can I contest the condemning agency's acquisition of the property?**

Yes. Provided you have not withdrawn the amount deposited, you can challenge in court the [condemning agency]'s right to acquire or condemn the property.

- **What happens in an eminent domain trial?**

The main purpose of an eminent domain trial is to determine the fair market value of your property, including compensable interests such as lost business goodwill caused by the taking or severance damages. The trial is usually conducted before a judge and jury. You (and any others with interests in the property) and the [condemning agency] will have the opportunity to present evidence of value, and the jury will determine the property's fair market value. In cases where the parties choose not to

have a jury, the judge will decide the property's fair market value. Generally, each party to the litigation must disclose its respective appraisals to the other parties prior to trial.

If you challenge the [condemning agency]'s right to acquire the property, the eminent domain trial will also determine whether or not the [condemning agency] has the legal right to acquire the property. In such cases, the judge (not the jury) will make this determination before any evidence is presented concerning the property's fair market value.

At the end of the trial, the judge will enter a judgment requiring the [condemning agency] to pay fair market value. Once the [condemning agency] pays the amount listed in the judgment, the judge will enter a final order of condemnation. The [condemning agency] will record the final order with the County Recorder, and title to the property will then pass to the [condemning agency.]

- **Am I entitled to interest?**

Anyone receiving compensation in an eminent domain action is generally entitled to interest on that compensation from the date the condemning agency takes possession of the property until the person receiving the compensation has been fully paid. The rate and calculation of the interest is determined under formulas in State law.

- **Will the [condemning agency] pay my attorneys' fees and costs.**

In an eminent domain action, you are entitled to be reimbursed by the condemning agency for your court costs such as court filing fees. In some circumstances, you may also be entitled to be reimbursed by the condemning agency for your attorneys' fees in the lawsuit. Whether you will be entitled to receive reimbursement for your attorneys' fees will depend on the particular facts and circumstances of the case and the offers and demand for compensation made in the action.

- **Will I receive assistance with relocation?**

Any person, business, or farm operation displaced as a result of the property acquisition is typically entitled to relocation advisory and financial assistance for eligible relocation expenses, such as moving expenses. The amount of relocation compensation is determined on a case-by-case basis in accordance with prescribed law. Relocation benefits are handled separate and apart from the determination of the property's fair market value and are not part of the eminent domain process.

III. Contact Information

We are available to answer your questions and to assist you in understanding the acquisition program and the eminent domain process. Should you desire further

information, please contact the [condemning agency] at (____) ____-____ or your Acquisition Agent, [insert name and contact info.].



**AGENDA
STAFF REPORT**

MEETING DATE: 9/21/2021	AGENDA SECTION: B
--------------------------------	--------------------------

SUBJECT:

Community Development: Public hearing to Accept comments and Approve the submission of the 2020/21 Community Development Block Grant (CDBG) Consolidated Annual Performance and Evaluation Report.

See Attached Staff Report

FISCAL IMPACT:

ATTACHMENTS:

CAPER.Hanford.9.21.21 .Staff Report
CDBG CAPER 2020-21 DRAFT

CITY OF HANFORD CITY COUNCIL STAFF REPORT

MEETING DATE: Tuesday, September 21, 2021

SUBJECT: **2020/21** Community Development Block Grant (CDBG)
Consolidated Annual Performance and Evaluation Report
(CAPER)

STAFF RECOMMENDATION

Staff recommends that the City Council:

1. Conduct a public hearing, and, approve the submission of the 2020/21 Community Development Block Grant (CDBG) Consolidated Annual Performance and Evaluation Report.

BACKGROUND

The Consolidated Annual Performance and Evaluation Report (CAPER) is required of all jurisdictions that receive CDBG entitlement funds from the U.S. Department of Housing and Urban Development (HUD). The purpose of the CAPER is to highlight the City's success in using CDBG funds to meet the housing and community development goals contained in the City's Five- year Consolidated Plan. The City's grant allocation for the 2020/21 Program Year (PY) was \$.

Submission of the CAPER is due to HUD within 90 days after program year-end on June 30, 2021.

The CAPER includes a Narrative, Financial Summary, and the Summary of Annual Goals and Objectives. The majority of the CAPER, except the narrative, is generated by HUD's computer mainframe system, known as IDIS (Integrated Disbursement and Information System). Throughout the year, staff enters data into the system to track expenditures and activity progress.

The Consolidated Annual Performance and Evaluation Report is comprised of the following components:

Narrative: The narrative describes activities undertaken during the 2020-2021 fiscal year. The City's activities are evaluated for their consistency with the Annual Plan and the five-year strategies and priorities adopted by the City in the Consolidated Plan.

Summary of Specific Annual Goals and Objectives: The Summary of Specific Annual Goals and Objectives provides the budgeted amounts, expenditure amounts, and program outcomes for each program activity. (see Attachment A-1, Table 1- Accomplishments)

Public Review and Comment: Draft copies of the proposed CAPER were made available for a 15-day review period from September 3, 2021, to September 21, 2021. As of the date of preparation of this report, no comments have been received.

FISCAL IMPACT

Failure to approve the plans and submit them to HUD will result in the City not receiving its HUD allocations.

ATTACHMENTS

CITY OF HANFORD

DRAFT Consolidated Annual Performance Evaluation

2020-2021 REPORT

FOR SUBMISSION TO U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT



Community Development Department
HOUSING DIVISION

317 N. Douty Street
Hanford, CA 93230

September 21, 2021

Attachment: CDBG CAPER 2020-21 DRAFT (CD: CDBG-2020 CAPER)



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Introduction

CITY OF HANFORD Consolidated Annual Performance and Evaluation Report (CAPER)
July 1, 2020 to June 30, 2021

The City of Hanford Five-Year Consolidated Plan provides a framework to identify housing, homeless, community, and economic development needs and resources to tailor a Strategic Plan for meeting those needs. The Consolidated Plan consists of a five (5) year Strategic Plan and an Annual Action Plan. The Strategic Plan contains three (3) parts: 1) a housing, homeless, community, and economic development needs assessment; 2) a housing market analysis, and 3) long-term strategies to meet priority needs. In addition, the Action Plan describes the specific projects and activities Hanford will undertake in the coming year with its CDBG funds. The Action Plan also contains certifications indicating that the City will follow specific requirements, such as furthering fair housing.

The Consolidated Annual Performance and Evaluation Report (CAPER) is an assessment of the (City) of Hanford's activity performance funded by the HUD formula grant program: Community Development Block Grant (CDBG).

The CAPER describes the City's performance for all HUD formula grant programs regarding meeting the objectives and goals established in the City's Five-Year Consolidated Plan and corresponding Annual Action Plan. Fiscal Year (FY) 2020-2021 is the second year; in the City's Five-Year Consolidated Panning Period (Program Years 2019-2023).

Due to the COVID-19 pandemic, the U.S. Department of Housing and Urban Development did not approve the City's 2020 Action Plan until February 2021. Therefore, delaying projects. Bids openings are scheduled for October 2021. Projects are to be completed by the end of the calendar year.

This draft version contains incomplete sections, highlighted in **Yellow**. These sections will be added in the finalized version submitted to HUD.

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan.

91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The Consolidated Annual Performance Evaluation Report (CAPER) reports the City's success in meeting the goals contained in the Consolidated Plan and assesses the City's progress in carrying out priorities of assistance identified in the Annual Action Plan (Annual Plan)

As a Community Development Block Grant (CDBG) entitlement community, the City of Hanford is required to submit an annual CAPER. The City, while not a direct recipient of HOME funds, had active HOME program income funds. During this reporting period, the HOME grant provided mortgage assistance to one first-time homebuyer.

In 2020-21, the City was allocated \$552,908 in CDBG entitlement funds and received \$80,000 in Program Income CDBG funds.

The second-year Annual Action Plan prioritized goals and projects, creating a sustainable living environment, providing decent housing, and providing services to low- and moderate-income residents.

On March 27, 2020, Congress passed the Coronavirus Aid, Relief and Economic Security Act (CARES Act) (Public Law 116-136) to directly address the Novel Coronavirus impacts COVID-19. As part of the CARES Act, Congress appropriated \$5 billion to the U.S. Department of Housing and Urban Development (HUD) for cities and states through the Community Development Block Grant (CDBG) program.

The City of Hanford, as an Entitlement City, amended its 2019 Annual Action Plan to include the CDBG-CV received, in the amount of \$664,009; however, it became available in FY2020-2021. In addition to the funding, the City of Hanford requested waivers and flexibilities for the CDBG program, including amending its Citizen Participation Plan to include a five (5) day comment period. Based on the eligible uses and needs, the City Council approved the following: \$120,000 in CDBG-CV funding for Economic Development, \$295,307 for Public Services, and \$238,702 Building Improvements in the City of Hanford to help businesses and non-profit agencies affected COVID-19.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City's goal is to continue addressing the priority needs and specific objectives of the Consolidated Plan. Through community input, the City has identified the following as "High" priority needs in the community:

- Affordable Housing
- Public Facilities
- Public Services
- Public Improvements
- Economic Development

As an entitlement grantee for the U.S. Department of Housing and Urban Development (HUD) formula CDBG program, the City of Hanford is required to prepare a CAPER to analyze and summarize program accomplishments of the preceding program year.

This CAPER assesses the City's progress toward completing activities identified in the 2020-2021 Consolidated (Con Plan), which covers July 1, 2019, through June 30, 2020. The CAPER also reports meeting overall five-year Consolidated Plan goals and priorities (July 1, 2019-June 30, 2023). It identifies areas for improvement as a result of annual self-evaluations and HUD performance reviews.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	1542
Black or African American	215
Asian	20
American Indian or American Native	19
Native Hawaiian or Other Pacific Islander	9
American Alaskan Native & White	17
Asian White	1
Other multi-racial	97
Total	1920
Hispanic	942
Not Hispanic	1920

Table 1 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The City identified priority needs and continues to offer services and, programs to eligible households, regardless of race or ethnicity. The populated data, as referenced above, does not include Low-Moderate Area benefit data for Public Improvement and Infrastructure Improvements.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$552,908	\$623,559
CDBG-CV	public - federal	\$664,009	\$345,734

Table 2 - Resources Made Available

Narrative

Staff will finalize after the City of Hanford finance department completes the closing out of the FY 2020-21. This total is as of June 30, 2021, based on a preliminary report of expenditures.

The City of Hanford's Community Development Block Grant Funds (CDBG) resources for 2020-21 are the following: AP20 Entitlement funds \$552,908, with \$80,000 in Program Income, \$664,009 in CDBG-CV funds.

During the 2020-21 program year, an estimated \$623,559 in CDBG funds was expended across all projects. For the CDBG-CV program, approximately \$345,734 has been expended between July 1, 2020, and June 30, 2021.

In addition to annual entitlement funds, the City uses program income from previously funded CDBG and HOME projects and uncommitted carryover funds for projects.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CITY OF HANFORD	100	80	Citywide

Table 3 - Identify the geographic distribution and location of investments

IDIS Low/Mod Census Tracts (eligible CDBG Target Areas)

Low-Mod Income (LMI) concentration is defined as census tracts where at least 51% of the median household income is 80% or less than the jurisdiction as a whole. The City's PY 2020-21 CDBG boundaries CDBG Low-Mod target area maps. (See Attachment B)

Narrative

Continuation from above: The target area for all goals is Citywide. All assistance is provided to households within the city limits of Hanford.

Listed below is a summary of the substantial amendment completed in FY2020-2021. The City has taken no action to hinder the implementation of the Con Plan. It has actively implemented related projects and programs that work toward achieving the goals and objectives:

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Private resources used in conjunction with Federal resources consist of first mortgages issued to qualifying first time homebuyers from lenders participating in the City's First Time Home Buyer Program. The City also continues leveraging its First Time Home Buyer Program and other housing programs with Revolving Loan Program Income Funds derived from the repayment of CDBG and State grants such as HOME and CalHome loans.

CDBG and HOME allocations are leveraged through the City's partnerships. For example, CDBG public service dollars leverage state and other federal funding for homeless grant funding obtained by local nonprofit agencies through the State of California and HUD, including the Continuum of Care.

In addition, they will seek to leverage other sources, including but not limited to those listed below.

State Low-Income Housing Tax Credit Program
Permanent Local Housing Allocation (PLHA)
CDBG-CV2
HOME Key
Roomkey/CARES
Private Contributions

During 2020-2021 the City partnered with the following agencies Selfhelp, Up Holdings, Kings Tulare Homeless Alliance LLC, Human Services Agency – Kings County, for the following projects:

NortStar Courts:

The City of Hanford's Permanent Local Housing Allocation (PLHA) funds for the development of the proposed 72-unit project. The City has committed \$306,561 in PHLA funding annually. Over the five-year term of the Plan, it is estimated Hanford will receive an allocation not to exceed \$1,532,808.

Applied for to the Tax Credit Allocation Committee (TCAC) for 4% LIHTC to fund a 72-unit multifamily rental housing development, The Northstar Courts Hanford, located at 2601 N. 11th Avenue in Hanford, California.

Sunrise Apartments: (conversion of 22-unit motel for permanent supportive housing) Project Homekey awarded Kings County \$2,200,000 as a Tier 1 applicant. Tier 1 required immediate occupancy and commitment to convert to permanent housing. The City of Hanford awarded \$238,702 in CDBG-CV3 funds. In addition, an application for \$1,100,000 in CDBG-CV2 funds has been submitted to help secure funding for the conversion on the units.

Infill Project

In 2020-21 the City partnered with Selfhelp Enterprises and Habitat for Humanity for the to develop three single-family homes. (\$240,000 in PLHA, \$90,000 CDBG and \$90,000 in HOME PI funds).

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

Table 4 – Number of Households

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	0	0

	One-Year Goal	Actual
Number of households supported through Rental Assistance	36	36
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	13	6
Number of households supported through Acquisition of Existing Units	0	0
Total	49	49

Table 5 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The City's Emergency Repair Program (ERP) is designed to provide immediate financial assistance to Hanford homeowners for emergency repair situations. The priority is the elimination of health and safety hazards. Up to \$20,000 in grant funds is available (per household) through this program. All funds shall benefit very low- to moderate-income households. Six (6) households received assistance through the Emergency Repair Program (ERP) Program utilizing CDBG funding from the previous year's action plans during the fiscal year.

The City's First-time Homebuyer Program offers to finance qualifying first-time homebuyers purchasing in Hanford. The goal is to reduce the household's housing costs

within their affordability range, creating affordable housing opportunities. Up to \$75,000 in low-interest loan funds is available (per household) through this program. All funds shall benefit very low- to moderate-income households.

During the fiscal year, the City assisted two (2) households with HOME funds. The City's programs were utilized both to increase homeownership opportunities and to provide homeowner repair assistance.

Discuss how these outcomes will impact future annual action plans.

The City of Hanford will continue to evaluate its programs and adjust, as necessary, in the future One-Year Action Plans. Based on the City's experience with CDBG, the current goals and objectives will remain in place, and no significant changes are anticipated.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	110	0
Low-income	820	0
Moderate-income	148	0
Total	1078	0

Table 6 – Number of Households Served

IDIS Low/Mod Census Tracts (eligible CDBG Target Areas)

Low-Mod Income (LMI) concentration is defined as census tracts where at least 51% of the median household income is 80% or less than the jurisdiction as a whole. The City's PY 2020-21 CDBG boundaries are shown below in 2020 CDBG Low-Mod target area maps.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Hanford, in partnership with the Kings/Tulare Homeless Alliance (KTHA), works diligently to address homelessness within the city.

KTHA, which serves as the local continuum of care, coordinates efforts amongst service providers, faith-based partners, governmental agencies, and other key stakeholders. KTHA hosts multiple monthly meetings such as the Case Management Roundtable and Community/Stakeholder meeting.

Outreach efforts have been a key focus. The Kings View PATH team, Hanford Police Department HART (Homeless Assistance Resource Team), and KTHA Housing Navigators conduct ongoing outreach to connect people who are least likely to access resources. Since July 2020, 359 people experiencing homelessness have been assessed for housing. A total of 61 individuals and families experiencing homelessness were referred to permanent housing through Coordinated Entry. In addition, ten families were placed into housing.

The Coordinated Entry System, operated by KTHA, includes virtually all homeless service providers within Hanford. In addition to Every Door Open approach, people experiencing homelessness can complete an assessment by contacting 2-1-1.

Addressing the emergency shelter and transitional housing needs of homeless persons

Within the City of Hanford, the following programs provide emergency shelter and transitional housing for people experiencing homelessness:

The Coordinated Entry System, operated by KTHA, includes virtually all homeless service providers within Hanford. In addition to Every Door Open approach, people experiencing homelessness can complete an assessment by contacting 2-1-1.

ES=Emergency Shelter
TH=Transitional Housing

Program Type	Organization Name	Program Name	Year-Round Beds
ES	Kings Community Action Organization	Barbara Saville Shelter	18
ES	Kings Gospel Mission	Overnight Shelter – Men’s	20
ES	Kings Gospel Mission	Overnight Shelter – Women’s	6
ES	Kings County HSA/KCAO	Sunrise Motel	22
ES	Kings County HSA	Holiday Lodge	59
TH	Kings Gospel Mission	New Song Academy	6

ES=Emergency Shelter
TH=Transitional Housing

The COVID pandemic created a unique set of circumstances in 2020-21. To mitigate the spread of COVID among people experiencing homelessness, the County Human Services Agency launched Project Roomkey in April 2020. Project Roomkey provides emergency shelter to approximately 100 people on a nightly basis and has increased the shelter capacity by 59%. Plans are underway to convert Project Roomkey to a long-term emergency shelter project.

In conjunction with Project Roomkey, Kings County Human Services Agency used California Emergency Solutions and Housing funds to initiate Project HANA, a rapid rehousing program for households residing at Project Roomkey. The program assists with rental deposits, application fees, and rent subsidies for up to one year for a total of 11 households. In addition, project HANA receives all referrals from Coordinated Entry Systems and provides extensive case management to transition household to permanent stable housing.

Another key project that serves the emergency needs of people experiencing homelessness is the Mobile Shower Unit. It provides showers for men and women daily at the Kings Gospel Mission.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become

homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The Assertive Community Treatment (ACT) program offers housing and intensive services for people with severe mental health and substance abuse issues. The project provides 12 beds of permanent supportive housing. Clients are enrolled in the program through court referrals as well as other systems of care. Housing assistance is available for eligible clients.

Several community partners offer residents services that are designed to help with housing retention. Community residents can access up-to-date prevention resources by calling the local 2-1-1 line. Call center operators through 2-1-1 can pre-screen clients for eligibility and provide up-to-date information on program availability. Kings United Way also operates the 2-1-1 text to chat service to assist all community members with an emphasis on residents ages 25 and older. The project connects residents through SMS text and live chat services. Linkages to services are ensured to all homeless and at-risk households.

CalWorks eligible families can access housing assistance through the Housing Support Program and Bringing Families Home programs. These programs can assist with short-term rental assistance and utility deposits for households faced with eviction.

The Alliance has an SSI/SSDI Advocacy, Outreach and Access (SOAR) program within the region. This national project is designed to increase access to the disability income benefit programs administered by the Social Security Administration (SSA) for eligible adults who are homeless or at risk of homelessness and have a mental illness and/or a co-occurring substance use disorder. Assisting clients through SOAR results in expeditious benefit awards and additional funding for communities through Medicaid reimbursements. In addition, access to these benefits greatly increases housing stability and retention rates among recipients.

The City of Hanford's COVID-19 Emergency Rental Assistance Program started July 13, 2020, with funding provided by the City's Coronavirus Aid, Relief and Economic Security Act (CARES) and the Community Block Development Grant (CDBG). The program provides financial assistance to low- and moderate-income residents, with an emphasis on those who are negatively impacted by COVID. Residents who qualify can receive rental assistance for up to six months.

These linkages have increased the community's efforts to avoid discharge into homelessness and as serve the existing homeless population.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Alliance continues to utilize the Landlord Mitigation Fund to increase the inventory of landlords and property managers willing to lease units to people experiencing homelessness. The fund is designed to incentivize landlords to relax screening criteria for people who experiencing homelessness and who may have barriers that prevent them from securing housing on their own, such as poor credit and past evictions. By offering a Fund to mitigate Landlord exposure to the increased costs of renting to people experiencing homelessness including excess damage and unpaid rent, a strong relationship can be created with Landlords who otherwise may not lease to individuals and families experiencing homelessness.

The Coordinated Entry System focuses efforts on working with the top five households of each intervention type on the Housing Priority List to get the document ready. This focus has reduced the amount of time people spend on the streets waiting to be placed once a unit becomes available.

*CR-30 - Public Housing 91.220(h); 91.320(j)***Actions taken to address the needs of public housing**

Kings County Housing Authority provides public housing. The provision of public housing is a function of county government; therefore, the City will not supply funding for this segment. The Housing Authority provides low-income families with affordable rental housing that is decent, safe, and sanitary. In addition, the Housing Authority offers rental assistance to individuals and families through Section 8 Housing Choice Voucher and affordable housing programs.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The City of Hanford adopted the General Plan on April 24, 2017. During the updating process, there were zoning-ordinance changes and a review of all policies and procedures to determine if they should be updated, removed, or otherwise amended.

The City's Housing Element requires each City and county to identify existing and projected housing needs within the jurisdiction and prepare goals and policies.

The City has instituted several policies and programs that would encourage the development and preservation of affordable housing. Including the development of new affordable housing, the clearance of blighted properties for re-use as new housing, and the repair of an existing house.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City of Hanford will continue to support the efforts of local agencies that serve special populations. Such as elderly, frail elderly, homeless persons, female heads of households, persons with disabilities, persons with drug/alcohol addictions, farmworkers, and persons with HIV/AIDS. These agencies have an established support system in Kings County to serve these populations.

Programs that the City offers that assist with special populations and homeless transition to permanent housing include:

- First-time homebuyer programs.
- Housing rehabilitation.
- Habitat for Humanity.
- A multi-family low-income complex funded through HOME and low-income Housing Tax Credits.

Achievements in the fiscal year to provide affordable housing opportunities include, but are not limited to, the following:

- Administering a first-time homebuyers program offering mortgage assistance to two First Time Home Buyers to ensure housing affordability. \$141,631 in HOME PI was allocated to this activity in the 2020-2120 FY.
- Administering a housing rehabilitation program that offers grants for health-and-safety repairs: \$143,795 allocated to this activity.

- Offer abatement services through the Code Compliance program that improve quality of life for low- to moderate-income homeowners.
- Continue to partner and provide funding to Kings/Tulare Continuum of Care for homeless prevention, allocated \$10,000 to this activity.
- In 2020, the City allocated \$35,612 towards water utility assistance for low-income residents.
- The City conducted a community-needs survey and several virtual community meetings in preparation for the annual plan amendment that coincided with the onset of the pandemic.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Lead is a highly toxic metal that may cause a range of health problems, especially in young children. When lead is absorbed into the body, it can cause damage to the brain and other vital organs, such as the kidneys, nerves, and blood. Use of lead-based paint was banned for residential use in 1978; therefore, housing built before 1978 is considered to be at risk of having lead-based paint. In Hanford, twenty-three percent (23%) of the City's housing stock is 30 years old or more. The City implemented the following strategies to reduce the presence of lead-based paint:

- Implemented the lead-based paint regulations of 24 CFR Part 92 in all federally assisted City housing programs;
- Enforced federal laws, through the permit process and code enforcement services by requiring contractors to be certified (if they are doing work that does not disturb paint surfaces);
- Provided "Renovate Right" pamphlets to homeowners, homebuyers and contractors; Offered housing -rehabilitation loans and/or grants to qualifying households to remove/remedy lead based paint; Referred individuals possibly affected by lead-based paint to their doctors or the Kings County Health Department nurse.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City, in cooperative efforts, continues to work with the Continuum of Care, its partnering cities, and non-profit agencies, to identify resources available to reduce the number of persons living below the poverty level and address the needs of the community.

The City has also engaged with the housing, service, and faith-based organizations to encourage partnerships and work together to address high-priority needs identified in the 10-year Homeless Plan. Subgroup committees were formed to work on improving the 2-1-1 program, housing opportunities, and services.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

There is much more work to do in ADA compliance, but staff will continue to work diligently to address the findings and recommendations of any monitoring and transition plan, to ensure that our programs are compliant with the applicable HUD regulations.

The Community Development Department oversees the City's CDBG Program. This staff has worked diligently to improve policies, procedures, and practices so that the City's program remains compliant with CDBG program regulations. While there is much more work to do, the City's program has improved overall. Staff is confident with the recent activities selected and how funding has been expended.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City continues to participate in regional coordination of services through the Kings Tulare Homeless Alliance, Habitat for Humanity, Kings County Health Services and other networking opportunities.

**Stardust Kings Tulare Homeless Alliance (KTHA) LLC
Sunrise Apartments Project formerly the Stardust Motel**

On December 1, 2020, Council allocated \$238,702 to Kings County Human Services for the Stardust Motel rehab conversion project. Since that time, to obligate the funding and expedite the project, Kings County Human Services has requested that the City redirect the funds to Stardust KTHA, LLC to complete the Sunrise project.

Identify actions taken to overcome the effects of any impediments identified in the jurisdiction's analysis of impediments to fair housing choice. 91.520(a)

An Analysis of Impediments (AI) to Fair Housing Choice, 2019-2023, was prepared, submitted to HUD.

The local government can play a critical role in providing a full range of housing types and assuring the availability of housing suitable to all sectors of the public. The City of Hanford offers multiple housing affordability and assistance programs and implements several fair housing-related policies. The City does not have a formally established fair housing policy but is committed to working with community stakeholders and local advocacy partners to create a comprehensive, fair housing system and to implement similar fair-housing procedures. In addition, the City will continue to work with regional public transit providers to identify any opportunities to improve public transit serving low-income households and special-needs populations (including elderly and persons with disabilities). The City will pay particular attention to the transit needs of areas where housing affordable to low-income households and special-needs populations are located.

As an entitlement grantee, the City of Hanford is required to ensure that its programs affirmatively further access to fair housing and that its policies and procedures do not discriminate against individuals based on any protected class which would deny the opportunity to participate in, access, or benefit from the programs and activities carried out as part of the CDBG Program. The City will partner with the City of Porterville and jointly solicit proposals from qualified organizations to develop, implement, and administer a Fair Housing Program starting before the end of 2021.

In the case of alleged discrimination, residents are provided with information regarding fair housing law, a HUD discrimination complaint form, and referrals to legal services, the State Department of Fair Housing and Employment, and other appropriate agencies.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Hanford's staff provides ongoing technical assistance, monitors subrecipients, and monitors each sub-recipient. During an onsite visit every two years, with a desktop monitoring with reimbursement reviews, and they are received. To ensure compliance, City staff conducted desktop monitoring for all sub-recipient sub-grantee agencies. However, city staff could not conduct onsite monitoring visits during Program Year 2020 due to social distancing guidelines during the coronavirus pandemic.

Other programs are monitored by staff daily and as needed for capital projects. This review will include but is not limited to environmental assessment, contract supervision, prevailing wage compliance, reporting, and reimbursement request review and processing.

The City takes a proactive approach and continually evaluates programs and activities to ensure they meet targeted goals and keep in line with current funding levels. When funds are not moving quickly, another project or program is recommended.

Citizen Participation Plan 91.105(d); 91.115(d) Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Before submitting the CAPER to HUD, a notice soliciting public comment is published in English and Spanish in the *Hanford Sentinel*. Publication of the notice allows for a 15-day comment period (September 3- September 21, 2021) and time to prepare a summary of comments. In addition, copies of the CAPER are provided for the public's review at the City Hall Community Development Department's counter and the City's website.

The CAPER requires a hearing before the City Council for document approval before submitting to HUD. Community hearings are held in a community space considering the convenience to beneficiaries of the entitlement program resources. A Public Hearing is scheduled for September 21, 2021.

Copies of the report are available at the City of Hanford Community Development Department and on the City of Hanford website.

Public Comments: This will be updated after the close of the public review period and public hearing.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City amended its 2019-2020 Annual Action plan to include CARES Act funds. Under the 2020 federal stimulus plan - CARES Act, the City received \$664,009 in CDBG-CV funds to be used for activities that prevent, prepare for, or respond to the impacts of COVID- 19.

Due to the COVID-19 pandemic and subsequent release of CDBG-CV funding from the CARES Act, the City amended its 2019-2020 Annual Action Plan for the second time and amended its 2019-23. Consolidated Plan to address new priority needs. The Consolidated Plan amendment included the COVID-19 Preparation, Prevention, and Response, and the Annual Action Plan amendment identified programs to meet the latest priorities, including:

- Emergency Rental Assistance
- Home Delivered Meals for Homebound Seniors
- Small Business Assistance
- Building and Improvements – (rehabilitation of a motel to accommodate isolation)

Attachment A: Accomplishments

Attachment A-1: Table 1- Expenditures and Accomplishments

Attachment A-2: City Staff Report

Attachment A-1

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g) Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

2020 Action Plan

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Maintain and promote neighborhood preservation	Non-Housing Community Development	CDBG: \$222,600	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	9185	13350	145.35%	10,936	0	0%
Provide decent affordable housing	Affordable Housing Homeless	CDBG: \$143,795	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	40	26	65%	13	6	46%
Provide decent affordable housing	Affordable Housing Homeless	CDBG: \$0	Rental units constructed	Household Housing Unit	2	0	0.00%	0	0	0%
Provide decent affordable housing	Affordable Housing Homeless	CDBG: \$0 HOMEPI funded	Homeowner Housing Added	Household Housing Unit	20	3	15%	2	2	100%
Provide decent affordable housing	Affordable Housing Homeless	CDBG-CV: \$145,000	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	40	36	90%	40	36	90%

Economic Development	Affordable Housing Homeless	CDBG-CV : \$124,000	Jobs created/retained	Jobs	20	21	105%	20	21	105%
Support special needs programs and services	Homeless Non-Homeless Special Needs Food Relief Program.	CDBG-CV \$150,307	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1250	280	22.40%	1447	0	0.00%
Public Facilities Building Improvements	Rehabilitation of Motel for Housing	CDBG-CV: \$238,702	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	23	0	0	23	0	0.00%
Planning	Planning and Administration	CDBG: \$126,513 CDBG-CV: \$30,000	Other	Other	N/A	N/A	N/A	N/A	N/A	N/A

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Attachment B: Citizen Participation

Attachment B-1: Public Notice English & Spanish Legal Ad

Attachment B-2: City's Website

Attachment B-3: Citizen Participation Summary

Attachment: CDBG CAPER 2020-21 DRAFT (CD: CDBG-2020 CAPER)

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CITY OF HANFORD
PUBLIC NOTICE
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION
REPORT (CAPER) 2020-2021

The City of Hanford announces a draft copy of the Consolidated Annual Performance and Evaluation Report (CAPER) for Program Year (PY) 2020-2021. The United States Department of Housing and Urban Development (HUD) will be available for public review and comment from September 3, 2021 through September 21, 2021.

The CAPER assesses the City's progress in carrying out the final year (July 1, 2020 - June 30, 2021) of the Strategic Plan, which is described in the 5-Year (2019-2023) Consolidated Plan, regarding federal entitlement funding from the Community Development Block Grant (CDBG) Program.

The Hanford City Council and Housing Division are interested in improving and increasing communication with Hanford's citizens in the area of housing, community development. The PY20-21 CAPER (draft) is available for a public review on the City of Hanford's website: <https://www.ci.hanford.ca.us>.

Citizens wishing to submit written comments during the public review and comment period may mail them, postmarked no later than September 21, 2021, to the following:

Community Development - Housing Division
Attention: Sandra Lerma by email to slerma@cityofhanfordca.com
317 N. Dooty Street, Hanford, CA 93230

The City of Hanford will hold the public hearing at the following location and time:

Tuesday, September 21, 2021, at 7:00 p.m.
City Council Chambers
400 North Dooty Street
Hanford, CA 93230

If you have any questions or need a translator or special services, please call the City Clerk at (559) 585-2515 or (559) 585-4766 at least (5) five days before the meeting to make arrangements.

The City of Hanford does not discriminate in employment and housing program opportunities or practices based on race, color, religion, national origin, age, size, sex, sexual orientation, marital status, disability, or any other characteristic protected by law.

Publishing date: September 3, 2021

CIUDAD DE HANFORD
AVISO AL PÚBLICO
PROGRAMA DE DESARROLLO COMUNITARIO BLOCK GRANT
(CDBG)
PLAN CONSOLIDADO DE ACCIÓN Y EVALUACIÓN
(CAPER) 2020-2021

La ciudad de Hanford anuncia una copia preliminar del Informe de evaluación y desempeño anual consolidado (CAPER) para el año del programa (PY) 2020-2021. El Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD) estará disponible para revisión y comentarios públicos a partir del 3 de septiembre de 2021 y hasta el 21 de septiembre de 2021.

El CAPER evalúa el progreso de la Ciudad en la ejecución del último año (1 de julio de 2020 - 30 de junio de 2021) del Plan Estratégico, que se describe en el Plan Consolidado de 5 Años (2019-2023), con respecto a la financiación de derechos federales del Programa de subvenciones en bloque para el desarrollo comunitario (CDBG).

El Ayuntamiento y el Departamento de Vivienda de Hanford están sumamente interesados en mejorar y aumentar la comunicación con los ciudadanos de Hanford en el área de vivienda y desarrollo comunitario. El PY20-21 CAPER (borrador) está disponible para revisión pública en el sitio web del Departamento de Vivienda: <https://www.ci.hanford.ca.us>.

Los ciudadanos que deseen enviar comentarios por escrito durante el periodo de revisión pública y comentarios pueden enviarlos por correo, con matasellos a más tardar el 21 de septiembre de 2021, a lo siguiente:

Ciudad de Hanford
Departamento de Vivienda Atención: Sandra Lerma
o por correo electrónico a slerma@cityofhanfordca.com
317 N. Dooty Street, Hanford, CA 93230

La ciudad de Hanford llevará a cabo la audiencia pública en el siguiente lugar y hora:

Martes 21 de septiembre de 2021, a las 7:00 p.m.
Cámaras del Consejo
400 North Dooty Street
Hanford, CA 93230

Si tiene alguna pregunta o necesita un traductor o servicios especiales, llame al secretario de la ciudad al (559) 585-2515 o al (559) 585-4766 al menos (5) cinco días antes de la reunión para hacer los arreglos necesarios.

La Ciudad de Hanford no discrimina en las oportunidades o prácticas del programa de empleo y vivienda por motivos de raza, color, religión, origen nacional, edad, tamaño, sexo, orientación sexual, estado civil, discapacidad o cualquier otra característica protegida por la ley.

Fecha de publicación: 3 de septiembre de 2021

Attachment: CDBG CAPER 2020-21 DRAFT (CD: CDBG-2020 CAPER)

THE SENTINEL
P O BOX 9
HANFORD CA 93232
(559)582-0471
Fax (559)582-2431

ORDER CONFIRMATION

Salesperson: JUAN MORALES

Printed at 08/31/21 15:48 by jmora-bk

Acct #: 7650

Ad #: 44801

Status: New

CITY OF HANFORD - LEGALS
ACCOUNTS PAYABLE
315 N DOUTY ST
HANFORD CA 93230

Start: 09/03/2021 Stop: 09/03/2021
Times Ord: 1 Times Run: ***
3STD 2.00 X 10.62 Words: 671
Total 3STD 21.24
Class: H0986 LEGALS
Rate: LD Cost: 370.15
Affidavits: 1

Contact:

Phone: (559)585-2500

Fax#:

Email: billing@cityofhanfordca.com

Agency:

Ad Descript: AD# 44801 CITY OF HANFORD
Given by: *

P.O. #:

Created: jmora 08/31/21 15:03

Last Changed: jmora 08/31/21 15:48

PUB ZONE EDT TP RUN DATES
HSP A 95 S 09/03
HSO A 95 S 09/03

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

Name (signature)

(CONTINUED ON NEXT PAGE)

Attachment: CDBG CAPER 2020-21 DRAFT (CD: CDBG-2020 CAPER)

Attachment B-2



CITY OF
HANFORD

Council & Commission Video/Audio | Contact Us | COVID-19 RESOURCES

TRANSLATE (A)



RESIDENTS

VISITORS

DEPARTMENTS

CITY GOVERNMENT

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NOTICE OF PUBLIC COMMENT PERIOD REGARDING CDBG 2020-2021 CONSOLIDATED ANNUAL PERFORMANCE EVALUATION (CAPER)

In accordance with Federal Regulations governing the use of Community Development Block Grant (CDBG) funds, public input will be solicited for 15 days, beginning on **September 3, 2021**, to comment on the proposed CDBG CAPER. The City of Hanford's draft Consolidated Annual Performance and Evaluation Report (CAPER) describes the performance of City activities funded during the fiscal year of July 1, 2020 to June 30th, 2021. The CAPER is prepared for the U.S. Department of Housing & Urban Development (HUD).

Comments on the [Draft CAPER](#) for FY 2020-2021 can be directed to Community Development, Administrative Analyst, Sandra Lerma-Martinez, via email to slerma@cityofhanfordca.com, via telephone to 559.585.4766, or via postal mail to City of Hanford, 317 North Douty St., Hanford, CA 93230.

A PUBLIC HEARING will be held on September 21, at 7 p.m. in Council Chambers at located at 400 North Douty Street, Hanford, CA 93230. Citizens are invited to attend these hearings to comment on the 2020-2021 CAPER.

Attachment: CDBG CAPER 2020-21 DRAFT (CD: CDBG-2020 CAPER)

Attachment C: Continuum of Care Reports

- Attachment C-1: Point in Time Survey Report
- Attachment C-2: Project Homeless Connect Report

Hanford, California

2020 Point in Time Executive Summary



222

People slept in an unsheltered location



20

People are veterans



30

People slept in an emergency shelter



81

People have a disability



6

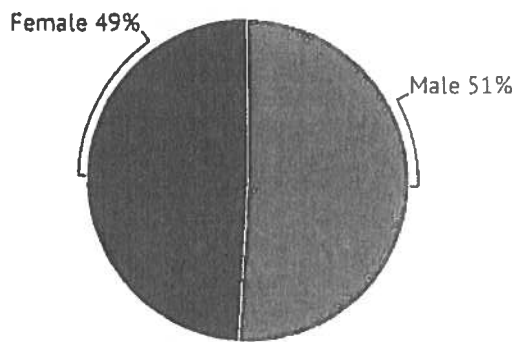
People slept in transitional housing



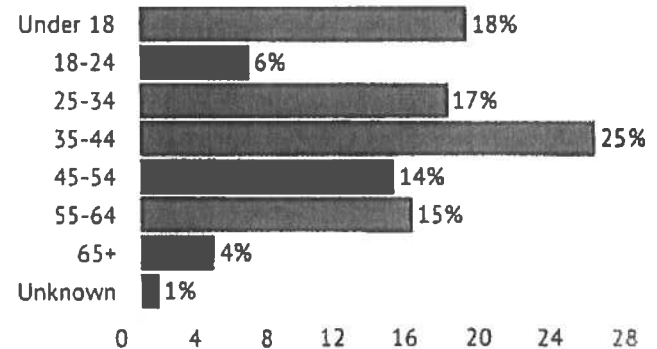
17

Unaccompanied Youth

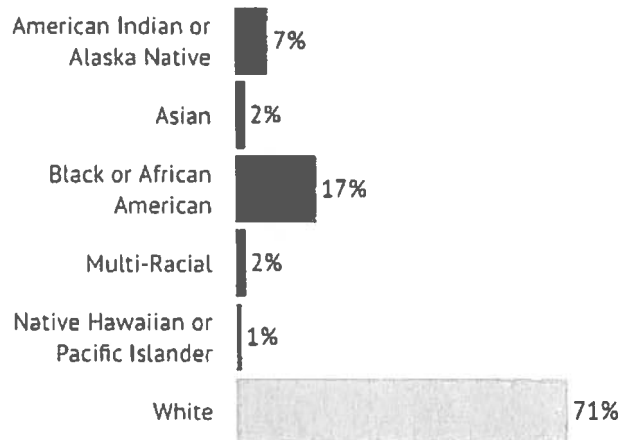
Gender



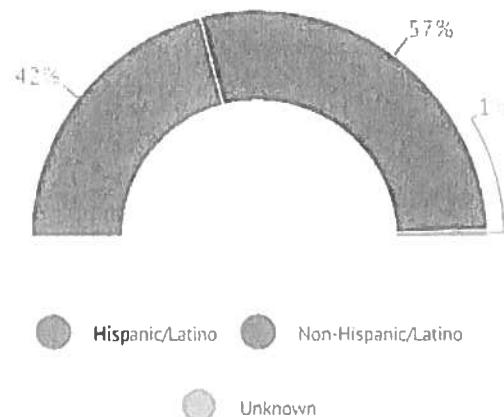
Age



Race



Ethnicity



2020 Point In Time Count
County of Kings, City of Hanford

Total Counts	Clients % of Clients	
	Adult	209 81%
Household Composition	Households Clients	
	Without Children	178 189
Unaccompanied/ Parenting Youth	Households Clients	
	Unaccompanied youth	12 12
Chronically Homeless	Households Clients	
	Without Children and Adults	20 68
Homeless One Year or More (Adults Only)	Households Clients	
	With Only Children	1 1
# Times Homeless Past 3 Years (Adults Only)	Households Clients	
	Unaccompanied youth	1 4
Age Group	Households Clients	
	Unaccompanied Children	1 1
Gender	Households Clients	
	No	73 121
Ethnicity	Households Clients	
	Yes	86 93
Race	Households Clients	
	Unknown	40 44
Currently Fleeing Domestic Violence (Adults Only)	Households Clients	
	Less than one year	91 35%
Benefits	Households Clients	
	One year or longer	110 43%
Barriers	Households Clients	
	Unknown	57 22%
Place Slept Last Night	Households Clients	
	Less than 4 times	154 60%
Disabling Condition (Adults Only)	Households Clients	
	Four or more times	48 19%
Reason For Homeless (Adults Only)	Households Clients	
	Unknown	56 22%
Veteran Status (Adults Only)	Households Clients	
	Male	131 51%
Household Composition	Households Clients	
	Female	127 49%
Unaccompanied/ Parenting Youth	Households Clients	
	Trans female	0%
Chronically Homeless	Households Clients	
	Gender Non-Conforming	0%
Homeless One Year or More (Adults Only)	Households Clients	
	Unknown	0%
# Times Homeless Past 3 Years (Adults Only)	Households Clients	
	0-17	47 18%
Age Group	Households Clients	
	18-24	16 6%
Gender	Households Clients	
	25-34	43 17%
Ethnicity	Households Clients	
	35-44	65 25%
Race	Households Clients	
	45-54	37 14%
Currently Fleeing Domestic Violence (Adults Only)	Households Clients	
	55-64	39 15%
Benefits	Households Clients	
	65-69	7 3%
Barriers	Households Clients	
	70+	2 1%
Place Slept Last Night	Households Clients	
	Unknown	2 1%
Veteran Status (Adults Only)	Households Clients	
	Non-Hispanic/Latino	148 57%
Disabling Condition (Adults Only)	Households Clients	
	Hispanic/Latino	108 42%
Reason For Homeless (Adults Only)	Households Clients	
	Unknown	2 1%
Household Composition	Households Clients	
	White	183 71%
Unaccompanied/ Parenting Youth	Households Clients	
	Black or African American	45 17%
Chronically Homeless	Households Clients	
	American Indian or Alaska Native	18 7%
Homeless One Year or More (Adults Only)	Households Clients	
	Asian	4 2%
# Times Homeless Past 3 Years (Adults Only)	Households Clients	
	Multi-Racial	4 2%
Age Group	Households Clients	
	Native Hawaiian or Other Pacific Islander	3 1%
Gender	Households Clients	
	Unknown	1 0%
Ethnicity	Households Clients	
	No	126 49%
Race	Households Clients	
	Yes	19 7%
Currently Fleeing Domestic Violence (Adults Only)	Households Clients	
	Unknown	113 44%

Place Slept Last Night	Clients % of Clients	
	Emergency shelter	30 12%
Veteran Status (Adults Only)	Clients % of Clients	
	Transitional housing	6 2%
Disabling Condition (Adults Only)	Clients % of Clients	
	Street	222 86%
Reason For Homeless (Adults Only)	Clients % of Clients	
	No	228 88%
Barriers (Adults Only)	Clients % of Clients	
	Yes	20 8%
Benefits (Adults Only)	Clients % of Clients	
	Unknown	10 4%
Place Slept Last Night	Clients % of Clients	
	Other	26 19%
Veteran Status (Adults Only)	Clients % of Clients	
	Argument	18 13%
Disabling Condition (Adults Only)	Clients % of Clients	
	Unemployment	17 12%
Reason For Homeless (Adults Only)	Clients % of Clients	
	No Affordable Housing	16 12%
Barriers (Adults Only)	Clients % of Clients	
	Eviction	13 9%
Benefits (Adults Only)	Clients % of Clients	
	Divorce	8 6%
Place Slept Last Night	Clients % of Clients	
	Jail or prison	8 6%
Veteran Status (Adults Only)	Clients % of Clients	
	Domestic Violence	7 5%
Disabling Condition (Adults Only)	Clients % of Clients	
	Mental Health	7 5%
Reason For Homeless (Adults Only)	Clients % of Clients	
	Medical Condition	6 4%
Barriers (Adults Only)	Clients % of Clients	
	Drugs or alcohol	4 3%
Benefits (Adults Only)	Clients % of Clients	
	Foreclosure	4 3%
Place Slept Last Night	Clients % of Clients	
	Refused	3 2%
Veteran Status (Adults Only)	Clients % of Clients	
	Substandard Housing	0%
Disabling Condition (Adults Only)	Clients % of Clients	
	Lost Benefits	0%
Reason For Homeless (Adults Only)	Clients % of Clients	
	Mental Illness	95 37%
Barriers (Adults Only)	Clients % of Clients	
	Physical Disability	80 31%
Benefits (Adults Only)	Clients % of Clients	
	Substance Abuse	66 26%
Place Slept Last Night	Clients % of Clients	
	Developmental Disability	48 19%
Veteran Status (Adults Only)	Clients % of Clients	
	Chronic Health Condition	6 2%
Disabling Condition (Adults Only)	Clients % of Clients	
	HIV or AIDS	3 1%
Reason For Homeless (Adults Only)	Clients % of Clients	
	SNAP	145 56%
Barriers (Adults Only)	Clients % of Clients	
	SSI	25 10%
Benefits (Adults Only)	Clients % of Clients	
	SSDI	10 4%
Place Slept Last Night	Clients % of Clients	
	GA	2 1%
Veteran Status (Adults Only)	Clients % of Clients	
	Earned Income	8 3%
Disabling Condition (Adults Only)	Clients % of Clients	
	TANF	6 2%
Reason For Homeless (Adults Only)	Clients % of Clients	
	Other	7 3%
Barriers (Adults Only)	Clients % of Clients	
	Social Security	2 1%
Benefits (Adults Only)	Clients % of Clients	
	Pension	1 0%
Place Slept Last Night	Clients % of Clients	
	Child Support	2 1%
Veteran Status (Adults Only)	Clients % of Clients	
	VA Disability Service	1 0%
Disabling Condition (Adults Only)	Clients % of Clients	
	WIC	0%
Reason For Homeless (Adults Only)	Clients % of Clients	
	Unemployment	2 1%
Barriers (Adults Only)	Clients % of Clients	
	VA Disability Non-Service	0%
Benefits (Adults Only)	Clients % of Clients	
	Workers Compensation	0%
Place Slept Last Night	Clients % of Clients	
	TANF Child Care	0%
Veteran Status (Adults Only)	Clients % of Clients	
	Private Disability	0%
Disabling Condition (Adults Only)	Clients % of Clients	
	Alimony	1 0%

Attachment: CDBG CAPER 2020-21 DRAFT (CD: CDBG-2020 CAPER)

2020 Point In Time Count
County of Kings
Sheltered Count

Total Counts	Clients		% of Clients
	Adult	Child	
	31	5	86%
	5		14%
	Unknown		0%
	Grand Total	36	100%
Household Composition	Households		Clients
	Without Children	With Children and Adults	
	28	3	28
	With Only Children		8
Unaccompanied/ Parenting Youth	Households		Clients
	Unaccompanied youth	Parenting youth	
	1		1
	Unaccompanied Children		
Chronically Homeless	Households		Clients
	No	Unknown	
	26	5	31
	Unknown		5
Homeless One Year or More (Adults Only)	Clients		% of Clients
	Less than one year	One year or longer	
	14	6	39%
	Unknown	16	17%
			44%
# Times Homeless Past 3 Years (Adults Only)	Clients		% of Clients
	Less than 4 times	Four or more times	
	22	1	61%
	Unknown	13	3%
			36%
Gender	Clients		% of Clients
	Male	Female	
	26	10	72%
	Trans female		28%
	Gender Non-Conforming		0%
	Unknown		0%
Age Group	Clients		% of Clients
	0-17	18-24	
	5	1	14%
	25-34	10	3%
	35-44	7	28%
	45-54	5	19%
	55-64	7	14%
	65-69	1	19%
	70+		3%
	Unknown		0%
Ethnicity	Clients		% of Clients
	Non-Hispanic/Latino	Hispanic/Latino	
	25	11	69%
	Unknown		31%
			0%
Race	Clients		% of Clients
	White	Black or African American	
	25	11	69%
	American Indian or Alaska Native		31%
	Asian		0%
	Multi-Racial		0%
	Native Hawaiian or Other Pacific Islander		0%
	Unknown		0%
Currently Fleeing Domestic Violence (Adults Only)	Clients		% of Clients
	No	Yes	
		2	0%
	Unknown		6%
			94%

Place Slept Last Night	Clients		% of Clients
	Emergency shelter	Transitional housing	
	30	6	83%
	Street		17%
			0%
Veteran Status (Adults Only)	Clients		% of Clients
	No	Yes	
	32	3	89%
	Unknown	1	8%
			3%
Disabling Condition (Adults Only)	Clients		% of Clients
	No	Yes	
	28	4	78%
	Unknown	4	11%
			11%
Reason For Homeless (Adults Only)	Clients		% of Clients
	Drugs or alcohol	Other	
	Mental Health		
	Argument		
	Substandard Housing		
	Divorce		
	Medical Condition		
	Domestic Violence		
	No Affordable Housing		
	Eviction		
	Refused		
	Foreclosure		
	Unemployment		
	Jail or prison		
	Lost Benefits		
Barriers (Adults Only)	Clients		% of Clients
	Mental Illness	Physical Disability	
	6	4	17%
	Substance Abuse		11%
	Developmental Disability		3%
	Chronic Health Condition		6%
	HIV or AIDS		6%
			0%
Benefits (Adults Only)	Clients		% of Clients
	SNAP	SSI	
	4	1	11%
	SSDI		3%
	GA		0%
	Earned Income		0%
	TANF	1	3%
	Other		0%
	Social Security		0%
	Pension		0%
	Child Support		0%
	VA Disability Service		0%
	WIC		0%
	Unemployment		0%
	VA Disability Non-Service		0%
	Workers Compensation		0%
	TANF Child Care		0%
	Private Disability		0%
	Alimony	1	3%

Attachment: CDBG CAPER 2020-21 DRAFT (CD: CDBG-2020 CAPER)

2020 Point In Time Count
County of Kings
Unsheltered Count

Total Counts	Clients % of Clients	
	Clients	% of Clients
Adult	223	83%
Child	44	16%
Unknown	2	1%
Grand Total	269	100%
Household Composition	Households Clients	
	Households	Clients
Without Children	193	204
With Children and Adults	18	64
With Only Children	1	1
Unaccompanied/ Parenting Youth	Households Clients	
	Households	Clients
Unaccompanied youth	12	12
Parenting youth	1	4
Unaccompanied Children	1	1
Chronically Homeless	Households Clients	
	Households	Clients
No	63	109
Yes	104	111
Unknown	45	49
Homeless One Year or More (Adults Only)	Clients % of Clients	
	Clients	% of Clients
Less than one year	88	33%
One year or longer	138	51%
Unknown	43	16%
# Times Homeless Past 3 Years (Adults Only)	Clients % of Clients	
	Clients	% of Clients
Less than 4 times	173	64%
Four or more times	51	19%
Unknown	45	17%
Gender	Clients % of Clients	
	Clients	% of Clients
Male	138	51%
Female	131	49%
Trans female		0%
Gender Non-Conforming		0%
Unknown		0%
Age Group	Clients % of Clients	
	Clients	% of Clients
0-17	44	16%
18-24	16	6%
25-34	37	14%
35-44	68	25%
45-54	45	17%
55-64	45	17%
65-69	8	3%
70+	4	1%
Unknown	2	1%
Ethnicity	Clients % of Clients	
	Clients	% of Clients
Non-Hispanic/Latino	139	52%
Hispanic/Latino	127	47%
Unknown	3	1%
Race	Clients % of Clients	
	Clients	% of Clients
White	202	75%
Black or African American	35	13%
American Indian or Alaska Native	19	7%
Asian	4	1%
Multi-Racial	4	1%
Native Hawaiian or Other Pacific Islander	3	1%
Unknown	2	1%
Currently Fleeing Domestic Violence (Adults Only)	Clients % of Clients	
	Clients	% of Clients
No	158	59%
Yes	20	7%
Unknown	91	34%

Place Slept Last Night	Clients % of Clients	
	Clients	% of Clients
Emergency shelter		0%
Transitional housing		0%
Street	269	100%
Veteran Status (Adults Only)	Clients % of Clients	
	Clients	% of Clients
No	233	87%
Yes	25	9%
Unknown	11	4%
Disabling Condition (Adults Only)	Clients % of Clients	
	Clients	% of Clients
No	116	43%
Yes	91	34%
Unknown	62	23%
Reason For Homeless (Adults Only)	Clients % of Clients	
	Clients	% of Clients
No Affordable Housing	34	19%
Other	26	15%
Unemployment	21	12%
Argument	21	12%
Eviction	14	8%
Mental Health	10	6%
Medical Condition	9	5%
Divorce	8	5%
Domestic Violence	8	5%
Jail or prison	8	5%
Foreclosure	6	3%
Refused	6	3%
Drugs or alcohol	5	3%
Substandard Housing		0%
Lost Benefits		0%
Barriers (Adults Only)	Clients % of Clients	
	Clients	% of Clients
Mental Illness	100	37%
Physical Disability	87	32%
Substance Abuse	72	27%
Developmental Disability	52	19%
Chronic Health Condition	4	1%
HIV or AIDS	3	1%
Benefits (Adults Only)	Clients % of Clients	
	Clients	% of Clients
SNAP	162	60%
SSI	33	12%
SSDI	11	4%
GA	2	1%
Earned Income	10	4%
TANF	5	2%
Other	7	3%
Social Security	3	1%
Pension	1	0%
Child Support	2	1%
VA Disability Service	2	1%
WIC		0%
Unemployment	2	1%
VA Disability Non-Service		0%
Workers Compensation		0%
TANF Child Care		0%
Private Disability		0%
Alimony		0%

2020 Point In Time Count
Kings County, Balance of County

	Clients % of Clients	
	Clients	% of Clients
Total Counts	Adult	45 96%
	Child	2 4%
	Unknown	0%
	Grand Total	47 100%
Household Composition	Households Clients	
	Households	Clients
	Without Children	43 43
	With Children and Adults	1 4
	With Only Children	
Unaccompanied/ Parenting Youth	Households Clients	
	Households	Clients
	Unaccompanied youth	1 1
	Parenting youth	
Chronically Homeless	Households Clients	
	Households	Clients
	No	16 19
	Yes	18 18
Homeless One Year or More (Adults Only)	Clients % of Clients	
	Clients	% of Clients
	Less than one year	11 23%
	One year or longer	34 72%
# Times Homeless Past 3 Years (Adults Only)	Clients % of Clients	
	Clients	% of Clients
	Less than 4 times	41 87%
	Four or more times	4 9%
Gender	Clients % of Clients	
	Clients	% of Clients
	Male	33 70%
	Female	14 30%
	Trans female	0%
	Gender Non-Conforming	0%
Age Group	Clients % of Clients	
	Clients	% of Clients
	0-17	2 4%
	18-24	1 2%
	25-34	4 9%
	35-44	10 21%
	45-54	13 28%
	55-64	13 28%
	65-69	2 4%
	70+	2 4%
Ethnicity	Clients % of Clients	
	Clients	% of Clients
	Non-Hispanic/Latino	16 34%
	Hispanic/Latino	30 64%
	Unknown	1 2%
Race	Clients % of Clients	
	Clients	% of Clients
	White	44 94%
	Black or African American	1 2%
	American Indian or Alaska Native	1 2%
	Asian	0%
	Multi-Racial	0%
	Native Hawaiian or Other Pacific Islander	0%
Currently Fleeing Domestic Violence (Adults Only)	Clients % of Clients	
	Clients	% of Clients
	No	32 68%
	Yes	3 6%
	Unknown	12 26%

	Clients % of Clients	
	Clients	% of Clients
Place Slept Last Night	Emergency shelter	0%
	Transitional housing	0%
	Street	47 100%
Veteran Status (Adults Only)	Clients % of Clients	
	Clients	% of Clients
	No	37 79%
Disabling Condition (Adults Only)	Clients % of Clients	
	Clients	% of Clients
	No	11 23%
Reason For Homeless (Adults Only)	Clients % of Clients	
	Clients	% of Clients
	No Affordable Housing	18 46%
	Unemployment	4 10%
	Mental Health	3 8%
	Medical Condition	3 8%
	Argument	3 8%
	Refused	3 8%
	Foreclosure	2 5%
	Eviction	1 3%
Barriers (Adults Only)	Clients % of Clients	
	Clients	% of Clients
	Mental Illness	11 23%
	Physical Disability	11 23%
	Substance Abuse	7 15%
	Developmental Disability	6 13%
	Chronic Health Condition	0%
	HIV or AIDS	0%
Benefits (Adults Only)	Clients % of Clients	
	Clients	% of Clients
	SNAP	21 45%
	SSI	9 19%
	SSDI	1 2%
	GA	0%
	Earned Income	2 4%
	TANF	0%
	Other	0%
	Social Security	1 2%
	Pension	0%
	Child Support	0%
	VA Disability Service	1 2%
	WIC	0%
	Unemployment	0%
	VA Disability Non-Service	0%
	Workers Compensation	0%
	TANF Child Care	0%
	Private Disability	0%
	Alimony	0%

Attachment: CDBG CAPER 2020-21 DRAFT (CD: CDBG-2020 CAPER)

Attachment C-2

Project Homeless Connect 2020

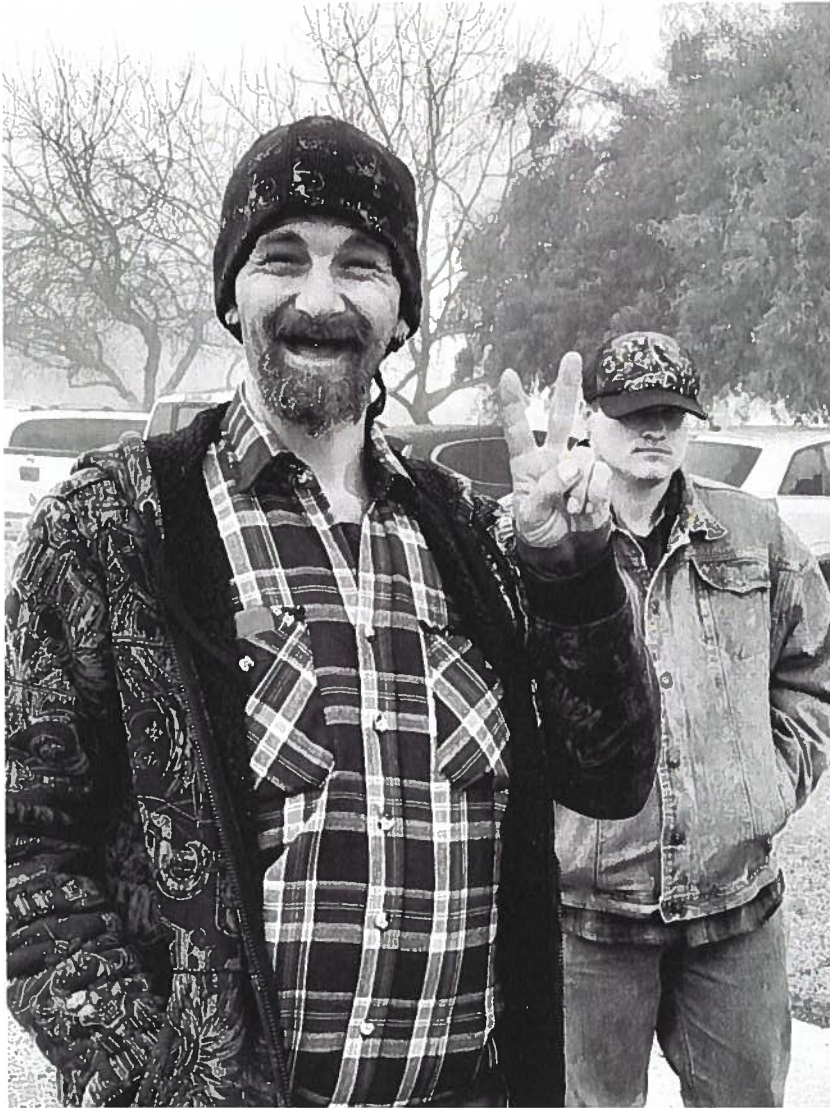


Figure 1 - Photo Credit Marnie Salas



Introduction

This report summarizes information about the guests served at the Kings and Tulare County Project Homeless Connect events held on January 23 and January 24, 2020 in Hanford, Porterville, Tulare, and Visalia. This was the twelfth annual Project Homeless Connect event held in the bi-county region. The Kings/Tulare Homeless Alliance organized the event in partnership with four steering committees made up of community members, service providers, and persons who have lived experience with homelessness.

The 2020 Project Homeless Connect events served:

- 579 guests
- 12 children age 17 or younger
- 38 guests age 62 or older
- 121 pets

This report presents a brief comparison of the total population of guests served in addition to comparisons by each venue. Also included in this report are a series of graphs and tables summarizing characteristics of guests served at Project Homeless Connect including basic demographics, prior night residence, homeless status, and services received.

Comparison to Previous Year

In 2020, three cities hosted simultaneous Project Homeless Connect events: Hanford, Tulare, and Visalia, on Thursday, January 23, 2020. Porterville hosted their Project Homeless Connect event on Friday, January 24, 2020. The same intake questionnaire was administered at all four venues.

The 2020 Project Homeless Connect served 579 guests. This is a 16% decrease in overall attendance from the previous year (579 in 2020 vs. 693 in 2019). Tulare, with an increase of 21%, was the only venue to have attendance growth (143 in 2020 vs. 113 in 2019). Hanford saw the largest decrease (30%) from the 2019 event (120 in 2020 vs. 171 in 2019). Porterville saw a decrease in attendance of 25% from the 2019 event (140 in 2020 vs. 187 in 2019) while Visalia saw a decrease of 21% (176 in 2020 vs. 222 in 2019).

The best explanation for the overall decrease is the targeted outreach for people who are the United States Department of Housing and Urban Development's (HUD) definition of homeless, which defines someone who is experiencing homelessness as an,

“Individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:

1. Has a primary nighttime residence that is a public or private place not meant for human habitation;
2. Is living in a publicly or privately operated shelter designed to provide temporary living arrangements...; or

3. Is exiting an institution where (s)he has resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution.”¹

This definition excludes people who are precariously housed, of imminent risk of homelessness, or staying with family or friends. The targeted audience for Project Homeless Connect are people who are HUD’s definition of homeless and, over the last two years, there has been a major push to limit Project Homeless Connect attendance to those individuals. This year only intakes for guests who are HUD’s definition of homeless were counted towards the total Project Homeless Connect numbers.

Another possible reason for the decrease in attendance at the 2020 event is the cities of Hanford and Visalia’s Project Homeless Connect committees chose to have less service providers, focusing on direct and tangible services that are not offered at weekly drop-in centers (both Hanford and Visalia have drop-in centers that average over 15 guests and 4-6 service providers per week). Hanford had 12 service providers in 2020 vs. 23 in 2019 and Visalia had 17 service providers in 2020 vs. 26 in 2019. The decrease in attendance could be attributed to the decreased number of services offered. Porterville and Tulare’s committees chose to do full scale Project Homeless Connect events, matching what they did in 2019, since they do not have weekly drop-in centers yet. This could explain why Porterville decreased less than Hanford and Tulare increased attendance.

Hanford and Visalia events had fewer service providers, focusing on direct and tangible services not offered at weekly drop-in centers.

It should also be noted that Hanford, Porterville, and Visalia chose to host their events at new venues this year. This could account for their decrease in attendance. Tulare has hosted their Project Homeless Connect at the same location for the last three years; this consistency could explain their attendance increase.

There was an increase in the percentage of males in 2020. 54% of attendees identified as male in 2020 as opposed to 51% in 2019 while 45% of attendees identified as female in 2020 as opposed to 44% in 2019. The number of attendees who identified as transgender or gender nonconforming stayed roughly the same (.52% in 2020 vs. .55% in 2019).

The number of people who identify as living with a disability decreased by 13% (48% in 2020 vs. 61% in 2019). The percentage of guests who identify as having a disability has consistently fluctuated 10%-15% over the last 6 years (48% in 2020, 61% in 2019, 47% in 2018, 61% in 2017, 43% in 2016, and 52% in 2015). The reason for this swing is unknown.

The following graphs and charts provide detailed information about the demographics, trends over time, and raw data associated with each venue.

¹ https://files.hudexchange.info/resources/documents/HomelessDefinition_RecordkeepingRequirementsandCriteria.pdf

FIGURE 1. PHC ATTENDEES BY YEAR

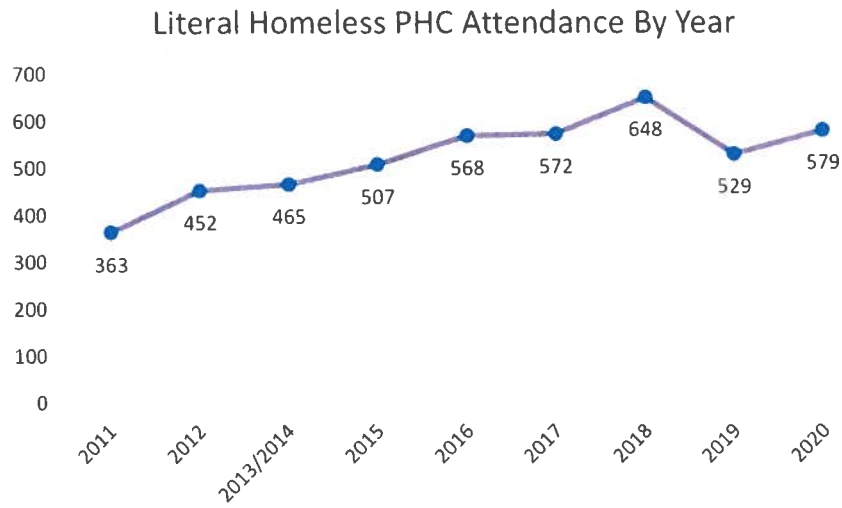


FIGURE 2. PHC ATTENDEES BY VENUE

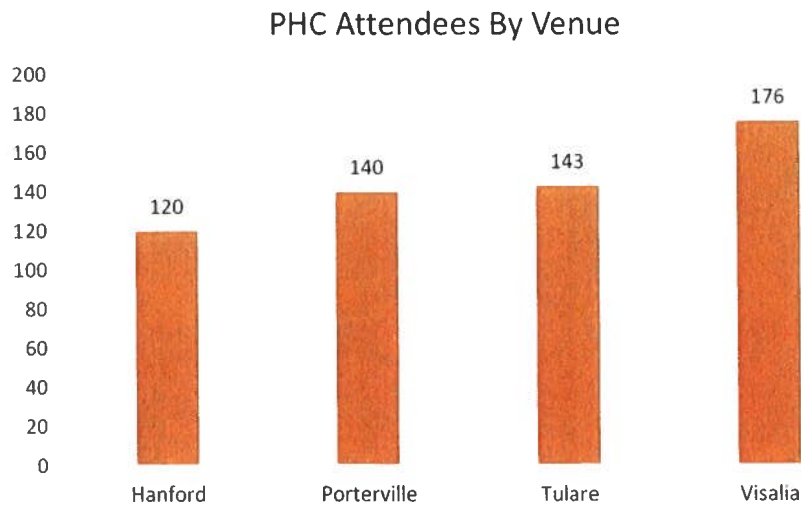


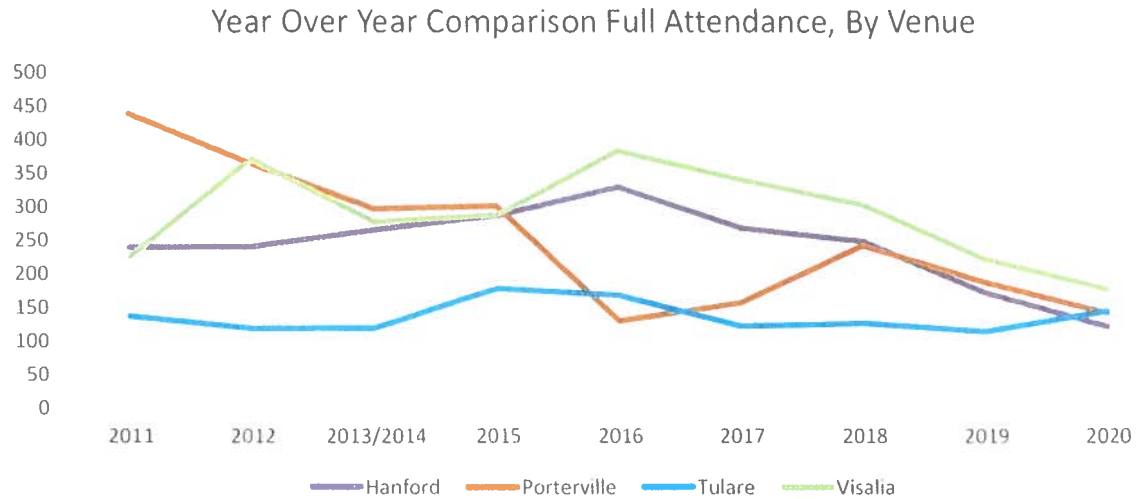
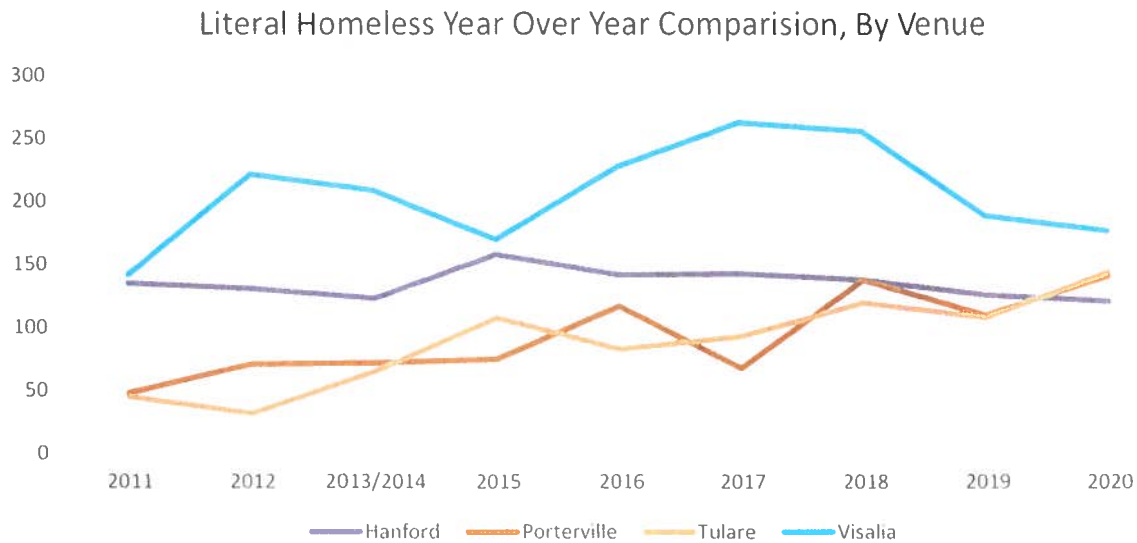
FIGURE 3. YEAR OVER YEAR COMPARISON, BY VENUE²

FIGURE 4. LITERAL HOMELESS YEAR OVER YEAR COMPARISON, BY VENUE



² The attendance decrease in Porterville (129 in 2016 vs. 301 in 2015) was due to a smaller event because of limited capacity and a focus on serving only those who were literally homeless.

Demographic Characteristics

FIGURE 5. AGE RANGE

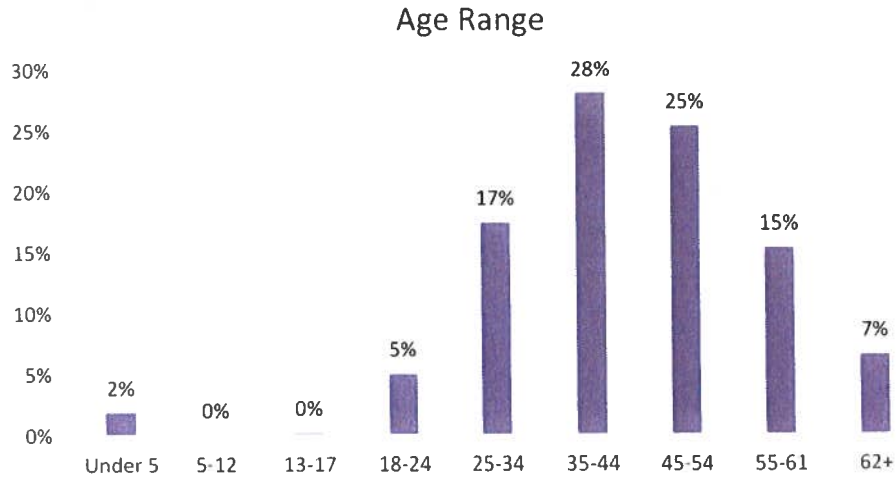


FIGURE 6. GENDER

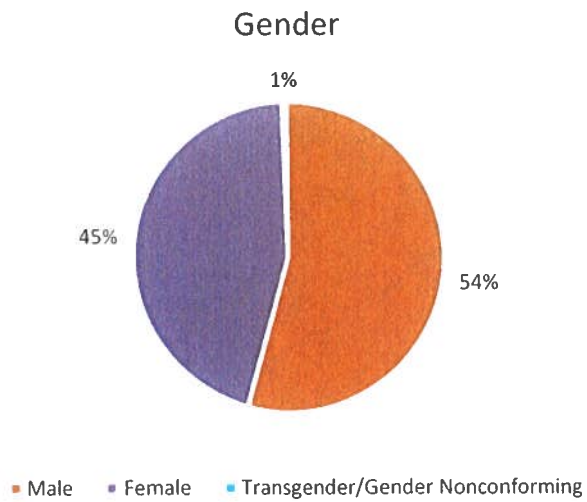


FIGURE 19. AVERAGE DISABILITY STATUS

Average Disability Status

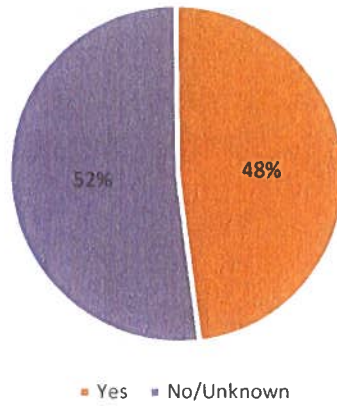


FIGURE 20. DISABILITY COMPARISON BY VENUE

Disability Comparison By Venue

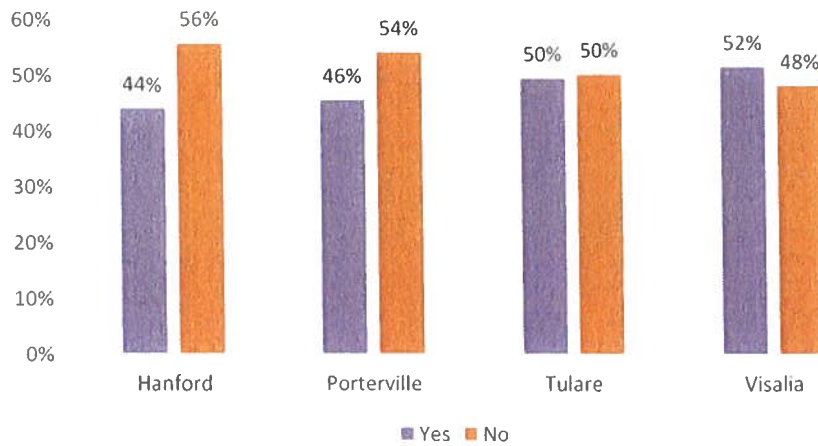


FIGURE 21. PRIOR NIGHT RESIDENCE, BY VENUE

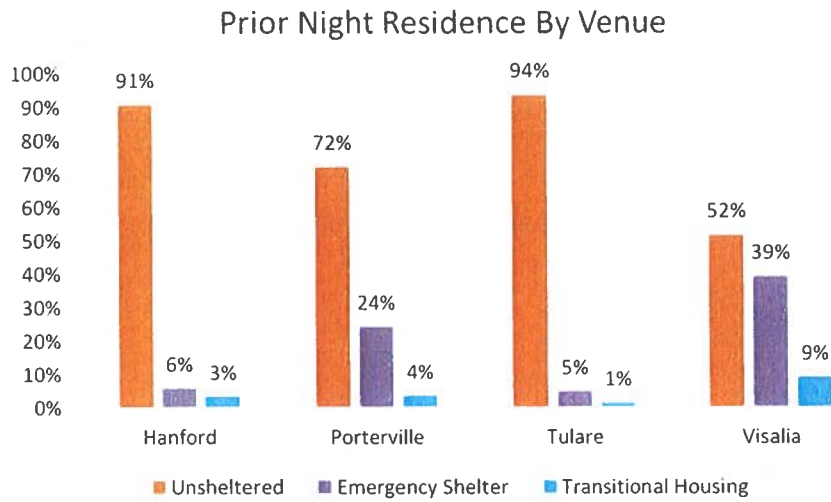


FIGURE 22. PRIOR NIGHT RESIDENCE, ALL VENUES

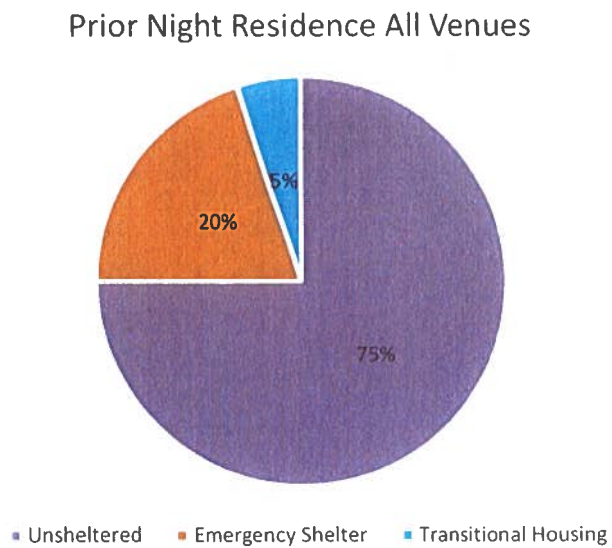


FIGURE 23. EXIT SURVEY, Q1

Do you feel like your PHC experience has been a good one?

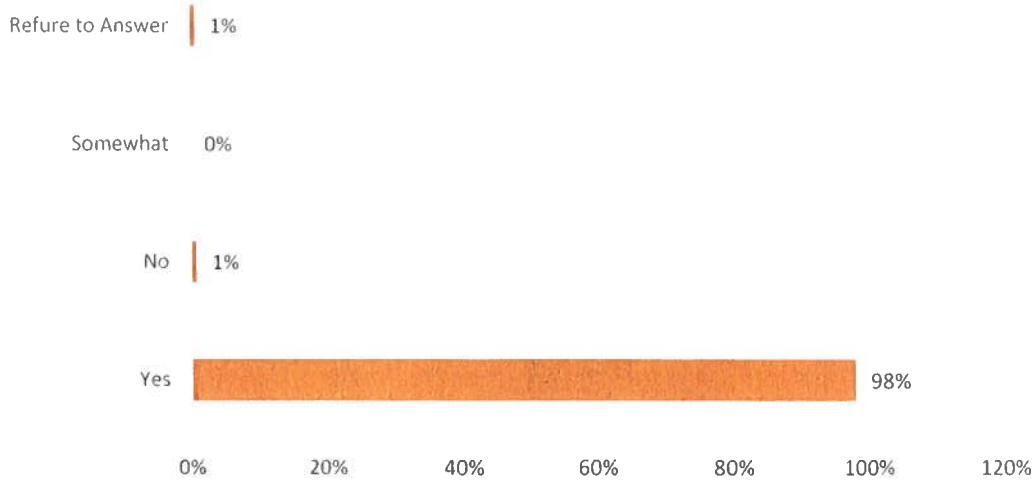


FIGURE 24. EXIT SURVEY, Q2

Did you get what you came for?

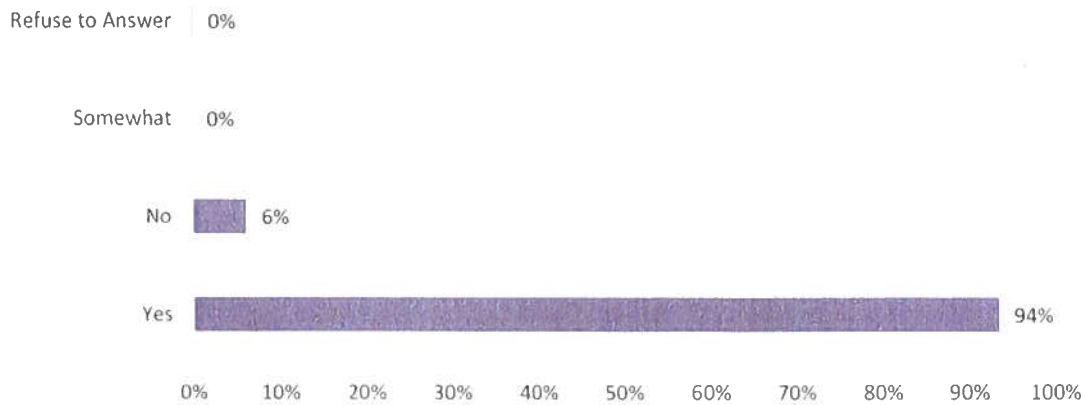
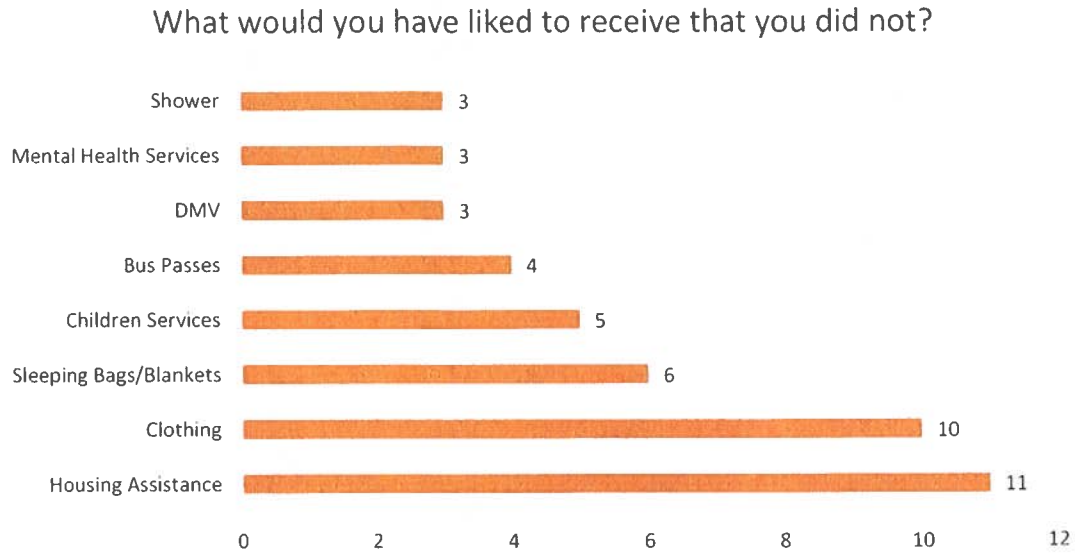


FIGURE 25. EXIT SURVEY, Q3



Master Data Chart

Total Clients		Hanford		Porterville		Tulare		Visalia		Total	
		120		140		143		176		579	
Age	Under 5	0	0%	3	2%	0	0%	8	5%	11	2%
	5-12	0	0%	0	0%	0	0%	0	0%	0	0%
	13-17	1	1%	0	0%	0	0%	0	0%	1	0%
	18-24	6	5%	6	4%	4	3%	13	7%	29	5%
	25-34	18	15%	30	21%	23	16%	30	17%	101	17%
	35-44	42	35%	28	20%	42	29%	51	30%	163	28%
	45-54	27	23%	42	30%	37	26%	41	23%	147	25%
	55-61	18	15%	22	16%	24	17%	25	14%	89	15%
	62+	8	7%	9	6%	13	9%	8	5%	38	7%
Gender	Male	61	51%	69	49%	83	58%	102	58%	315	54%
	Female	59	49%	69	49%	60	42%	73	41%	261	45%
	Transgender	0	0%	2	1%	0	0%	1	1%	3	1%
Race	American Indian or Alaska Native	7	6%	7	5%	14	10%	14	8%	42	7%
	Asian	1	1%	0	0%	0	0%	1	1%	2	0%
	Black or African American	14	12%	2	1%	13	9%	12	7%	41	7%
	Native Hawaiian or Pacific Islander	1	1%	2	1%	6	4%	1	1%	10	2%
	White	100	83%	128	91%	88	62%	152	86%	468	81%
	Unknown/Refused	1	1%	3	2%	27	19%	1	1%	32	6%
Veteran Status	Yes	7	6%	4	3%	6	4%	8	5%	25	4%
	No	113	94%	131	94%	137	96%	159	90%	540	93%
	Unknown/Refused	0	0%	5	4%	0	0%	9	5%	14	2%
Disability Status	Yes	53	44%	64	46%	71	50%	91	52%	279	48%
	No	67	56%	76	54%	72	50%	85	48%	300	52%
Household Type	Individual	100	83%	123	88%	119	83%	131	74%	473	82%
	Household	20	17%	17	12%	24	17%	45	26%	106	18%
Prior Night Residence	Unsheltered	109	91%	101	72%	134	94%	91	52%	435	75%
	Emergency Shelter	7	6%	34	24%	7	5%	69	39%	117	20%
	Transitional Housing	4	3%	5	4%	2	1%	16	9%	27	5%

Attachment: CDBG CAPER 2020-21 DRAFT (CD: CDBG-2020 CAPER)

Regional Services Summary

Service	Quantity Given				Regional Total	% of Clients Received
	Hanford	Porterville	Tulare	Visalia		
2-1-1 Information & Referrals	-	78	152	-	230	40%
Backpacks	-	109	92	299	500	86%
Beanies (hats)	-	109	92	299	500	86%
Behavioral Health Information	-	185	123	-	308	53%
Bicycle Repair/Replace	18	75	12	-	105	18%
Bicycles	-	2	-	-	2	0%
Birth Certificates	-	24	9	-	33	6%
Blankets	96	-	-	-	96	17%
Books	-	129	31	-	160	28%
Breakfast	150	250	-	-	400	69%
Bus Vouchers	34	-	-	-	34	6%
Cart Storage	14	-	-	45	59	10%
Census Information	-	150	-	-	150	26%
Child Care Services, Information & Referrals	-	24	32	28	84	15%
Clothing (Jackets, shoes, vouchers)	80	-	232	277	589	102%
Clothing Vouchers	50	-	-	-	50	9%
DMV ID Cards	-	40	22	-	62	11%
Dental Screenings & Referrals	14	32	55	99	200	35%
Dental, Toothbrushes & Toothpaste	100	-	-	-	100	17%
Employment Assistance	-	65	14	11	90	16%
Feminine Hygiene Products	80	-	-	76	156	27%
First Aid Kits	100	109	92	299	600	104%
Flashlights	100	109	92	299	600	104%
Food Bags	87	-	-	-	87	15%
Gloves	-	109	92	299	500	86%
Haircuts	-	20	-	80	100	17%
Mainstream Benefit Applications, Information	-	-	41	-	41	7%
Meals	250	500	-	-	750	130%
Medical, Blood Pressure Checks	-	-	28	34	62	11%
Medical, Blood Screening	80	67	40	43	230	40%
Medical, Foot Screenings	-	-	-	31	31	5%
Medical, Flu/Pneumonia Vaccines	20	-	-	13	33	6%
Medical, Hep A Vaccines	-	-	-	15	15	3%
Medical, TDAP Vaccines	-	-	-	14	14	2%
Medical, HIV Testing and/or Information	13	-	-	4	17	3%

Attachment: CDBG CAPER 2020-21 DRAFT (CD: CDBG-2020 CAPER)

Medical, Information & Referrals	17	43	69	101	230	40%
Medical, STD Prevention	-	-	-	35	35	6%
Pet Food	3	43	-	25	71	12%
Pet Sitting	15	-	30	30	75	13%
Pet Supplies	-	-	-	21	21	4%
Pet Vaccinations	-	43	-	11	54	9%
Ponchos	-	109	92	299	500	86%
SSI Benefit & SS Card Applications	-	33	-	-	33	6%
Showers	5	-	18	-	23	4%
Socks	200	109	92	299	700	121%
Spiritual Counseling (Prayer)	-	-	122	-	122	21%
Substance Abuse, Information & Referrals	-	21	10	-	31	5%
Telephone Charging Station	-	-	19	-	19	3%
Veteran's Housing/VASH Program Screening	-	5	-	-	5	1%
Veteran's Information	-	11	45	-	56	10%
Vision, Exams	92	59	-	26	177	31%
Vision, Prescription Glasses	75	-	4	3	82	14%
Vision, Reading Glasses	25	-	-	50	75	13%
# of Clients Served	120	140	143	176	579	
# of Pets Served	18	43	30	30	121	

Exit Survey Responses

Do you feel that your PHC experience has been a good one?	Hanford	Porterville	Tulare	Visalia	Regional Totals	Regional %
Yes	119	109	104	113	445	99%
No	0	3	0	1	4	1%
Total	119	112	104	114	449	

Did you get what you came for?	Hanford	Porterville	Tulare	Visalia	Regional Totals	Regional %
Yes	108	112	102	83	405	94%
No	7	2	1	17	27	6%
Total	115	114	103	100	432	

If you didn't get what you came for, what were you hoping to get?	Hanford	Porterville	Tulare	Visalia	Regional Totals	Regional %
Housing Assistance	1	7	0	3	11	9%
Clothing	0	3	1	6	10	0%
Sleeping Bags/Blankets	1	0	1	4	6	17%
Children Services	0	0	0	5	5	0%
Total	2	10	2	18	32	6%

The Kings Tulare Homeless Alliance and all Project Homeless Connect Steering Committees would like to thank our generous sponsors.

Event Underwriter Sponsor



Platinum Sponsor



Gold Sponsor

Tulare Association of Churches
Central Valley Community Bank
Bank of the Sierra
Kaweah Delta

Silver Sponsor

Pentecostal Lighthouse
Soroptimist International
Praise Center Church
Eagle Mountain Casino
Catholic Daughters of America

Attachment: CDBG CAPER 2020-21 DRAFT (CD: CDBG-2020 CAPER)

Attachment D:**IDIS Reports to be attached before submission to HUD**

- Attachment D-1: PR-26 CDBG Financial Summary Report
- Attachment D-2: PR-26 CDBG-CV Financial Summary Report
- Attachment D-3: PR-26 CDBG & CV Activity Summary Report
- Attachment D-4: PR-02 CDBG & CV Project Activities Report
- Attachment D-5: PR-23 CDBG Accomplishments

Attachment D-5



U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
CDBG Summary of Accomplishments
Program Year: 2020

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HANFORD

Count of CDBG Activities with Disbursements by Activity Group & Matrix Code

Activity Group	Activity Category	Open Count	Open Activities Disbursed	Completed Count	Completed Activities Disbursed	Program Year Count	Total Activities Disbursed
Economic Development	Micro-Enterprise Assistance (18C)	4	\$20,000.00	17	\$85,000.00	21	\$105,000.00
	Total Economic Development	4	\$20,000.00	17	\$85,000.00	21	\$105,000.00
Housing	Rehab; Single-Unit Residential (14A)	2	\$123,549.50	0	\$0.00	2	\$123,549.50
	Rehabilitation Administration (14H)	1	\$8,834.00	1	\$0.00	2	\$8,834.00
	Total Housing	3	\$132,383.50	1	\$0.00	4	\$132,383.50
Public Facilities and Improvements	Parks, Recreational Facilities (03F)	1	\$16,939.34	1	\$247,736.73	2	\$264,676.07
	Street Improvements (03K)	2	\$1,003.38	0	\$0.00	2	\$1,003.38
	Total Public Facilities and Improvements	3	\$17,942.72	1	\$247,736.73	4	\$265,679.45
Public Services	Operating Costs of Homeless/AIDS Patients Programs (03T)	1	\$10,167.23	2	\$4,666.18	3	\$14,833.41
	Youth Services (05D)	0	\$0.00	1	\$0.00	1	\$0.00
	Fair Housing Activities (if CDBG, then subject to 15% cap) (05J)	1	\$0.00	0	\$0.00	1	\$0.00
	Subsistence Payment (05Q)	2	\$17,832.00	0	\$0.00	2	\$17,832.00
	Rental Housing Subsidies (05S)	1	\$0.00	1	\$145,000.00	2	\$145,000.00
	Food Banks (05W)	1	\$95,734.00	0	\$0.00	1	\$95,734.00
	Other Public Services Not Listed in 05A-05Y, 03T (05Z)	1	\$10,742.50	0	\$0.00	1	\$10,742.50
	Total Public Services	7	\$134,475.73	4	\$149,666.18	11	\$284,141.91
General Administration and Planning	General Program Administration (21A)	3	\$182,088.34	1	\$0.00	4	\$182,088.34
	Total General Administration and Planning	3	\$182,088.34	1	\$0.00	4	\$182,088.34
Grand Total		20	\$486,890.29	24	\$482,402.91	44	\$969,293.20



HANFORD

CDBG Sum of Actual Accomplishments by Activity Group and Accomplishment Type

Activity Group	Matrix Code	Accomplishment Type	Open Count	Completed Count	Program Year Totals
Economic Development	Micro-Enterprise Assistance (18C)	Persons	0	2	2
		Business	5	21	26
Housing	Total Economic Development Rehab, Single-Unit Residential (14A) Rehabilitation Administration (14H)	Housing Units	5	23	28
		Housing Units	24	0	24
			0	0	0
Public Facilities and Improvements	Total Housing Parks, Recreational Facilities (03F) Street Improvements (03K)		24	0	24
		Public Facilities	6,745	6,745	13,490
		Persons	25,775	0	25,775
			32,520	6,745	39,265
Public Services	Total Public Facilities and Improvements Operating Costs of Homeless/AIDS Patients Programs (03T) Youth Services (05D) Fair Housing Activities (if CDBG, then subject to 15% cap) (05J) Subsistence Payment (05Q) Rental Housing Subsidies (05S) Food Banks (05W) Other Public Services Not Listed in 05A-05Y, 03T (05Z)	Persons	0	491	491
		Persons	0	136	136
		Persons	0	0	0
		Persons	113	0	113
		Households	0	36	36
		Persons	1,050	0	1,050
		Persons	102	0	102
			1,265	663	1,928
			33,814	7,431	41,245
		Total Public Services			



HANFORD

CDBG Beneficiaries by Racial / Ethnic Category

Housing-Non Housing	Race	Total Persons	Total Hispanic Persons	Total Households	Total Hispanic Households
Housing	White	0	0	22	21
	Asian	0	0	1	0
	American Indian/Alaskan Native & White	0	0	1	0
Non Housing	Total Housing	0	0	24	21
	White	582	399	0	0
		960	542	0	0
	Black/African American	149	0	0	0
		66	0	0	0
	Asian	11	0	0	0
		9	0	0	0
	American Indian/Alaskan Native	18	0	0	0
		1	0	0	0
	Native Hawaiian/Other Pacific Islander	5	0	0	0
		4	0	0	0
	American Indian/Alaskan Native & White	17	0	0	0
	Asian & White	1	0	0	0
	Other multi-racial	59	0	0	0
		38	1	0	0
	Total Non Housing	1,920	942	0	0
Grand Total	White	582	399	22	21
		960	542	0	0
	Black/African American	149	0	0	0
		66	0	0	0
	Asian	11	0	1	0
		9	0	0	0
	American Indian/Alaskan Native	18	0	0	0
		1	0	0	0
	Native Hawaiian/Other Pacific Islander	5	0	0	0
		4	0	0	0
	American Indian/Alaskan Native & White	17	0	1	0
	Asian & White	1	0	0	0
	Other multi-racial	59	0	0	0



U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Integrated Disbursement and Information System
CDBG Summary of Accomplishments
Program Year: 2020

HANFORD

Housing-Non Housing	Race	Total Persons	Total Hispanic Persons	Total Households	Total Hispanic Households
Grand Total	Other multi-racial	38	1	0	0
	Total Grand Total	1,920	942	24	21

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HANFORD

CDBG Beneficiaries by Income Category

Income Levels	Owner Occupied	Renter Occupied	Persons
Non Housing	0	0	102
Extremely Low ($\leq 30\%$)	0	0	8
Low ($> 30\%$ and $\leq 50\%$)	0	0	0
Mod ($> 50\%$ and $\leq 80\%$)	0	0	820
Total Low-Mod	0	0	250
Non Low-Mod ($> 80\%$)	0	0	102
Total Beneficiaries	0	0	1,078
	0	0	0
	0	0	1
	0	0	102
	0	0	1,079



AGENDA STAFF REPORT

MEETING DATE: 9/21/2021	AGENDA SECTION: A
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SUBJECT:

Public Works: Authorization to advertise for bids for the FY 20/21 CDBG Lacey Park Basketball Courts and Pre-Authorize the City Manager to award and execute the contract on behalf of the City to the lowest responsible bidder, providing project bid is within current budget appropriation.

RECOMMENDATION:

That the City Council, by motion:

1. Authorize staff to advertise for bids for the FY 20/21 CDBG Lacey Park Basketball Courts; and
2. Pre-Authorize the City Manager to award and execute the contract on behalf of the City to the lowest responsible bidder providing project bid is within current budget appropriation.

BACKGROUND:

This project has been planned for sometime now and was delayed awaiting funding and other possible projects that were programmed for Lacey Park. The project consists of the following improvements to Lacey Park:

- Demolition of three existing asphalt basketball courts;
- Various required irrigation modifications;
- Construction of four (4) reinforced concrete basketball courts on the north east corner of the park;
- Eight (8) foot tall perimeter chain link fencing with a 4' gate; and
- The reuse of six existing basketball court poles, backboards and hoops, relocating one court light and pole, and the installation one new court light and pole.

After bid opening, Staff will examine the bids, validate the lowest bidder's contractor's license status, and verify the contractor is in good standing. Staff is requesting the pre-authorization to award and execute the contract in order to expedite the process of delivery of projects. If awarded, construction is anticipated to begin in December 2021.

FISCAL IMPACT:

The Community Development Block Grant program provides \$177,600.00 of funding for construction, including contingency, for the FY 20/21 CDBG Lacey Park Basketball Courts. A copy of the Authority to Use Grant Funds is attached for reference.

ATTACHMENTS:

Authority to Use Grant Funds

Authority to Use Grant Funds

U.S. Department of Housing
and Urban Development
Office of Community Planning
and Development

16.A.a

To: (name & address of Grant Recipient & name & title of Chief Executive Officer)

Mario Cifuentes II, City Manager
City of Hanford
317 N. Douty St.
Hanford, CA 92330

Copy To: (name & address of SubRecipient)

We received your Request for Release of Funds and Certification, form HUD-7015.15 on

5/7/2021

Your Request was for HUD/State Identification Number

B-20-MC-06-0061

All objections, if received, have been considered. And the minimum waiting period has transpired.
You are hereby authorized to use funds provided to you under the above HUD/State Identification Number.
File this form for proper record keeping, audit, and inspection purposes.

Lacey Park Improvements Project

Approximately \$177,600 in CDBG funds will be used for improvements to Lacey Park. This includes re-asphalt of the current basketball courts and the addition of a new one. The current court surface is cracking and creating an uneven and unsafe playing surface for players. The park is located at 112 E Florinda, Hanford, CA 93230. The park is within a low and moderate income Census Tract 9.00 block groups 1, 4, 5, 6, and 7.

CDBG National Objective: Low-Moderate Area Benefit 570.208(a)(1) - LMA

CDBG Eligible Activity: 03F - Parks, Recreational Facilities 24 CFR 570.201(c)

No comments were received on the Notice to Public of Intent of Finding of No Significant Impact and Intent to Request for Release of Funds during the public comment review period from April 24, 2021 to May 4, 2021.
The earliest date of release of funds is 5/24/2021.

Typed Name of Authorizing Officer

Kimberly Y. Nash

Title of Authorizing Officer

CPD Director for NorCal, NV, & AZ

Signature of Authorizing Officer

X ANGELO TOM

Date (mm/dd/yyyy)

Digitally signed by ANGELO T
Date: 2021.06.16 22:01:57 -07



AGENDA STAFF REPORT

MEETING DATE: 9/21/2021	AGENDA SECTION: B
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SUBJECT:

Administration: Adoption of Resolution No. 21-42-R, expressing support for actions to further strengthen local democracy, authority, and control as it relates to Local zoning & Housing Issues and Personal Rights of City Residents.

RECOMMENDATION:

That the City Council, by motion, Adopt Resolution No. 21-42-R, expressing support for actions to further strengthen local democracy, authority, and control as it relates to Local zoning & Housing Issues and Personal Rights of City Residents.

BACKGROUND:

At the August 17, 2021 City Council meeting, Council expressed frustration with the State over increasing legislation and mandates that result in a loss of local control for cities and their residents. In theory, local control enables citizens to determine the purpose and character of the quality of life in their cities, presumably ensuring a type of lifestyle that is consistent with, and responsive to, local community values. Each city has its unique characteristics and community, and its land use and zoning and personal freedoms are best assessed by their local elected officials and government.

Year after year, the legislature of the State of California has proposed an overwhelming number of bills and a majority of these bills usurp the authority of local jurisdictions to determine its own land use policies and best practices that best suit their cities and residents and instead impose mandates that exacerbates the impacts to the city's budget, infrastructure, environmental sustainability, traffic congestion, parking, parklands and civil liberties.

Cities have had to respond to state legislation that undermines the principle of local control over important issues such as land use, housing, finance, infrastructure, elections, labor relations and other issues directly affecting cities. Over the past year, the mandates from the state related to COVID-19 have further impacted local

businesses and residents.

The state has exhibited a history of imposing mandates upon cities. Even with those state mandates that are initially funded, over time, Cities have seen the funding withdrawn, which leaves the cities to bear the burden of state imposed mandates without funding or support to implement them.

FISCAL IMPACT:

Adoption of the proposed resolution alone would have no significant resource impact. Following adoption, the resources involved could range from minor to significant depending upon further steps directed by the City Council for legislative and other forms of advocacy. This action may also affect the City's strategy on other legislative matters.

ATTACHMENTS:

2018 LOCC Reso on Local Control
2021 Resolution in support of local control

1. RESOLUTION OF THE LEAGUE OF CALIFORNIA CITIES CALLING UPON THE LEAGUE TO RESPOND TO THE INCREASING VULNERABILITIES TO LOCAL MUNICIPAL AUTHORITY, CONTROL AND REVENUE AND EXPLORE THE PREPARATION OF A BALLOT MEASURE AND/OR CONSTITUTIONAL AMENDMENT THAT WOULD FURTHER STRENGTHEN LOCAL DEMOCRACY AND AUTHORITY

Source: City of Beverly Hills

Concurrence of five or more cities/city

officials Cities: Duarte; Oceanside

City Officials: Sho Tay, Mayor, Arcadia; Emily Gabel-Luddy, Mayor, Burbank; Steven Scharf, Council Member, Cupertino; Alan Wapner, Mayor pro Tem, Ontario; Lydia Kou, Council Member, Palo Alto; Bill Brand, Mayor, Redondo Beach; David Terrazas, Mayor, Santa Cruz; Michael Goldman, Council Member, Sunnyvale; Patrick Furey, Mayor, Torrance; Lauren Meister, Council Member, West Hollywood

Referred to: Governance, Transparency & Labor Relations; Housing, Community & Economic Development; Revenue and Taxation; and Transportation, Communication & Public Works Policy Committees

WHEREAS, the State of California is comprised of diverse communities that are home to persons of differing backgrounds, needs, and aspirations; yet united by the vision that the most accessible, responsive, effective, and transparent form of democratic government is found at the local level and in their own communities; and

WHEREAS, subsidiarity is the principle that democratic decisions are best made at the most local level best suited to address the needs of the People, and suggests that local governments should be allowed to find solutions at the local level before the California Legislature imposes uniform and overreaching measures throughout the State; and

WHEREAS, the California Constitution recognizes that local self-government is the cornerstone of democracy by empowering cities to enact local laws and policies designed to protect the local public health, safety and welfare of their residents and govern the municipal affairs of charter cities; and

WHEREAS, over recent years there have been an increasing number of measures introduced within the Legislature or proposed for the state ballot, often sponsored by powerful interest groups and corporations, aimed at undermining the authority, control and revenue options for local governments and their residents; and

WHEREAS, powerful interest groups and corporations are willing to spend millions in political contributions to legislators to advance legislation, or to hire paid signature gatherers to qualify deceptive ballot proposals attempting to overrule or silence the voices of local residents and their democratically-elected local governments affected by their proposed policies; and

WHEREAS, powerful interest groups and corporations propose and advance such measures because they view local democracy as an obstacle that disrupts the efficiency of implementing corporate plans and increasing profits and therefore object when local residents— either through their elected city councils, boards of supervisors, special district boards, or by action of local voters—enact local ordinances and policies tailored to fit the needs of their individual communities; and

WHEREAS, public polling repeatedly demonstrates that local residents and voters have the highest levels of confidence in levels of government that are closest to the people, and thus would be likely to strongly support a ballot measure that would further strengthen the ability of communities to govern themselves without micromanagement from the state or having their authority undermined by deep-pocketed and powerful interests and corporations.

RESOLVED that the League of California Cities should assess the increasing vulnerabilities to local authority, control and revenue and explore the preparation of a ballot measure and/or constitutional amendment that would give the state’s voters an opportunity to further strengthen local authority and preserve the role of local democracy to best preserve their local quality of life.

RESOLUTION 21-__-R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HANFORD EXPRESSING SUPPORT FOR ACTIONS TO FURTHER STRENGTHEN LOCAL DEMOCRACY, AUTHORITY, AND CONTROL RELATED TO LOCAL ZONING, HOUSING ISSUES, AND THE PERSONAL RIGHTS OF CITY RESIDENTS.

WHEREAS, the legislature of the State of California each year proposes, passes, and has signed into law a number of bills addressing a range of housing, zoning and personal rights issues; and

WHEREAS, the majority of these bills usurp the authority of local jurisdictions to determine for themselves the policies and practices that best suit each city and its residents and instead impose mandates that do not consider the needs and differences of jurisdictions throughout the State of California; and

WHEREAS, with regards to housing and zoning, the ability of local jurisdictions to determine for themselves which projects require review beyond a ministerial approval; what parking requirements are appropriate for various neighborhoods within their jurisdiction; what plans and programs are suitable and practical for each community rather than having these decisions imposed upon cities without regards to the circumstances of each individual city; and what zoning should be allowed for residential properties is a matter of great import to the City of Hanford among other items related to local zoning and housing issues; and

WHEREAS, the widespread adoption of COVID-19 mandates on businesses, even on an allegedly voluntary basis, will unduly and unnecessarily restrict the freedoms of Hanford Residents, harm patient privacy, and continue to have a negative financial impact on the City's minority population and other marginalized communities; and

WHEREAS, the City Council of the City of Hanford feels strongly that our local government is best able to assess the needs of our community and objects to the proliferation of State legislation that deprives us of that ability;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HANFORD, CALIFORNIA, DOES HEREBY RESOLVES AS FOLLOWS:

SECTION 1. That the City of Hanford is strongly opposed to the current practice of continually proposing and passing multitudes of bills, by the legislature of the State of California, that directly impact and interfere with the ability of cities to control their own destiny and those of their citizens; and

SECTION 2. That the City of Hanford will explore various ways to protect the ability of cities to retain local control over zoning, housing and personal rights and freedoms, as each individual city within the State of California is best suited to determine how their city should be managed to meet the diverse needs of the community; and

SECTION 3. As the city moves forward with stronger advocacy at the state level, this resolution and the values represented within shall be used as the basis for the City's platform for advocacy in an effort to return local control to the people of the City of Hanford.

SECTION 4. This resolution shall take effect as of the date of its passage and adoption.

Passed and adopted at a regular meeting of the City Council of the City of Hanford duly called and held on September 21, 2021, by the following vote:

AYES: _____

NOES: _____

ABSTAIN: _____

ABSENT: _____

APPROVED: _____
FRANCISCO RAMIREZ
MAYOR of the City of Hanford

ATTEST: _____ NATALIE CORRAL
CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF KINGS)
ss
CITY OF HANFORD)

I, NATALIE CORRAL, City Clerk of the City of Hanford, do hereby certify the foregoing Resolution was duly passed and adopted at a regular meeting of the City Council of the City of Hanford held on the 21st day of September, 2021.

Date: _____

NATALIE CORRAL
CITY CLERK



**AGENDA
STAFF REPORT**

MEETING DATE: 9/21/2021	AGENDA SECTION:
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SUBJECT:
Council Future Agenda Items

FISCAL IMPACT:

ATTACHMENTS:
Council Future Agenda Items

Council Future Agenda Items				
Originated Date	Item	Originator	Staff Lead	Date Estimate
4/7/20	Discussion of Pay for Parking Options in the Downtown Area	Council Consensus	John Doyel	After presentation of Downtown Plan
9/9/20	Revised Refuse Ordinance	Public Works	Jim Ross	10/5/2021
6/18/20	Discussion of Courthouse improvements and financing options	Council Consensus	Brad Albert	10/5/2021
8/17/2021	Overview of City Code Enforcement and discussion on Blighted Areas and Nuisance issues	Council Consensus	Various Staff	10/5/2021
9/7/2021	Review of the Parks Resource Officer program and direction from Council on the future of the program	Council Consensus	Parker Sever	10/5/2021

Attachment: Council Future Agenda Items (Council: Future Agenda Items)